

WEST VIRGINIA DIVISION OF NATURAL RESOURCES

CEOI 0310 DNR1900000007

Re: A/E Services for Hawks Nest
CCC Museum and Pavilion

RECEIVED

2019 FEB 19 AM 11:08

WV PURCHASING
DIVISION



February 18, 2019

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

Dear Mr. Nisbet and Members of the Selection Committee;

McKinley Architecture and Engineering are pleased and honored to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Division of Natural Resources, with our Expressions of Interest to design and specify required repairs and renovations to the CCC Museum and CCC Pavilion at Hawks Nest State Park. We have completed many similar projects, which you will see throughout this proposal. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) has been **designing historic preservation / restoration / renovation / upgrade projects** since 1981. With offices in Charleston and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, a Historic Preservation Specialist, Construction Administrators, an HVAC Qualified Commissioning Process Provider, LEED Accredited Professionals** specializing in Building Design and Construction, and more.

Historic Preservation is a passion for our firm. We understand the **Civilian Conservation Corps (CCC) structures** are major contributing buildings located in the **New Deal Resources in Hawk's Nest State Park Historic District**, listed on the **National Register of Historic Places (NRHP Reference # 10001225)**. We are committed to **saving and rehabilitating our past**, and have won **multiple awards and recognitions** for historic preservation projects. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks (2 of the 16 in West Virginia)**! We have completed **well over 100 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. We have worked on many historic projects that had **similar scope** to your project, such as architectural renovations, mechanical repairs, ADA access, museums, and much more.

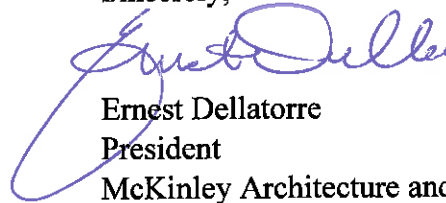
Your Project Manager is **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Southern-WV Area Manager / Charleston Office Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple projects across the State that involve building renovations, has award-winning projects, completed 2 LEED Certified and multiple LEED Registered projects, and much more.

Thom will be assisted by **Christina Schessler, RA, AIA, LEED AP**, whom is also an **Architect** and **LEED Accredited Professional specializing in Building Design and Construction**, as well as a **Historic Preservation Specialist**. She was just recognized by the recognized by the **West Virginia Archives and History Commission** as a “**2018 History Hero.**” As a skilled **historic preservation architect**; she has a passion for restoration and modernization projects, and has worked on a multitude of similar renovation projects.

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

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will meet all your **Goals and Objectives**. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre

President

McKinley Architecture and Engineering

(304) 340-4267

edellatorre@mckinleydelivers.com

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

First and foremost, we can state that McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Division of Natural Resources with successful projects. If we are chosen for these projects; your project team is available to start immediately upon our being selected, can handle multiple buildings simultaneously, and will provide the necessary hours to complete your projects on time.

Our portfolio includes multiple relevant projects; examples of which you will see later in our proposal. No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects. Additionally, from our hundreds of renovation projects, we have vast experience with phasing and/or creating plans to minimize the disruption to concurrent operations of the facility, and will coordinate your projects as required.

Historic Preservation is a passion for our firm. McKinley Architecture and Engineering has been designing restoration / renovation / upgrade projects since 1981. One employee, Christina Schessler, AIA, LEED AP BD+C, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design in 2012. She was also recently recognized by the West Virginia Archives and History Commission as a "2018 History Hero." McKinley Architecture and Engineering has completed dozens of historic projects throughout the State, including a museum, wooden structures, and much more.

McKinley Architecture and Engineering is on the forefront of innovative design. **Sustainable Design** is a fastly growing and supported philosophy. We can incorporate energy efficient "green" design into renovation/preservation projects; twenty percent of a building's energy consumption is embodied in the existing physical structure itself! McKinley Architecture and Engineering identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, etc. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We have 2 **LEED Accredited Professionals specializing in Building Design and Construction** on staff, which includes your Project Manager, Thomas R. Worlledge, AIA, LEED AP BD+C, REFP.

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

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

Architect / Specialized LEED Accredited Professional

Southern WV-Area Manager / Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

Fairmont State College, School of Technology
B.S. Architectural Eng. Tech. - 1983

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

The American Institute of Architects
US Green Building Council
Sustainable Building Industries Council
Recognized Educational Facility Professional
(REFP)

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Manager, Charleston Office
Charleston, WV (2005 to present)

Proactive Architecture Inc.
President
Charleston, WV (1999-2005)

Silling Associates Inc.
Vice President
Charleston, WV (1992-1999)

TAG Architects
Charleston, WV (1985-1990)

Alpha Associates Inc.
Morgantown, WV (1983-1985)

SUMMARY OF EXPERIENCE:

Thom is a skilled **Architect (AIA)**, a **LEED Accredited Professional with a specialization in commercial building design and construction (LEED AP BD+C)**, and a Recognized Educational Facility Professional (REFP). He is a registered architect in 5 states, including West Virginia. Mr. Worledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code. He was also the president of the state chapter of the AIA. Mr. Worledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation/addition and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, the **LEED Certified Building 55: West Virginia State Office Complex in Logan**, and the \$30 million Fairmont State University 3 building "University Terrace" Student Housing College Apartments Complex to name a few. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown; moreover, 3 of his projects (N&D Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office) all won Placemaker Awards. The **LEED Certified Hilltop Elementary School** won multiple State and National awards and recognitions.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

WV Department of Health & Human Resources' Ohio County office renovation / build-out

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

United States Postal Service - multiple projects across WV

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory renovations

West Virginia state Police - New Logan Detachment

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

West Virginia University - University Police Building fit-out

Charleston Enterprise Center office renovation (**WV AIA Design Award winner** / energy efficient "green" design)

