



West Virginia Department of Administration General Services Division



CEOI 0211 GSD1900000010

**Architectural/Engineering Services
Elevator Modernization - Multiple Facilities**



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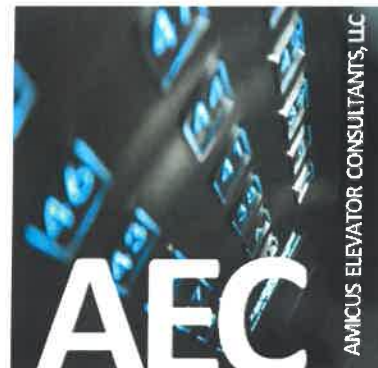
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WV PURCHASING
DIVISION

McKINLEY

ARCHITECTURE + ENGINEERING

in association with:



AMICUS ELEVATOR CONSULTANTS, LLC

June 13, 2019

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

Dear Ms. Chambers and Members of the Selection Committee;

McKinley Architecture and Engineering and Amicus Elevator Consultants, LLC (McKinley/AEC Team) have teamed up, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the Department of Administration, General Services Division, with our Expressions of Interest to provide architectural/engineering evaluation and design services, project cost estimating, construction documents, and construction administration services, in a multi-phased project to complete the modernization of elevator equipment, equipment rooms, and controls in multiple units within multiple buildings. As you review this submission, we emphasize the following strengths of the McKinley/AEC Team with respect to your projects:

McKinley Architecture and Engineering (McKinley & Associates) is a **full-service architectural and engineering firm** that has been providing design services 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, LEED Accredited Professionals** specializing in Building Design and Construction, an HVAC Qualified Commissioning Process Provider, and more.

McKinley has been designing modernization projects for 38 years, and has developed a reputation as experts in building renovating and upgrading. We have pertinent **elevator modernization experience** that can be directly implemented, and we know we have the ability to provide you with the services to make this project a success. This elevator experience includes **historic structures, governmental facilities**, commercial/office buildings, and much more. We have also completed many elevator replacements/upgrades on various projects listed in the **National Register of Historic Places**, which you will see in the Projects tab. This experience should clearly demonstrate our ability to handle these elevator modernization projects.

Amicus Elevator Consultants, LLC (AEC) was founded in July 2012 to provide vertical transportation consulting services to building owners and managers, public mass transit systems, engineering firms, architects and law firms. Since its inception, founder David V. Mirch has worked to provide superior knowledge and expertise in the vertical transportation industry. Mr.

Mirch's depth of elevator and escalator experience ranges 40 years. He provides professional guidance and real-life experience related to every type of system, is well versed in all phases of the vertical transportation industry and is a tremendous asset to AEC's clients.

AEC has encountered several types of projects within the industry. Each project is customized to the building owner / property manager's needs and financial capability. Every project they undertake receives their expertise and dedication to serve the needs of the client and location. Their field installation experience combined with a wide variety of vertical transportation applications, project management and technical specifications insight provides their clients with maximum knowledge and flexibility when maintaining, designing, and constructing a vertical transportation project.

In closing, 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 the McKinley/AEC Team for your projects. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre

President

McKinley Architecture and Engineering

(304) 340-4267 x115

edellatorre@mckinleydelivers.com

CORPORATE INFORMATION & FACILITIES LOCATIONS

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Learning Environment and Educational Facility Planning, Energy Efficient and Sustainable (LEED) Design, Commissioning, Construction Administration, and Historic Preservation.** We have a broad range of skill and experience for projects involving **governmental**, commercial/office, emergency service, PK-12 schools, higher educational, sports & recreation, medical, industrial, private sector, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our works.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering Services

Patrick J. Rymer, AIA, ALEP
Director of Architectural Services

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals

Architects
Engineers
Arch./Eng. Designers
Construction Admins.
LEED AP BD+C
ALEP (CEFP)
REFP
Commissioning Provider
Historic Preservationist



Locations

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

129 Summers Street
Suite 201
Charleston, WV 25301
P: 304-340-4267

100 Bradford Road
Suite 400
Wexford, PA 15090
P: 724-719-6975

Credentials

McKinley Architecture and Engineering is a member of the following **organizations:**
A4LE (formerly CEFPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more

Follow Us

www.McKinleyDelivers.com

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[www.Linkedin.com/company/McKinleyDelivers](https://www.linkedin.com/company/McKinleyDelivers)

Instagram: @McKinleyDelivers



HISTORIC PRESERVATION

Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)**! We have completed well over **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. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. We have a great working relationship with the **WV Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

One McKinley Architecture and Engineering employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."**

A few examples:

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



HISTORIC PRESERVATION

Many of our projects over the years - including **elevator modernizations** - required our referencing the **Secretary of the Interiors Standards for Rehabilitation and Restoration**. We are also experienced with the **Section 106 review** process required by SHPO and the Federal Department of the Interior. There is both a historic component and a carefully balanced practical side to the Standards and Guidelines. First and foremost, we endeavor to protect the original features of a property. **Research and on-site inspections occur to ascertain the beginning course of action**, and a historic report or master plan usually follows. Our skills include attention to detail, care for historic components and a carefully balanced practical side aimed at achieving modern purposes for our historic fabric.

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary modifications and corrections, especially structural; and adapt any modern space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure, **all this while complying with the Standards and Guidelines**.

When a client's program needs are in conflict with the existing physical possibilities, we assist the owner/tenant in prioritizing the scope of the project in order to preserve the historic qualities that most exemplify the original attributes of the structure. Restoration and modernization do not have to be mutually exclusive.

Each project has to be evaluated on its own. Each project has historic possibilities and economic limitations. For instance, energy efficiency or a high R-Value conflicts with solid masonry walls with plaster, but improvements in other areas might be possible - replacing an old steam boiler heating system with energy efficient equipment and retrofitted radiators with controls is often doable. These improvements can be made within the Guidelines.