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments. Renovations for multiple WV County School Districts, including Boone, Hancock, Marshall, & Wood County Schools

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

Bellann in Oakhill, WV (**LEED Registered**)

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA
Big Sandy Arena & Convention Center

WVSU - Gus R. Douglass Economic Development Center renovations

Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Architect / Specialized LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)
Masters Degree in Historic Preservation - 2012

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects
City of Wheeling - Building Codes Board
of Appeals

Preservation Alliance of West Virginia
The Association for Preservation Technology
International

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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 30 years, Ms. Schessler has obtained a wide range of **Architectural** experience in **historical preservation, governmental, residential** (multiple-types of work), emergency service, forensic, medical, educational, and commercial project experience. **She recently completed her Masters in Historic Preservation, and has a passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project. She was recently recognized by West Virginia Archives and History Commission as a "2018 History Hero."** 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. Christina will also be able to provide direction to your projects should you wish to develop a design that is intended to achieve **LEED Certification**.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Braxton County Senior Center

USPS Altoona restorations, exterior window restoration, renovations, Section 106 report

USPS Clarksburg Finance Station restorations, renovations

USPS Shenandoah Post Office historic condition report

USPS Monongahela restorations, renovations

Washington & Jefferson College - Old Main restorations

Lincoln National Bank, Avella, PA restorations, renovations

Ft. Henry Building restorations, renovations, grants, Section 106 report

Harrison County Courthouse restorations, roof repair

Bennett Square restorations, renovations

Sisters of St. Joseph Convent restorations, renovations

Wagner Building restorations, renovations

The Linsly School restorations, renovations

Madison Elementary restorations, renovations

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

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

M.C.C. Engineering
Director of Design
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates
Electrical & Mechanical Design
Columbus, Ohio (1986-1988)

Mizer Design
Free Lance Architectural Engineering Design
Columbus, Ohio (1985-1986)

Envirotek, Inc.
Drafting and Electrical & Mechanical Design
Raleigh, NC (1984-1985)

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**. In addition, he is also a **Qualified Commissioning Provider**. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. Mizer's degree in Architectural Engineering has provided him with a total understanding of the architectural, engineering, and site components with the process necessary for integrating architectural design and building systems. As the Director of Engineering Services, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

NOTABLE PROFESSIONAL EXPERIENCES:

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

United States Postal Service - dozens of projects throughout Pennsylvania and WV, including historic preservation / renovations

Lincoln National Bank, Avella, PA restorations / renovations

Washington & Jefferson College - Old Main restorations / renovations

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre restorations / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

The Towers Building renovations

WVU Colson Hall restorations / renovations

Holiday Inn Express & Suites - 5 projects in 4 States, including PA

West Virginia Army National Guard - multiple projects

Dr Ganzer Office Building renovations

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

Building 34: WV State Office Complex in Weirton

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

The University of North Dakota
B.S. Electrical Engineering - 1975

DeVry Institute of Technology

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC
Owner/Principal Engineer
Spring, TX (2014 to present)

Cameron International
Principal Electrical Engineer
Houston, TX (2011-2014)

SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an Electrical Engineer since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2001 to present)

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley Architecture and Engineering's 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 Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Zoo Discovery Lab renovations
West Virginia Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
Capitol Theatre restorations / renovations
Orrick Building restorations / renovations
Maxwell Centre restorations / renovations
Wagner Building restorations / renovations
Bennett Square restorations / renovations
Ft. Henry Building restorations / renovations
Catholic Heritage Center restorations / renovations
Sisters of St. Joseph's Convent restorations / renovations
WVU Colson Hall restorations / renovations
West Virginia Northern Community College - B&O Building restorations / renovations
Wood County Schools - Parkersburg High restorations / renovations / new addition
United States Postal Service - multiple projects, including restorations
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack multiple projects
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

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 Architecture and Engineering
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:

WV Independence Hall historic preservation / renovations

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

West Virginia Department of Health and Human Resources Ohio County Office build-out/renovations

Panhandle Cleaning & Restoration warehouse & office building

Capitol Theatre historic preservation / renovations

Ft. Henry Club Building historic preservation / renovations

WVDRS Wheeling District's new office space

Bennett Square - Office historic preservation / renovations

Ohio County Schools - Madison Elementary School historic preservation / renovations

Fairmont State University - 3 new College Apartment Buildings

West Virginia Army National Guard - multiple projects

Wheeling Island Hotel•Casino•Racetrack - various projects

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

Boone County Schools - multiple renovation projects

Marshall County Schools - multiple projects

Ohio County Schools - multiple renovation projects

Hancock County Schools - multiple projects

Ritchie County Middle/High School renovation

Tyler County Schools - multiple renovation projects

Wetzel County Schools - multiple renovation projects

Holiday Inn Express Hotel & Suites

Candlewood Suites Hotel

PWP Industries

Robert E. "Bob" Smith

Construction Administrator

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 Architecture and Engineering
Construction Administrator
Wheeling, WV (2009 to present)

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

Edison Local School District
Director of Operations (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 has been a **Construction Administrator** at McKinley Architecture and Engineering for nearly 10 years. He is a self-confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. 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.