Our starting point begins with referencing the Secretary of the Interiors Standards for Rehabilitation and with educating our clients about the Standards. Many of our restoration projects were privately owned by clients who had the misperception that the Standards are "Not Applicable" to them. McKinley has participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

We have experience with drafting Request for Proposal and technical scopes of work for building rehabilitation, and we can prepare a detailed RFP based on the scope of work for each project. It could include the standard items such as: bid date, pre-bid meeting date, schedule for completion and qualifications of the bidders if necessary. We could expound on the bidder qualifications to include specific skill sets such as stone reconstruction experience, repointing of masonry, window restoration, or metal fabrication if appropriate to the project. Qualification type documents can be a required submittal with the bids. Failure to demonstrate a background in restoration construction would allow you to select the most qualified contractor rather than feel an obligation to accept the lowest bid.

Qualification stipulations should also be included in the front end documents of the project prior to advertising for the project. We can assist with a review of the Division One Section of the specifications to assist in determining qualifications for the bidders. For instance, when we wrote the RFP for the Independence Hall building rehabilitation project we included an Allowance for a special roofing consultant to be on site eight hours a day for 25 days: their task is to perform direct on-site observation and evaluation of the soldering and metal connections.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



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

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

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



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

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

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

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

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



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



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



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

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

MCKINLEY
ARCHITECTURE + ENGINEERING

CONSTRUCTION ADMINISTRATION & ON-SITE REPRESENTATION

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

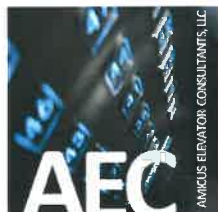
Verify Pay Application and Change Orders

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



Our **Construction Administrators** have an extra responsibility than what most firms' Construction Administrators have; our CAs are a part of the design process from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. Our CAs have an important role as being the **liaison between the Owner, Contractor, and Architect**. The primary objective of the Construction Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders. The Construction Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

CORPORATE INFORMATION



AMICUS ELEVATOR CONSULTANTS, LLC

5944 Clevelandtown Road
Boonsboro, MD 21713
301-799-9015 Office
443-800-2556 Cell
301-576-5214 Fax
www.amicuselevatorconsultants.com

FIRM GOAL

Our goal is to provide our customers with the knowledge necessary to navigate today's vertical transportation industry with confidence whether maintaining an existing system, upgrading an older system or installing a new one.

FIRM HISTORY

Amicus Elevator Consultants, LLC (AEC) was founded in July 2012 to provide vertical transportation consulting services to building owners and managers, public mass transit systems, engineering firms, architects and law firms. Since its inception, founder David V. Mirch has worked to provide superior knowledge and expertise in the vertical transportation industry. Our field installation experience combined with a wide variety of vertical transportation applications, project management and technical specifications insight provides our clients with maximum knowledge and flexibility when maintaining, designing, and constructing a vertical transportation project.

FIRM OVERVIEW

David V. Mirch started his career in 1977 as an elevator mechanic's assistant and has since worked to become skilled in the fields of service, modernization and new construction, ultimately leading to supervisory roles for several major Elevator Companies.

In 2001 Mr. Mirch took his skills as a professional adjuster into the elevator consulting field. He worked for a New York City based elevator and escalator consulting firm which provided new design work, specifications for new construction as well as modernization projects amongst other products.

In 2004 Mr. Mirch opened his own small consulting firm performing the tasks he mastered during his time with the New York City firm. Finding that the industry was changing dramatically he stepped back into the elevator contractor's world to hone his skills.

In 2012 Mr. Mirch established Amicus Elevator Consultants where he currently provides quality control services, building assessments, technical services, layout solutions, education, training, and expert witness services. Providing technical support services for aging elevator and escalator equipment affords building owners the option of repairing troublesome equipment to extend its life and prolong upgrading. This allows time for the allocation of funds so that the large expenditures can be planned and budgeted for.

Mr. Mirch's depth of elevator and escalator experience ranges thirty-nine (40) years. He provides professional guidance and real-life experience related to every type of system, is well versed in all phases of the vertical transportation industry and is a tremendous asset to our clients.



CORPORATE INFORMATION

PROFESSIONAL SERVICES

AEC offers a comprehensive selection of consultation services covering all aspects of vertical transportation equipment and systems including construction services, asset management, equipment evaluations, expert witness services, along with education and teaching programs. We pride ourselves on providing high quality services at affordable prices.

CONSTRUCTION SERVICES

Whether you are constructing a new building, adding to an existing building, or modernizing and upgrading an existing system our expertise in the field ensures you will have the resources needed to navigate the process with confidence and make informed decisions. AEC will be with you throughout the entire project.

New Construction:

- AEC will assist in determining your buildings vertical transportation requirements.
- Conduct a feasibility study and traffic flow analysis to provide you with a vertical transportation design report, including cost and schedule estimates.
- Provide detailed project specifications including a preventive maintenance contract and work outline for any work required by other trades / crafts (electrical, HVAC, etc.).
- AEC oversees the bidding process by requesting bids from pre-qualified contractors, reviewing the bids and assisting you with negotiations.
- Review the shop drawings and material submittals.
- Conduct on-site inspections to monitor progress of the installation, evaluate how the contractor is performing, ensure that the correct materials are being installed, and identify and correct any issues that may be of a concern.
- Our final inspection is performed at the completion of the project. Any deficiencies are identified at that time and presented to the contractor for corrective action. A final on-site inspection is performed to confirm that all items have been corrected.
- As added insurance AEC provides a 10-month warranty preventive maintenance survey.

Modernization and Upgrading Services:

- A detailed analysis is performed of the existing elevator/escalator equipment combined with an evaluation of the building systems. This allows us to ascertain the current condition and remaining lifespan of all components.
- A full report is issued to the client and a meeting is scheduled to discuss findings, recommendations, and budgets.
- A modernization outline is completed along with any building related work required by the authority having jurisdiction and local laws.
- Project Specifications are created as directed by building ownership.
- The Bidding Process ensues with an invitation to bid issued to several companies.
- A Bid Analysis occurs by AEC, then an interview is conducted with building ownership.
- The project is awarded to a successful bidder as directed by building ownership.
- A contract is drawn up and executed by building ownership and signed by elevator contractor.
- Shop drawings are prepared and submitted for approval.
- Modernization work begins with meetings held on site to establish criteria and locations for storage, etc.
- Construction administration occurs as the work progresses and monitoring continues until the project is complete.