NOTABLE PROFESSIONAL EXPERIENCES:

Lincoln National Bank Building renovations/historic

Harrison County Courthouse historic roof

United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including historic

Fairmont State University's new 3 building "University Terrace"
Student Housing Apartment Complex

City of Steubenville - multiple projects

Towers Building renovations, multiple phases

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

Brooke County Schools - Brooke High HVAC, new Brooke Middle,
Follansbee Middle & Carlin Dodrill Fieldhouse renovations

Grant County Schools - Maysville Elementary & gymnasium
renovations/HVAC & Union Educational Complex renovations

Hancock County Schools - A.T. Allison Elementary renovations,
New Manchester Elementary renovations, Oak Glen High
renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak
Glen Middle addition/renovations, Senator John D. Rockefeller IV
Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/
HS HVAC, & new Weirton Elementary

Marshall County Schools - new Cameron High (LEED Registered)
& new Hilltop Elementary (LEED Certified)

The Linsly School - Banes Hall addition/renovations & Behrens
Memorial Gymnasium renovations

West Virginia Army National Guard - AASF#1 HVAC renovations

Follansbee City Building renovations

Cabela's Eastern Distribution Center

Cameron American Legion Exterior Renovations

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple restoration and historic preservation projects. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:

*(West Virginia Independence Hall,
and other historic projects)*

Mr. Randall Reid-Smith
Commissioner
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304 / 558-0220

(Multiple Historic Projects)

Ms. Bekah Karelis
Wheeling Heritage
1400 Main Street
P.O. Box 350
Wheeling, WV 26003
304 / 232-3087

(Braxton County Senior Citizen Center)

Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304/364-5604

*(Renovations on Multiple USPS Facilities
in WV & PA; including historic facilities)*

Mr. Bruce Adams
United States Postal Service
P.O. Box 20867
22681 Woodward Avenue
Ferndale, MI 48220-0867
248 / 677-9660



The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300

Randall Reid-Smith, Commissioner

Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562

EEO AA Employer

February 5, 2016

To Whom It May Concern:

The West Virginia Division of Culture and History and I would like to express our great appreciation for McKinley & Associates and the care and interest they always place in Historic Preservation projects across our State. Together, we have most recently completed restoration and renovation projects at West Virginia Independence Hall and the Grave Creek Museum and Archeological Complex. West Virginia Independence Hall is a National Historic Landmark. Both of these projects were completed successfully on Schedule and on Budget.

McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction Projects, Studies, Historic Structure Reports, and Grants.

I highly recommend the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm. We would like to take this opportunity to thank the staff of McKinley & Associates for their continued efforts and friendship.

Sincerely,

Mr. Randall Reid-Smith
Commissioner
304.558.0220



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom It May Concern:

I am pleased to provide this letter of recommendation for McKinley & Associates regarding their work acting as the Historic Preservation Architect on the Mt. Wood Mausoleum Restoration Project. Our project involves the complete conservation and reconstruction of two sandstone masonry structures in the historic Mt. Wood cemetery in Wheeling, WV. One structure is pre-Civil War dated 1850, the other, 1889; both are listed on the National Register of Historic Places.

McKinley & Associates is presently completing a Historic Structure Report and Construction Documents for these two structures. We are very pleased with the technical expertise and professionalism this firm offers to our project. I would like to take this opportunity to recommend McKinley & Associates for your Architectural/Engineering needs.

Sincerely,

Jeanne Finstein, Ed.D.

Interim Director

Wheeling National Heritage Area

1400 Main Street, P.O. Box 350, Wheeling, West Virginia 26003 www.wheelingheritage.org 304.232.3087

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

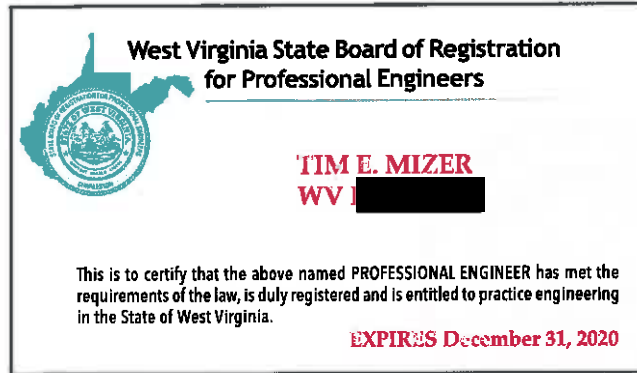
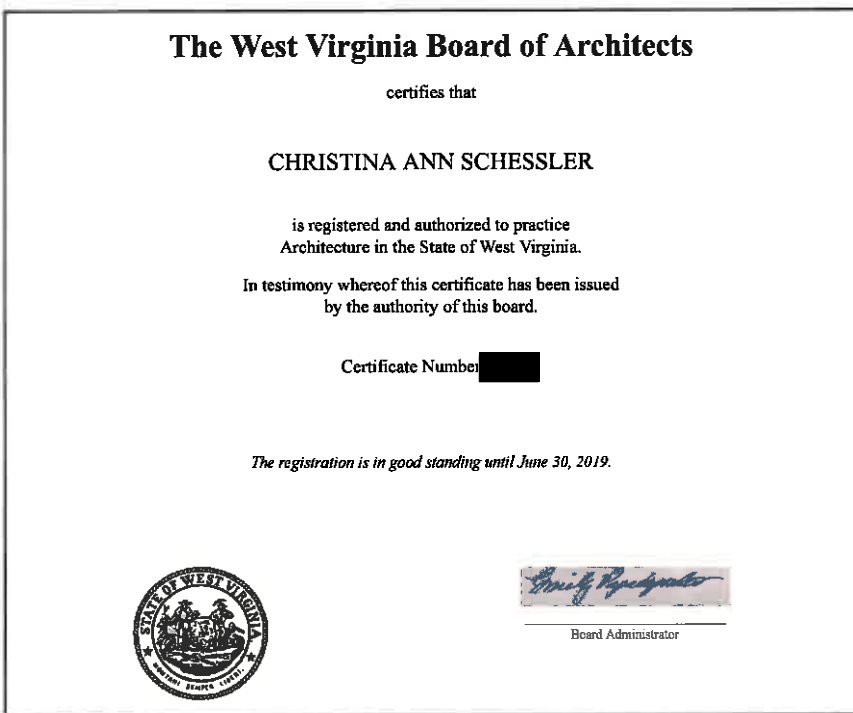
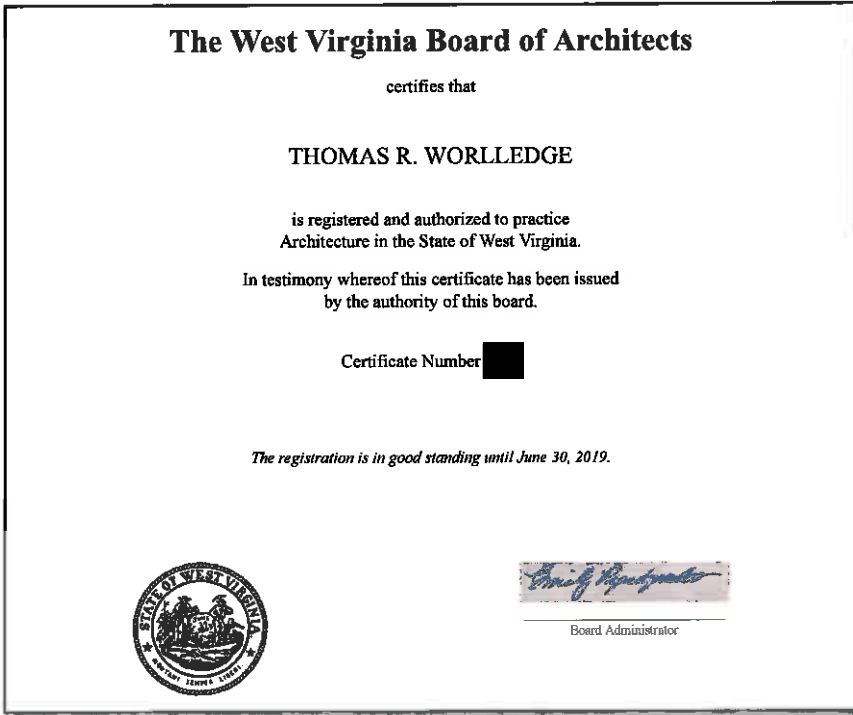
Included is a copy of:

- Thom Worlledge's (your project manager / lead architect) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874)
- Christina Schessler's (your historic preservationist / architect) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 3810)

- Tim Mizer's (your lead Engineer) West Virginia State Board of Registration for Professional Engineers (WV PE #013169)

In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section.

Moreover, copies of McKinley Architecture and Engineering's various licenses are found on the following pages.





CERTIFICATE

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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of
DECEMBER 19 89

Ken Hechler

Secretary of State.



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/wvc/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.

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER: 1040-9524

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

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

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

This certificate is not transferrable and must be displayed at the location for which issued.

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

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

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

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CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM 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, 2018 - December 31, 2019

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

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



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

BOARD PRESIDENT

... proposed staffing plan ...

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the Project Goals and Objectives of the West Virginia Division of Natural Resources for the renovations of the Hawks Nest CCC Museum and Pavilion.

You will see in the submittal that McKinley Architecture and Engineering has included several professionals to handle **all aspects** of the RFP. We are available to start **immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project. We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, to implementing restorations and renovations at various types of facilities, minimizing disruption to concurrent operations of the facilities, meeting codes, etc. We can also provide other services which you might desire, such as historic preservation reports and design, energy efficient "LEED" design aspects, HVAC commissioning, and more.

Our approach to design requires a dialog with the representatives of the WVDNR and the Hawks Nest State Park. Throughout the design process, we can hold design workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget. The most important element of the entire process becomes **communication from you** to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget.

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

Therefore, at the kickoff of the project, the McKinley Team members will meet with you to review scope and gather project information. We will review this existing material provided by you and prior work completed to ascertain if this information can be incorporated into the current program.

Upon completion of this step, our Team will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the renovations.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

After conclusion of this phase, McKinley Architecture and Engineering will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction.

We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley Architecture and Engineering has Construction Administrators on staff to fulfill this need as well.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by M. Worlledge, your Project Architect, and includes the receipt, logging, review and return of submittals. Your Project Architects (and Engineers) will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our Construction Administrators (CAs), Bob Smith, will now take the more active role.

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs performs the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more. But our CAs **also** constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting. Since they are here 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. He becomes familiar with project goals, objectives, and building conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, during construction the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - as scheduled and as budgeted.

In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard.

We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

With our previous experience on multiple renovations projects; restorations and historic preservation projects; our vast experience with codes; and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make these CCC Museum and Pavilion projects successful.

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

West Virginia Independence Hall

Location: Wheeling, West Virginia

Contact: Mr. Randall Reid-Smith

Commissioner

WV Division of Culture & History

1900 Kanawha Boulevard, East

Charleston, WV 25305

304 / 558-0220

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: We recently completed a renovation and restoration to what many consider the most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the "Birthplace of West Virginia."



This was built in 1859 as the Wheeling Custom House, added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. This building housed the United States District Court for the Western District of Virginia from 1860 to 1864, then the District of West Virginia from 1864 to 1901, and finally the Northern District of West Virginia from 1901 to 1907.

The building is now in its 160th year. We are proud to say, that with our contribution, Independence Hall is prepared for the next 160 years.



The 22,000 square foot building is now a museum and education/visitors center. They have merchandise, brochures for nearby attractions, cultural information, and more. Tours are shown by a Civil War re-enactor, and include authentically restored rooms, Civil War exhibits, statehood leaders and documents exhibit, and an interpretive film. The permanent exhibition located on the first floor of the museum, "West Virginia: Born of the Civil War," features dramatic displays with period artifacts, and explores the statehood process against the background of the Civil War. The newest display "Waving For Liberty



and the Union" is a special exhibit of thirteen original Civil War battle flags located on the second floor. A federal courtroom, located on the third floor and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession. The building is now appropriately renamed West Virginia Independence Hall.