Construction Installation Inspections (CII) -

On site monitoring of the project contractor and equipment installations for New Construction or Modernization to ensure they are completed under the highest standards with the product the customer paid for.



CORPORATE INFORMATION

CONSTRUCTION SERVICES

(Continued)

Feasibility Study

Conducted to determine if your goal can be achieved in the space available for your project.

Project Coordination

Site management for coordinating all specialty fields such as Structural, Mechanical and Electrical.

Shop Drawings

Create shop drawings including (but not limited to) sectionals, hoistway layout, machine room layout, and pit layout.

Traffic Analysis

Improve your vertical transportations performance and maximize the number of people you transport through your building.

Peer Review

Conduct a review of other professional's work product or recommendations for accuracy.

ASSET MANAGEMENT

A quality maintenance program is the most critical service necessary to ensure a reliable and safe vertical transportation system and extend the maximum useful life of the equipment.

Maintenance Contract Management Services:

Your service contract is the first line of defense in maintaining a reliable and safe vertical transportation system. Let us use our experience and knowledge in the field to help you develop and implement a contract that specifically meets the needs of your equipment.

Contract Audits - AEC performs contract audits to ensure the level of maintenance included in your current contract is sufficient to keep your equipment in top working condition and extend its net useful life expectancy.

Contract Creation - AEC can develop a maintenance plan that perfectly fits the specific needs of your equipment.

Contract Specifications - AEC creates specifications that detail the number of hours the maintenance contractor is required to spend maintaining your equipment.

Contract Bid Management - We use our experience and insight in the field to interview contractors, give our professional advice in awarding the contract and assist with negotiations for final pricing and work schedules.

Maintenance Control Program (MCP) - Create and monitor the Code required maintenance plan specific to each piece of equipment contained in your vertical transportation systems.

Risk Management:

AEC offers specialized services that include a complete assessment of your vertical transportation equipment to identify any risks and control the probability and impact of unforeseen events.

The most common problems in today's industry are trips and falls from incorrect leveling and entrapment. Let us help you protect yourself from unnecessary legal action



CORPORATE INFORMATION

ASSET MANAGEMENT (continued)

Capital Reserve Studies:

AEC provides vertical transportation Capitol Planning Services. Our field experience gives us an edge in determining how long each piece of equipment will last. This service will give you the information necessary to prepare your capital planning budget.

ADA and Code Compliance:

The ADA and its implementing regulations place numerous obligations on property owners, employers, local and state governments, retail establishments, places of public accommodation and commercial facilities. AEC offers Federal ADA and elevator code compliance review services to provide technical assistance in vertical transportation system requirements for existing, altered and new buildings subject to "The Americans with Disabilities Act" (ADA / ADAAG).

EQUIPMENT EVALUATIONS

Knowing the condition of your vertical transportation system and ensuring that it is being properly maintained is critical to your company's bottom line. Any preventive maintenance program is a perpetual cycle and working on these units demands a high degree of knowledge and expertise to keep them in top working order. Our equipment evaluation services provide you with expert field knowledge in assessing your equipment's condition and determining if you are receiving the services included in your maintenance agreement.

Due Diligence:

Before you purchase, or manage a building, discover the status of the vertical transportation system(s). AEC will take a comprehensive look at all of the equipment and the maintenance it has been receiving. AEC will determine how long the system(s) will last with the current maintenance program and what costs would be incurred to bring it up to industry standards and perform repairs or upgrades.

Systems Assessment Condition Report:

The systems assessment condition report will review the current maintenance conditions. This report will determine the condition of the vertical transportation equipment and how long it will last. AEC will identify what can be done to extend the life of the system(s), to eliminate the need to modernize or upgrade.

Maintenance Management:

AEC will manage the maintenance contract of your vertical transportation system in its entirety. This service includes monitoring the level of maintenance provided and issuing deficiencies related to the operation of your systems equipment on a monthly, quarterly, semi-annual or annual basis. A list of deficiencies is issued to your maintenance provider with a directive to correct all items included in their contract. This product is generally short lived because once the maintenance provider discovers that AEC is monitoring and critiquing their performance they begin to perform more consistently. If the performance of your provider does not improve to an acceptable level, we will assist the owner in obtaining a replacement maintenance provider.

Quality Control Evaluation:

An evaluation of the vertical transportation systems equipment designed to trouble shoot existing performance issues and identify current maintenance deficiencies. Deficiencies that need to be corrected by your maintenance provider are included in this report. This review is essential to extending the life of the equipment.



CORPORATE INFORMATION

EQUIPMENT EVALUATIONS

(continued)

Systems Evaluation Report:

A comprehensive evaluation that will review the systems current maintenance conditions and ascertain the quality of maintenance being provided. Deficiencies that need to be corrected by your maintenance provider are included in this report. We measure the systems operating performance, identify any issues with your equipment, and determine its remaining useful life. AEC will identify what can be done to extend the life of the equipment ultimately eliminating the need to modernize or upgrade. We analyze the entire system and issue a report explaining all avenues open to you along with associated costs for each item provided.

Code Certification and Inspections:

We provide third party code inspection services as dictated by "The Authority Having Jurisdiction" (AHJ).

EDUCATION AND TRAINING

Amicus Elevator Consultants specializes in Education and Hands on Training. We have provided major elevator companies with educational support for their mechanics and supervisors. Easy to read customized manuals are created to meet the needs of the company's mechanics and supervisors, they can be used over and over and implemented for future mechanics.

Customized Video Packages of your classroom training and on-site instruction are another valuable option for future training and support.

Amicus Elevator Consultants have the knowledge and expertise to provide support for your specific type of equipment.