The WV Division of Culture & History engaged the professional architectural and engineering services of McKinley Architecture and Engineering to **conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities.** The roofing, windows, exterior and interior surfaces were studied to **determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations.**

The project scope was to and has maintained the historic character of the interior and exterior. This stone building was restored inside and out using careful research and coordination with the State Historic Preservation Office.

A combination of water intrusion conditions existed at the beginning of the **historic preservation / restoration;** the building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. **Restoration work of the building addressed all of these issues, and more.** Of particular concern was the face of the **stone material;** over time the stone face had deteriorated due to weathering and ground water absorption, which permitted water penetration at the surface of all the façades. **Restoration** scope in the early phase included pointing and stone cornice replacement, and the next phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone. The failed roofing system was removed and replaced with **5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system; emblematic of the period of 1859 when the original structure was completed.** All of the 44 double-hung wood windows have been fully restored and reglazed.

There was also **interior restorations and repairs.** Sections of the original **wood flooring** were carefully removed and replaced. The **interior plastering** was restored, eliminating or concealing previously botched attempts, and included **ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs.** **Historic paint colors** were applied on all newly plastered surfaces in the building. **Interior painting** provided for **color matching and new faux graining** on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character of the rooms.** Two rooms on the second floor were **completely restored** since the existing spaces were nearly destroyed by deterioration.

In addition to the aesthetic improvements in this project, a new **mechanical / HVAC system, fully automatic sprinkler system, fire alarm detection system, electrical, and plumbing** were designed to **be completely concealed within the existing walls and ceilings.**

McKinley Architecture and Engineering was presented with a **Heritage Tourism Award from the Preservation Alliance of West Virginia,** for our achievements in preserving Independence Hall.







Before



& After



Before



& After



Before



& After

Wheeling Suspension Bridge relighting

Location: Wheeling, West Virginia

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: The Wheeling Suspension Bridge was built from 1847-1849, was the first bridge to span the Ohio River, and was an important link on the National Road. It was listed as a **Historic Civil Engineering Landmark** in 1968, listed on the **National Register of Historic Places** on January 26, 1970, and was designated a **National Historic Landmark** on May 15, 1975. For a period of time it was the longest suspension bridge in the world. It remains the **oldest vehicular suspension bridge in the United States still in use**; providing vehicular and pedestrian access to Wheeling Island. Authorized by Congress, a local organization was founded to administer a model downtown revitalization plan funded by the federal government; the **Wheeling National Historic Area Corporation** subsequently implemented a major relighting of Charles Ellet's historic bridge. **This undertaking required a clear understanding of historic preservation protocols, a strong sense of the engineering elements in the National Landmark, and a pragmatic design with sensitivity for maintenance and operations. Recognized for our extensive historic preservation background and with a large staff of in-house engineers and architects, McKinley was selected to undertake the task. Drawing from our preservation experiences, the engineers and architects focused on the four major elements of the bridge:** the massive stone, arched piers at each end; the graceful catenary cables; the delicate suspension wires; and a rigid wooden Howe truss. We developed a lighting scheme that used four different means of illumination - each intended to highlight and isolate the differing structural elements yet emphasize their interdependency. **Stone Arched Piers:** Although structurally sound, the stone piers had discolored and darkened due to the effects of exposure over the past 150 years. Prior attempts to clean the stone to its original appearance were not successful. To overcome the objection of light interfering with vehicle and pedestrian traffic, the fixtures were inconspicuously mounted on the piers and cables. To illuminate the east and west elevations of the towers, 1000 watt metal halide fixtures were used at a mounting height of approximately nine feet above grade. The wide-beam spread does an effective job of illuminating the inside archway, in addition to lighting the tower faces. The north and south sides of the towers' arcs were illuminated with 400 watt narrow-beam metal halide fixtures. The upper portions of the towers and decorative features are highlighted with four medium-beam and two narrow-beam 250 watt metal halide fixtures for each of the eastern and western approaches. **Catenary Cables:** Newspaper accounts from 1849 mentioned the use of numerous candles atop the two main cables gracefully swung between the stone piers; consequently, to replicate this "necklace effect" incandescent fixtures with amber-colored globes were installed along the nearly one-half mile of cable. To help ensure long lamp life and reduce maintenance costs, the circuit voltage to these incandescent lamps was reduced 10% utilizing an autotransformer. **Suspension Wires:** Support for the roadway consists of wire cables extending from the catenary cables and piers to the sidewall trusses. The vertical distances vary from 3 feet to 70 feet. To illuminate these cables, as well as the underside of the catenary cables, and provide a uniform light level; metal halide fixtures of 400, 250, and 100 watt were unobtrusively installed. **Wooden Trusses:** Soft, low intensity but continuous illumination was chosen for the heavy wooden Howe trusses on each side of the roadway. Fluorescent fixtures were installed end to end to create a virtually solid band of light from one shoreline to the next and focused on the truss

The dedication of the bridge lighting project was the highlight of a week-long of festivities in downtown Wheeling. All the news account attribute that it was a most successful venture and

underscores the historical significance of the bridge not only to Wheeling but to the westward expansion of the nation. We won various awards for this project, including an Illuminating Engineering Society of North America's International Illumination Design Award of Merit, and a Best Outdoor Lighting Design in Western Pennsylvania Area.



McKINLEY
ARCHITECTURE + ENGINEERING

Braxton County Senior Center

Location: Gassaway, West Virginia

Contact: Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304 / 364-5604

Type of Project: Renovations and Addition

Project Description, Goals, and Objectives: We completed **full-service Architectural and Engineering design**, as well as **interior design and construction administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center. The \$2.8 million project involved the **renovation of existing building**, a single story addition, **ADA compliance including entry**, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. **Project included new systems, such as HVAC, electrical, automatic sprinkler system, etc.**

Included in the structure are offices, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, etc.