- ***Safety*** - most important for elevator / escalators
- ***Classroom Instruction*** - designed for specific equipment
- ***On-Site Training*** - to support the mechanic / supervisor
- ***Individual Training*** - one on one personal support
- ***Troubleshooting*** - via telephone, SKYPE or FaceTime for fast and immediate results

CONCEPT & APPROACH

First and foremost, the McKinley/AEC Team can state that we will devote whatever time is necessary to provide the West Virginia Department of Administration / General Services Division with successful elevator modernization projects. If our project Team is chosen for this project; they are available to start **immediately** upon our being selected, will be dedicated to your project, and will provide the necessary hours to complete your project on time.

Elevator projects require **extensive investigation** prior to deciding what work needs to be accomplished. We know we have the ability to provide you with the services to make this project a success. We have completed multiple elevator assessments and studies, completed reports, and designed multiple **elevator modernization, renovation and/or elevator addition projects** which allow us to use that experience in your project. The projects we have submitted in our proposal are very similar to your proposed projects; and most of our multi-story building renovation projects include elevator modernizations or elevator and shaft additions.

We also have experience with many projects listed on the **National Register of Historic Places**, as well as projects that are **National Historic Landmarks** (2 out of the 16 in West Virginia!). We have vast renovation experience and are familiar with projects that **respect the historic nature of the building.**

Furthermore, we have experience working with projects that were completed in **multiple phases**, as well as **constructed while the building was occupied.** The Wagner Building was designed and constructed on a floor-by-floor basis; specialized for each tenant in this 7-story office building. The Bennett Square business center renovation was completed in 3 phases from 2007 to 2013. Both of these examples are historic projects.

Our philosophy regarding this type of work requires an **intimate knowledge of the existing conditions** (completed by an initial on-site investigation of the elevator) so that we can **determine how to most effectively use the existing resources, enhance what can be maintained, and replace what may require improvement.** All three of these aspects need to be integrated to accomplish the work. Our approach to any renovation project involves spending time analyzing the building and the options available to the Owner. To begin, the McKinley/AEC Team will review any previous reports and also contact the elevator manufacturer to gather all the available information on the existing elevators. Next, **on-site meetings at each Building** will be held with the General Services Division representatives, along with our architects and engineers, to inspect the existing conditions to verify the scope of work, to get detailed information early in the process to carefully map out the building systems that could impact the elevator work, and to assess the elevator cab, controls, motors, hoistways, supporting systems, and shaft. After we have completed gathering all the possible information on the existing elevator and equipment conditions, the Owners Project Requirements will be defined and documented to be used as a guideline through the design phases. This will target the areas of greatest need and control cost. We will then orchestrate a coordination design meeting with General Services Division and together we will determine the appropriate actions. Your elevator modernizations will include **safety, functionality, code compliance, ease of maintenance, appearance and efficiency.**

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

CONCEPT & APPROACH

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

Here is a basic overview of Services to be Performed:

PHASE 1 - PRELIMINARY EVALUATIONS

- A. Survey the referenced units to provide:
 1. An overview of existing systems.
 2. An identification and evaluation of the major vertical transportation equipment and/or system components.
 3. An evaluation of the equipment and the maintenance being performed.
 4. An evaluation of the operating performance levels of each unit.
 5. An ADA Survey to determine if the systems comply with the Americans with Disabilities Act.
 6. Major equipment and/or system modernization upgrades.
- B. Prepare a written report with the findings of our preliminary work. The report will include:
 1. An Executive Summary
 2. A Life Cycle Analysis Matrix
 3. A Maintenance Audit with Deficiencies Noted for Corrective Action
 4. A Performance Evaluation with Comparable Standards
 5. A Code Analysis
 6. An ADA Compliance Analysis
 7. An Equipment Status Report Itemizing Long Term Recommendations
 8. Major Remedial Options Including Applicable Modernization and/or Upgrading Alternatives, with Budget Estimates
 9. A System Profile

CONCEPT & APPROACH

PHASE 2 – CONSTRUCTION DOCUMENTS AND SPECIFICATIONS

- A. Based upon data gathered and Client instructions, develop technical specifications in PDF format. The specifications will focus on long-term reliability and non-proprietary elevator controls. Develop and issue a preliminary design schedule and providing milestones for completion of each phase of the work. The specifications will also include the performance, ride quality and specific operating requirements. Assist in developing a scope of building related work with the authority having jurisdiction (AHJ) required when modernizing elevators in Charleston and Parkersburg, West Virginia.
- B. In a separate section of the project specifications, provide detailed terms and conditions governing the manner in which all work must be performed. Included in this section, along with warranty information, insurance requirements, and applicable code listing, shall be procedures for:
 - 1. Material handling and storage
 - 2. Disposal of old equipment
 - 3. Erecting barricades/property protection
 - 4. Obtaining approval of submittal drawings
 - 5. Submitting progress payment requests
 - 6. Obtaining permits and/or approvals by the approved vendor
 - 7. Conducting code and acceptance inspections
 - 8. Resolving disputes over interpretation of the specifications
 - 9. Guaranteeing materials and workmanship
 - 10. Turning over wiring diagrams, instruction manuals and diagnostic tools
 - 11. Training personnel on new control and safety features
 - 12. Obtaining final acceptance of completed work
 - 13. Project execution requirements/personnel
 - 14. Provide list of building related work required by Code, including but not limited to, HVAC requirements in the elevator machine room, lighting in the elevator pit and machine room, etc.
- C. Attend one (1) follow up design and coordination meeting to assure that all issues and items are properly addressed.
- D. Provide telephone consultation subsequent to issuance of specification documents.