The client wanted the building to be **warm and inviting**. Since this is located in a rural area, **we designed the building to have a rustic look that resembles a cabin or a lodge**. The community room features the cozy ambience of a **stone fireplace** (a gas fireplace with stone veneer), includes **multiple windows** to allow an abundance of **natural light**, and the **ceiling is accentuated with an exposed truss system intended to simulate wood timber beams found in a cabin**. The interior and exterior also feature **neutral, earth toned color schemes**. Furthermore, there is a wrap-around porch with rockers; giving the building a charming appeal.

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. There are over 30 round tables with seating for 8. Also included in the structure are a kitchen, walk-in freezer/refrig, dry storage, dishwashing, kitchen storage, table/chair storage, mechanical space, etc. The center also supports a Meals On Wheels Program. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more.





Before



& After



Before



& After



Oglebay Park and Wheeling Park projects

Location: Wheeling, West Virginia

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these buildings probably have similarities to your proposed project; multiple projects include rustic and wooden structures; HVAC upgrades; projects also include various lodges, chalets, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, clubhouses, restaurants, and more. These projects included **investigations, studies, reports, and design including renovations, restorations, 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 Architecture and Engineering's 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 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 HVAC

Electrical to Chalets at Wilson Lodge

Zoo Office Controls

White Palace HVAC Control

Artisan Center

Location: Wheeling, West Virginia

Contact: Mr. Jake Dougherty
Wheeling Heritage
1400 Main Street, 3rd Floor
Wheeling, WV 26003
304 / 232-3087

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: The Artisan Center (former List Building) at Heritage Square was a **restoration/adaptive reuse** project that involved a **total renovation** of a former warehouse built in 1867 into a 3-story, 40,000 SF **tourist attraction**. This is a **contributing structure found in the Wheeling Historic District of the National Register of Historic Places (NRHP#: 79002597)**. The original \$1.8 million project included **museum/exhibit space, retail shopping, artisan areas, offices, a large meeting/reception area, as well as a full service restaurant with commercial kitchen**. This unique historic renovation project features a magnificent three-story Atrium, with an 80 foot high skylight ceiling, and a 60 foot high bridge. The second floor is split into **artisan areas, museum/exhibit space, and offices**. There are gifts, merchandise, cultural information, maps, brochures, snacks, etc. The "Made in Wheeling" Exhibits are interactive, walk-thru museum exhibits, highlighting Wheeling's rich industrial heritage.

River City Ale Works is a full service restaurant and banquet facility located in the Artisan Center. They offer a 250 seat restaurant and bar on the first floor, and on the third floor is their beautiful 10,000 SF loft area which holds up to 400 people for wedding receptions, banquets, proms, reunions, conferences, community events, ethnic festivals, and other special events. All events of 70 people or less are held in the Atrium on the 1st floor.



**BEFORE
and AFTER**



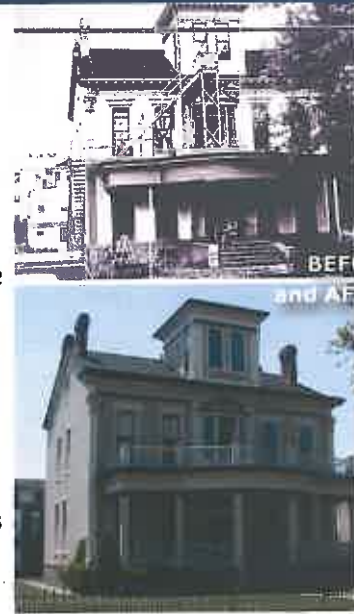
Five South Front Street Preservation Projects

Location: Wheeling, West Virginia

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: McKinley Architecture and Engineering renovated and restored 5 houses on South Front Street (203, 304, 400, 402, & 404), a street which runs along the Ohio River front, and is located on Wheeling Island. Two houses are individually listed on the National Register of Historic Places, while all 5 are major contributing structures within the Wheeling Island Historic District.

The **John McLure House (203 South Front Street)** was originally built in the mid-1850s, was one of the earliest homes built on Wheeling Island, and helped influence the architectural designs that shaped this river community over time. However, this house was in total despair after years of neglect; therefore, our architects and engineers completed a \$300,000 restoration project, and returned this Federal-style brick dwelling back to it's majestic past. McKinley Architecture and Engineering did the historic research, design, and restorations, and our efforts ultimately included qualifying the structure for listing on the National Register of Historic Places (NRHP#: 91001013). This building is now also major contributing structures in the Wheeling Island Historic District (NRHP#: 92000320).



The **Harry C. and Jessie F. Franzheim House (404 South Front Street)** was built in 1897, is proudly listed on the National Register of Historic Places (NRHP#: 89000183), and is also major contributing structures in the Wheeling Island Historic District (NRHP#: 92000320). This 6,000 SF shingle-style architectural home was returned to it's glorious past by our firm. The home had been sub-divided into 6 apartment units and had reached the point of possible demolition, but our architectural and engineering professionals had the opportunity to both work within the Standards of the Department of the Interior to bring it back to life. This project was \$300,000. Upon entering the house, one is impressed with the rich warmth of wood and leaded glass. This is further emphasized by the immediate presence of a fireplace.

As mentioned before, in addition to 203 and 404, the other 3 houses (304, 400, & 402) are also major contributing structures in the Wheeling Island Historic District in the National Register of Historic Places (NRHP#: 92000320). **304 South Front Street** was originally built around 1885, but was now in total despair; therefore, the \$275,000 historic preservation project included the entire structure, both exterior and interior components, as well as new systems were completed to bring it back to life. **400 South Front Street** is a Victorian home that was originally built in 1891, was abandoned for over 10 years, and was the worst condition of all the renovations to the extent that it had been totally gutted by the previous owner, the doors and fireplaces had been cannibalized, termites had devastated the entire framework, most of the windows were broken out, the fully-finished attic sustained heavy damage due to a leaky roof, the first floor was collapsing in the middle, and we even had to raise/jack the floor back up and restore the back corner of the building back into stable condition before restoration could begin. The rehabilitation project was \$250,000. Finally, **402 South Front Street** was a \$200,000 restoration project, where we once again designed within the Standards of the Department of Interior to complete this historic preservation of the 1895 structure.



3.1. a. The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.

Will will successfully complete your Goal/Objective 1: Review existing plans and conditions as well as the operation of the park and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

We have experience with renovation 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 renovating the 2 structures on a building-by-building basis to only have one of the two closed at a single time. Or, it could involve completing the renovations during your current "off-seasons," so they can be utilized year-round afterwards.

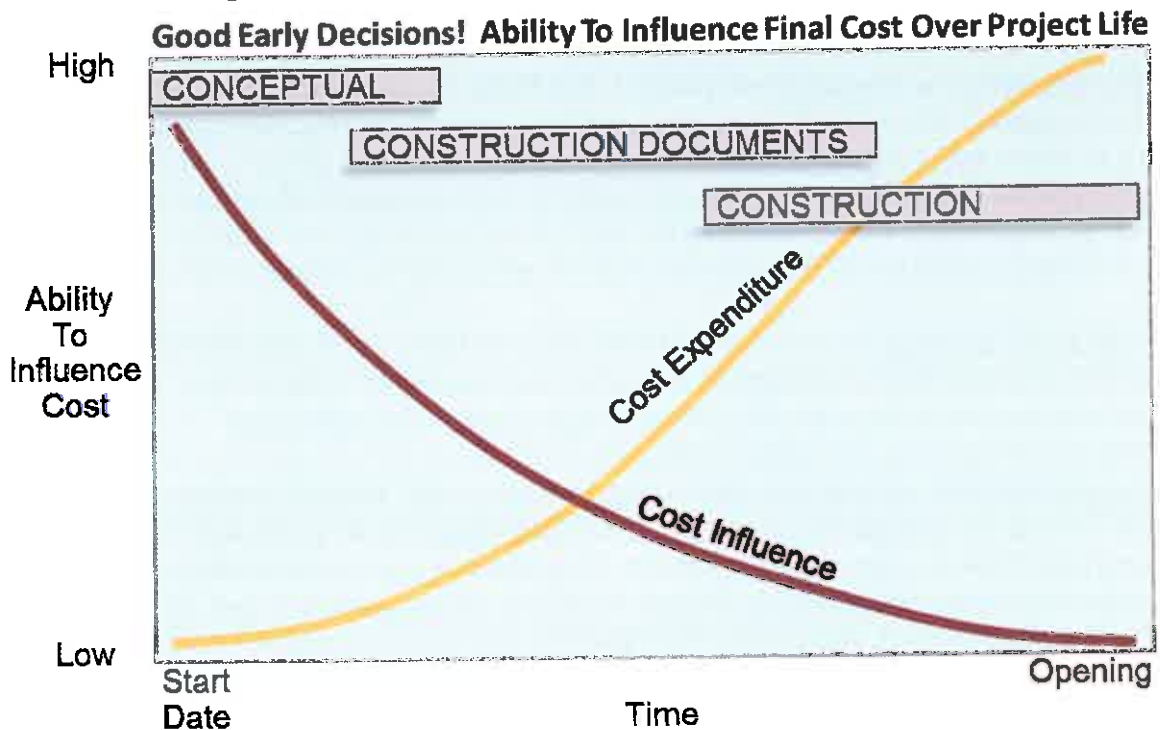
To start your project, an **on-site kickoff meeting will be held with all pertaining Owners representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule. **During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in as many of these meetings as possible.** Also during the design phases, all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

During the **kick-off meeting**, interviews will take place to learn what you, the Owner, wants in the structures. This is a very important step as it sets up the remainder of the project. Armed with this information, our professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor plan might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that our professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the **construction drawings (CDs)** and specifications for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.** Afterwards is the actual **bidding** of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the **Construction Administration** phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

3.1. b. The successful firm or team should demonstrate a history of projects that met the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.

Will will successfully complete your Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

For meeting the Owner's budget; the work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget** to meet the needs of the WVDNR and Hawks Nest State Park. We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley Architecture and Engineering **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scopes continue to stay within the budgeted amount. In addition, our "in-house" Architects/Engineers work together everyday, which gives us the ability to develop **quality documents** that an exclusively architectural firm (or exclusively engineering firm) cannot match. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout WV with great buildings that come in on/under budget.

3.1. c. The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.

Will will successfully complete your Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Construction Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect and the General Contractor, and the coordination of regular progress meetings on site.

Some firms are structured to include these tasks as part of the Project Architect's work. McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator (CA). Our CAs performs the traditional tasks:

- Monitor construction to ensure compliance with Contract Documents
- Observe construction progress
- Conduct progress meetings
- Administer payment requests and change orders

But our CAs also constitutes an important thread in the texture of project continuity:

Our CA is part of the project development from the first design team meeting. Since they are here 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.

He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction.

His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense.

Also, as mentioned before, during construction the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - **as scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.

3.1. d. The successful firm or team should demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.

We know our Team possesses the required **expertise** to address all facets of your included projects, and we will provide you with all the disciplines and services needed to make these projects a success. **The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.**

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also State Agencies such as West Virginia State Police, WVARNG, West Virginia University, Marshall University, West Virginia School Building Authority, DOE, and the Department of Culture & History to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how codes, and state / federal regulations are important to a successful project. Our professionals **design within these codes daily**, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, A4LE, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

Our Architectural Design has been recognized with numerous **State & National awards**. Our engineering staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley Architecture and Engineering designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED lighting in West Virginia. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

In addition, with our depth in numbers, McKinley Architecture and Engineering also offers you an added benefit of having the capabilities of **handling both projects simultaneously.**

We have **vast renovation experience** and are also qualified and experienced with projects that **respect the historic nature of the building**. Our team is uniquely experienced in **historic preservation, restoration, and/or renovation projects** because we are similarly involved in the development of multiple structures, including our office in Wheeling among other buildings. We are very familiar with the **Secretary of Interior (NPS) Standards**, have used careful research and coordination with the **State Historic Preservation Office (SHPO)**, and have completed many listings on the **National Register**. Furthermore, Christina Schessler, RA, AIA, LEED AP is an architect with a Masters Degree in **historic preservation**.