PHASE 3 - BIDDING

- A. Pre-Qualifying Contractors with the expertise and logistical support necessary to successfully complete the specified work. Develop a bidder's list and review with client prior to issuance of bid document set.
- B. Issue the following bid documents to pre-qualified Contractors:
 - 1. A Formal Invitation to Bid and Bid Proposal Form
 - 2. Technical Specifications for Modernization and/or System Upgrades

CONCEPT & APPROACH

3. Contractor Qualification Form/References
4. Owner's Form of Elevator Maintenance Agreement
- C. Conduct a mandatory pre-bid meeting upon issuance of the bid package.
- D. Respond to bidder inquiries regarding the specifications and issue addenda when necessary.
- E. Upon receipt of qualified bids, provide a spreadsheet analysis of the bid proposals.
- F. Conduct formal contractor interviews (max of 3 contractors on same day) at project job site with Owner/Manager, assist in final negotiations of project schedule and price.
- G. Issue a written recommendation for contract award based upon bid proposal review and Contractor interviews.

PHASE 4 – SHOP DRAWING REVIEW

- A. Review vertical transportation drawings for compliance with the project specifications as well as applicable Codes. Return one (1) marked-up copy in the standard turnaround period of ten (10) working days. Shop drawings shall be submitted via e-mail and will be returned Via e-mail. The McKinley/AEC Team will not be responsible for expediting shop drawing submissions received from the Trade Contractor.

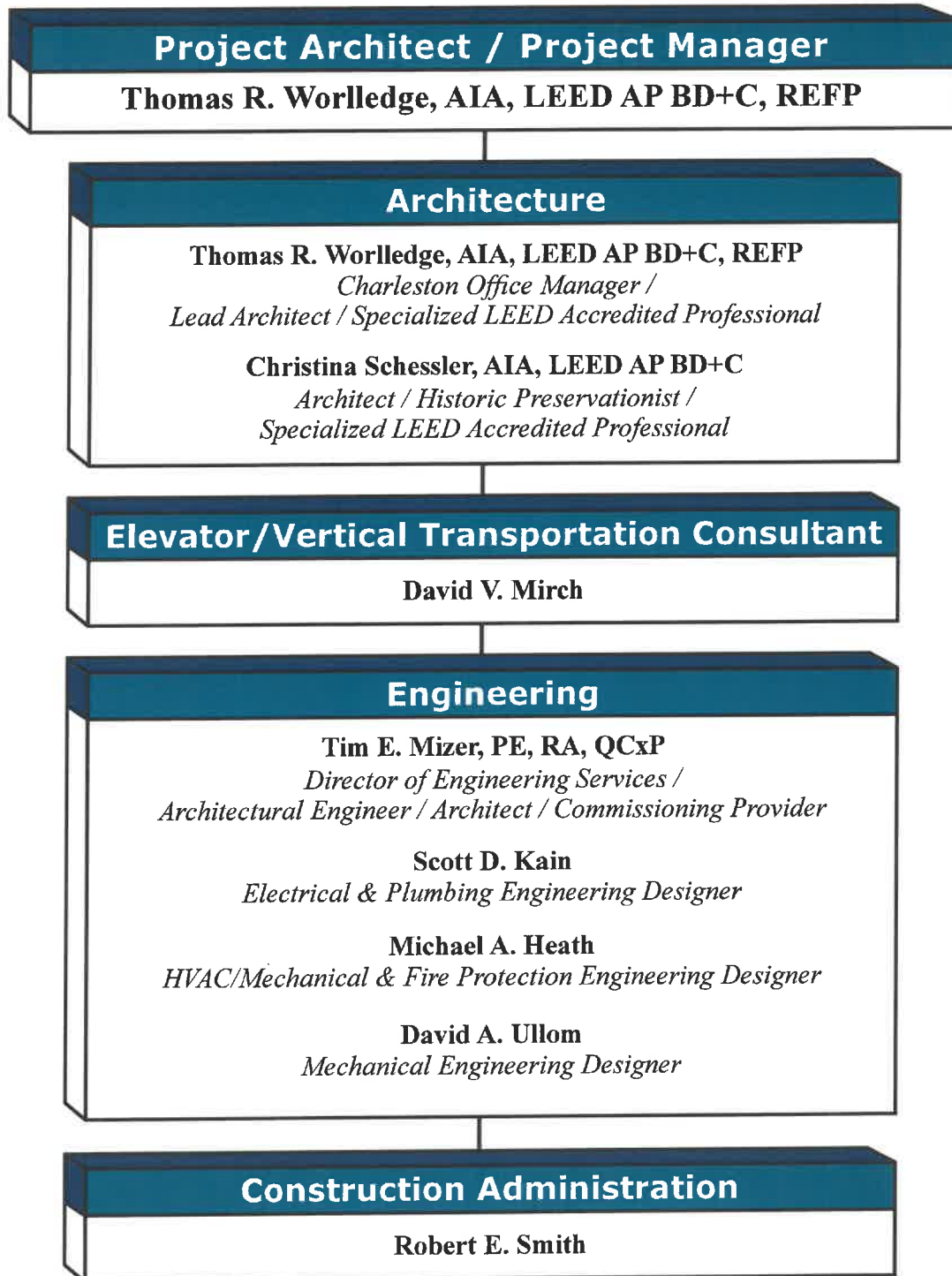
Note: If drawing re-submittals and/or cab drawing reviews are required, they will be performed by The McKinley/AEC Team on a timecard basis and billed as an extra to the contract.

- B. Review and approve or disapprove all substitutions and "or equal" products, equipment and materials submitted by the Trade Contractor.
- C. Respond to all RFIs generated by the Trade Contractor and provide interpretation of design intent relative to the Contract Documents.

PHASE 5 - CONSTRUCTION ADMINISTRATION

- A. Conduct or attend one (1) job site visit at the start of the modernization project to discuss work hours, storage of materials and deliveries.
- B. Conduct or attend job site meetings during construction to evaluate work in progress by the Contractor. Subsequent to each visit, issue a written letter/report in our standard format of our findings. Progress payment application approvals, if required, shall be made during these site visits only.
- C. Conduct one (1) final punch list visit for all of the modernized elevators and issue a written letter/report, including deficiencies. Monitor systems operation and record pertinent operating performance data for comparison purposes. Upon completion of this audit, issue a list of items which require corrective action by the Contractor.
- D. Upon completion of the entire Project and Authority Having Jurisdiction (AHJ) inspection, conduct one (1) thorough examination to confirm completion of the punch list items. Monitor systems operation and record pertinent operating performance data for comparison purposes. Issue a recommendation for final release of retained monies, upon conclusion of the Project.

DESIGN TEAM FLOW CHART



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

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager / Southern-WV Area Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Manager, Charleston Office
Charleston, WV (2005 to present)

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

WV DHHR's Ohio County office building fit-out / renovations

WVSU's Gus R. Douglass Economic Development Center / DigiSo

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

Natural Energy Design (NED) Building (**energy efficient "green" / 2013 Placemaker Award**)

West Virginia State Police - New Logan Detachment

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

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

United States Postal Service - multiple projects throughout WV

Williamson Redevelopment Authority's SMART Office fit-out (**LEED Registered / 2013 Placemaker Award**)

Fairmont State University - 3 building "University Terrace" College Apartments Housing Complex

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

WVU Institute of Technology - Maclin Hall Dormitory renovation

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

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

Christina Schessler, AIA, LEED AP BD+C

Historic Preservation Architect / LEED Accredited Professional



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 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 - Planning Commission
Preservation Alliance of West Virginia
The Association for Preservation Technology Int'l

Board Member:

Friends of Wheeling Historic Preservation Group

Treasurer:

Wheeling Collegiate Alumnae

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, office/commercial, educational, medical and other project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."** As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

NOTABLE PROFESSIONAL EXPERIENCES:

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

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

Harrison County Courthouse historic preservation, roof repair

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

Bennett Square Office Building historic preservation, renovations

Sisters of St. Joseph Convent historic preservation, renovations

Wagner Building multiple office renovations, historic preservation

Lincoln National Bank historic preservation, renovations

Washington & Jefferson College - Old Main historic preservation

The Linsly School historic preservation, renovations

Madison Elementary historic preservation, renovations

Bishop's Chapel Mausoleum historic preservation, renovations

City of Steubenville historic rehabilitation program, multiple projects

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

Grave Creek Mound Museum Restrooms & Auditorium renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Braxton County Senior Citizen Center

West Virginia University's Fire Training Academy at Jackson's Mill

The Towers Building - exterior high-rise report, multiple renovations



David V. Mirch

5944 Clevelandtown Road
Boonsboro, Maryland 21713

E-mail: dmirch@amicusec.com
www.amicuselevatorconsultants.com

Phone: 301-799-9015 Cell: 443-800-2556 E-Fax 301-576-5214

EDUCATION AND CERTIFICATIONS

1978 - IUEC, Elevator Mechanic's Certificate

PROFESSIONAL ORGANIZATIONS

International Association of Elevator Consultants Since 2017

FIELD EXPERIENCE

In 1978 D. Mirch started his career as an elevator mechanic's assistant and continued to work and spend thousands of hours studying and learning specific elevator systems in a fashion that only hands on experience can achieve. He attended educational classes through National Elevator Industry Program (NEIP), National Association of Elevator Contractors (NAEC) as well as specific training from many elevator manufacturers. His roles evolved from a mechanics assistant to mechanic and senior mechanic then ultimately supervisory roles for several major elevator companies. Throughout his 40-year career he has developed highly technical skills and practical knowledge for most every type of system in the vertical transportation industry.

EQUIPMENT EXPERTISE

Haughton, Westinghouse, O' Thompson, GAL, Motion Control Systems, Dover Elevator Corporation, Otis Elevator Company, Armor Elevator Company, Computerized Elevator Company (CEC), Virginia Controls (VC), Montgomery Elevator Company, Pelle Door Equipment, ESCO Elevator Company, Amtech Reliable Elevator Company, Beckett Elevator Company, US Elevator Company Equipment, Fujitec America Inc. EMS Monitoring Systems, Mid-American Control Systems.

CONSULTING

Since 2000 D. Mirch has been offering vertical transportation consulting services. He established his own firm in 2004 and represents government agencies, building owners, property managers, public mass transit systems, engineering firms, architects and law firms with all aspects of maintaining, designing, modernizing and installing new equipment with a focus on specifications and drawings. In November of 2008 market conditions allowed him to re-enter the elevator manufacturing and supply side of the business as a supervisor to sharpen his skill set once again. He spent approximately four years working for major as well as independent elevator companies.

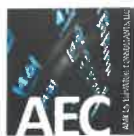


TEACHING

In 1997 D. Mirch started teaching the Washington Metropolitan Area Transit Authority (WMATA) a training program that he developed and continues to implement today. This program is designed for their specific vertical transportation equipment and he administers it to groups and individuals at all mechanical levels. The focus of the training is safety, maintenance and repair, and is administered as classroom instruction, and on-site training for groups and individuals.

PAST EMPLOYMENT

2012 to Present Amicus Elevator Consultants, LLC, Boonsboro, MD
2011 to 2012 Barbee Curran Elevator Company, Rockville, MD
2009 to 2011 Elevator Control Service, Upper Marlboro, MD
2008 to 2009 ThyssenKrupp Elevator Company, College Park, Maryland
2004 to 2008 DMT LLC Elevator Consultants, Boonsboro, MD
2000 to 2004 vda ® (Van Deusen & Associates), Washington, D.C.
1993 to 2000 Fujitec America, Inc., Newington, VA
1991 to 1993 Avery Elevator Company, Washington, D.C.
1988 to 1991 Amtech Reliable Elevator Company, Washington, D.C.
1986 to 1988 Fujitec America, Inc., Washington, D.C.
1978 to 1986 Houghton Elevator Company, Washington, D.C.