Per your request on the "GENERAL TERMS AND CONDITIONS," Part 8 "INSURANCE;" on the following pages you will see specimen copies of our various Insurance Coverages:

ACORD™		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 01/24/2019		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			CONTACT PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:			
INSURED McKinley & Associates Inc McKinley Architecture and Engineering LLC McKinley Architecture and Engineering 32 20th St Ste 100 Wheeling, WV 26003-3746			INSURER(S) AFFORDING COVERAGE NAIC #		INSURER A: Cincinnati Insurance Co. 10677 INSURER B: Brickstreet Ins Brick INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____	
COVERAGES		CERTIFICATE NUMBER: 2018-2019 COI's		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 WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		EPP/EBA0146335	06/15/2018	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea OCCURRENCE) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
	GENL AGGREGATE LIMIT APPLIES PER:					
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COM/PROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY		EPP/EBA0146335	06/15/2018	06/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$
<input checked="" type="checkbox"/> HIRED AUTOS						\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$
A	UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	EPP/EBA0146335	06/15/2018	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE					\$
	RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	WCB1018014 PA EL INCLUDED WV BROAD FORM EL	12/30/2018	12/30/2018	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)						
CERTIFICATE ISSUED AS PROOF OF INSURANCE.						
CERTIFICATE HOLDER				CANCELLATION		
MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET STE 100 WHEELING, WV 26003				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
				AUTHORIZED REPRESENTATIVE <i>Dee C. Paul III 1/24/19 Jm</i>		
ACORD 25 (2009/09)		© 1988-2009 ACORD CORPORATION. All rights reserved.				
The ACORD name and logo are registered marks of ACORD						



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Serena Turchik PHONE (A/C No, Ext): 216-777-6134 FAX (A/C, No): E-MAIL ADDRESS: sturchik@oswaldcompanies.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Continental Casualty Company</td> <td>20443</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Continental Casualty Company	20443	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: Continental Casualty Company	20443													
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED McKINLEY & Associates, Inc. 32 20th Street #100 Wheeling WV 26003	MCKIN-1													

COVERAGES **CERTIFICATE NUMBER: 1012000108** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N N/A WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2018	10/10/2019	Each Claim \$1,000,000 Aggregate \$2,000,000

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

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





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: 545319

Doc Description: A/E Services for Hawks Nest CCC Museum and Pavilion

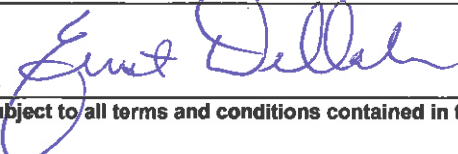
Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-02-01	2019-02-25 13:30:00	CEOI 0310 DNR1900000007	1

BID RECEIVING LOCATION
 BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 MS

VENDOR
 Vendor Name, Address and Telephone Number:
 *000000206862
 McKinley & Associates, Inc.
 (McKinley Architecture and Engineering)
 129 Summers Street - Suite 201
 Charleston, West Virginia 25301
 (304) 340-4267

FOR INFORMATION CONTACT THE BUYER
 Guy Nisbet
 (304) 558-2596
 guy.l.nisbet@wv.gov

Signature X  FEIN # 55-0696478 DATE February 18, 2019
 Offers subject to all terms and conditions contained in this solicitation

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

Ernest Dellatorre
 (Name, Title)
 Ernest Dellatorre, President

(Printed Name and Title)
 129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)
 (304) 340-4267 | (304) 233-4613

(Phone Number) / (Fax Number)
 edellatorre@mckinleydelivers.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 (McKinley Architecture and Engineering)
(Company)

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

Ernest Dellatorre, President
(Printed Name and Title of Authorized Representative)

February 18, 2019
(Date)

(304) 340-4267 | (304) 233-4613
(Phone Number) (Fax Number)

West Virginia Ethics Commission Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Name of Contracting Business Entity: McKinley Architecture and Engineering Address: 32 20th Street - Suite 100
Wheeling, WV 26003

Name of Authorized Agent: Ernest Dellatorre Address: (same as above)

Contract Number: CEOI 0310 DNR1900000007 Contract Description: A/E Services for Hawks Nest CCC Museum and Pavilion

Governmental agency awarding contract: Acquisition and Contract Administration Section of the Purchasing Division, for the Division of Natural Resources

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Signature: *Ernest Dellatorre*

Date Signed: 2-18-19

Notary Verification

State of West Virginia, County of Ohio:

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

Taken, sworn to and subscribed before me this 18 day of February, 2019

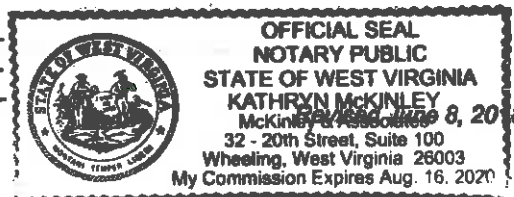
Kathryn McKinley
Notary Public's Signature

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 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 § 23-20-2, 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 (McKinley Architecture and Engineering)

Authorized Signature: [Signature] Date: February 18, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 18 day of February, 2019.

My Commission expires August 16, 2020.

NOTARY PUBLIC [Signature]
Purchasing Affidavit (Revised 01/19/2018)