Tim E. Mizer, PE, RA, QCCxP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Ohio

Registered Architect in:

Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley 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:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of 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. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Ohio County Justice Center renovations

Marshall County Justice Center

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

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

West Virginia State Police - dozens of renovations, additions, and new detachments State-wide

West Virginia Army National Guard - multiple projects

VAMC Beckley renovations

Dr Ganzer Office Building renovations

Marshall County Schools - Hilltop Elementary (LEED Certified)

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' 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:

West Virginia Independence Hall historic preservation / renovations
Ft. Henry Building historic preservation / renovations
Capitol Theatre historic preservation / renovations
Orrick Building office building historic preservation / renovations
Maxwell Centre office building historic preservation / renovations
Wagner Building office building historic preservation / renovations
Bennett Square office building historic preservation / renovations
Catholic Heritage Center historic preservation / renovations
Sisters of St. Joseph's Mt. Saint Joseph Convent historic preservations / renovations and addition
WVU Colson Hall office building historic preservation / renovations
West Virginia Northern Community College - B&O Building historic preservations / renovations
Wood County Schools - Parkersburg High School historic preservations / renovations and addition
Willow Glen (Johnson Camden McKinley House) historic preservations / renovations
United States Postal Service - multiple projects in WV and PA, including historic preservations
Bishop's Chapel Mausoleum at Mt. Calvary Cemetery historic preservation / renovations
Lincoln National Bank historic preservation / renovations
City of Steubenville, OH historic façades & roofs rehabilitation program, multiple projects across the city
West Virginia State Police - multiple projects
Dr Ganzer Office Building renovations
Building 55: West Virginia State Office Complex in Logan (LEED Certified)
Building 34: West Virginia State Office Complex in Weirton
Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael A. Heath

Mechanical/HVAC & Fire Protection Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley 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

David A. Ullom

Mechanical Engineering Designer

EDUCATION:

Fairmont State University
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College
Associates Degree in Applied Sciences:
Drafting and Design - 2011

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2019 to present)

Kennametal Inc.
Sales Engineer (2016-2019)
Applications Engineer (2012-2016)
Latrobe, PA

Marion County Assessors Office
Map Developer
Fairmont, WV (2010-2012)

SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides an unique understanding for problem solving.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts build-out

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

WVU Medicine - Reynolds Memorial Hospital renovations

Mining sales in Illinois, Alabama, Kentucky, Ohio, and West Virginia.

Specialist in conical cutting and drilling tools for coal applications.

Reviewed test plans and procedures to ensure adequate coverage of system requirements.

Collaborated with scientific, engineering, and technical personnel to resolve testing problems and system malfunctions.

Created comprehensive test plans, test scripts, and use cases to support testing objectives.

Worked in different geologies across North America assisting sales force in finding the best product for the customer.

Developed and edited maps for the Assessor's office in Marion county, WV (Fairmont).

Gained experience in geographic information systems (GIS).

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 Operation (1999-2008)
Transportation Supervisor (1998-1999)
Hammondsville, OH

MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH
Chief B-2, Block 20 Field Retrofit
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 10 years. Bob 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:

The Towers Building renovations, multiple phases

United States Postal Service - multiple projects

City of Steubenville 5 Parks Lighting & Security Project

Cabela's Eastern Distribution Center

Steel Valley Regional Transit Authority

Cameron American Legion Exterior Renovations

Jefferson County Jobs & Family Services renovations

Follansbee City Building renovations

Harrison County Courthouse Roof historic preservation /
renovations

Lincoln National Bank Building historic preservation /
renovations

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

Brooke County Schools - District-Wide Construction Program
(\$36 million), including new buildings, and renovations

Grant Co. Schools - multiple projects, including Maysville
renovations, & Union Educational Complex addition/renovations

Hancock Co. Schools - District-Wide Construction Program (\$56
million), including new buildings, renovations, and additions

Marshall Co. Schools - District-Wide Construction Program (\$38
million), including new buildings, renovations, and additions.
Also includes Hilltop Elementary (LEED Certified)

Marshall Co. Schools - Cameron High (LEED Registered)

Tyler Co. Schools - multiple projects

The Linsly School - multiple addition/renovations

Project Name

Wheeling Island Hotel • Casino • Racetrack - ADA Elevator Project

Project Location

Wheeling, West Virginia

Project Size

\$276,275

Description, Services, & Additional Info

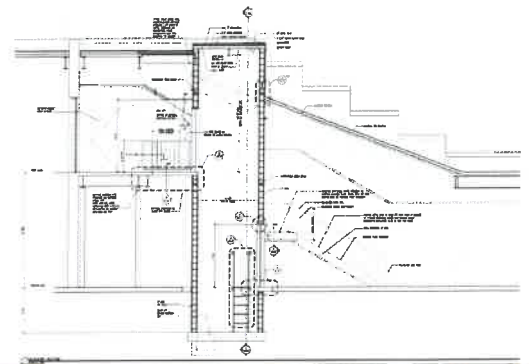
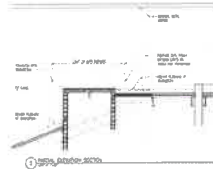
The Delaware North Companies requested an ADA Compliant Elevator to be added in their Wheeling Island Hotel • Casino • Racetrack. This project involved full design and build services to provide a new elevator to connect the greyhound racetrack, its entry, and shared corridor with the main gaming floor. Though the shaft reached only modest heights, work involved the partial demolition of an existing stairway, and a challenging design and installation. The elevator shaft had to be designed as an independent structure within the building using deep pile foundations immediately adjacent to existing grade beams and deep caissons. In addition, the elevator and floor structure to it, though sized only to meet ADA minimums for access, also had to potentially carry the heavy weight of coin carts just in case staff decided to take a short cut!

The elevator is a traction elevator using the state-of-the-art small control closet option rather than a full elevator machine room. The system controls are within the frame of the elevator jamb at the upper level to keep them out of the floor zone. Power is provided from a nearby closet, also on the upper level, and it has the shut-off and fire alarm service connection. Standard interior finishes were used but stainless steel was specified for the corridor side of the elevator doors so that they matched the other elevators in the facility. Other objectives for the design required a tie-in to the existing fire alarm, sprinklering, and an accelerated/compressed schedule. This elevator project was completed in June of 2013. We have also completed dozens of other projects in this facility over the years.

Contact information for Project Owner

Jeff Sellers
Director of Construction
Delaware North Companies, Inc.
40 Fountain Plaza
Buffalo, NY 14201
716 / 858-5518

Greg Salomon
Director of Services & Facilities
Wheeling Island Hotel • Casino • Racetrack
1 South Stone St.
Wheeling, WV 26003
304 / 231-1788 or 304 / 215-2770



BEFORE



DURING CONSTRUCTION



AFTER

Project Name

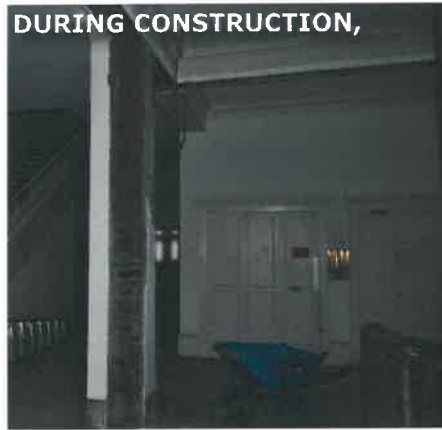
Fort Henry Building

Project Location

Wheeling, West Virginia

Project Size

40,000 SF approx.



Description, Services, & Additional Info

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley Architecture and Engineering's subsidiary company) stepped in to save the building from demolition.** To date, we have been successful in attracting 3 tenants, which has enabled us to commence with the

development of the project. **There is an anchor tenant (West Virginia Department of Rehabilitation Services) which occupies the entire second floor, while 2 other tenants just moved into portions of the first floor.** Because the building had been in disrepair for many years, **these renovations included upgrades required to get the building up to current codes and standards, ADA lobby entrances, new freight and passenger elevators,** windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, storm & sewage line separation, sidewalks, and much more. The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope. Since the structure is included in the **Wheeling Historic District in the National Register of Historic Places;** the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building.

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

Contact information for Project Owner

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



and AFTER



Project Name

Orrick's Global Operations Center

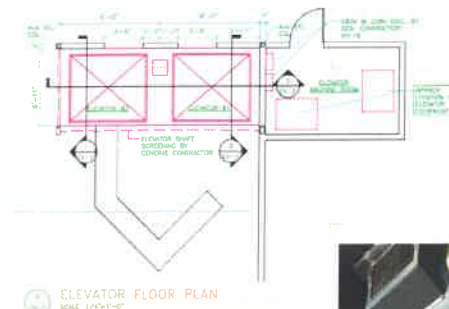
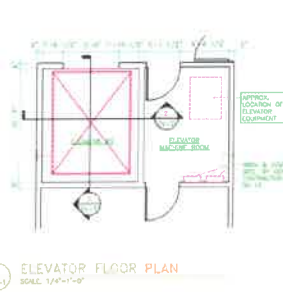
Project Location

Wheeling, West Virginia

Project Size

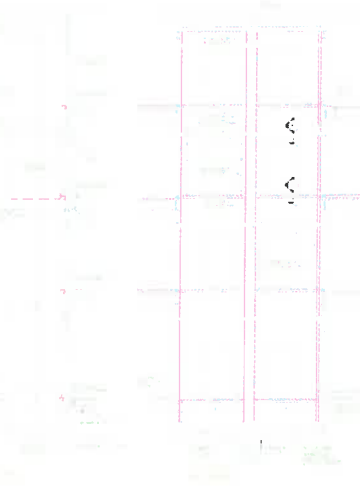
88,000 SF

\$8 million



Description, Services, & Additional Info

This 4-story, 88,000 SF former historic warehouse is now "Class A" office space, found in the Wheeling Warehouse Historic District of the National Register of Historic Places. This 100 year old warehouse was renovated to create some of the most creative office space in the State. The shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick). This building soon became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock. This \$8 million dollar project won a West Virginia AIA Merit Award. The building was partially occupied while renovations continued. Architecture & engineering design was completed in-house and included structural, mechanical, civil, electrical and fire suppression systems. Security for the facility was to be comparable to the rest of the firm's nationwide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. There is also a renovated freight elevator in the building. The 3 elevators are single direct acting hydraulic cylinder in well hole. The Freight Elevator is 5000 pounds, and travels at 125 fpm. This is 5' 11" wide x 8' 6" deep, with an 8' cab height. The 2 Passenger Elevators are 3500 pounds, and travel at 150 fpm. These are 6' 8" wide x 5' 5" deep, with an 8' cab height. These have a Duplex Collective Operation; by using a microprocessor-based controller, the operation shall be automatic by means of the car and hall buttons. In the absence of system activity, one car can be made to park at the pre-selected main landing. The other (free) car shall remain at the last landing served. Only one car shall respond to a hall call. If either car is removed from service, the other car shall immediately answer all hall calls, as well as its own car calls.



Contact information for Project Owner

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



Project Name

Bishop Bernard Schmitt Catholic Heritage Center

Project Location

Wheeling, West Virginia

Project Size

40,000 SF

\$2.9 million

Description, Services, & Additional Info

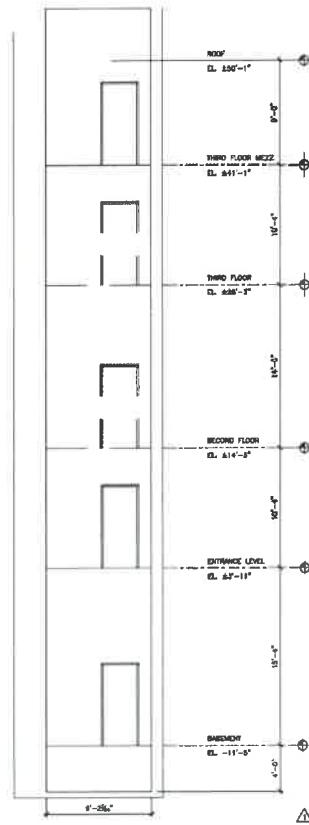
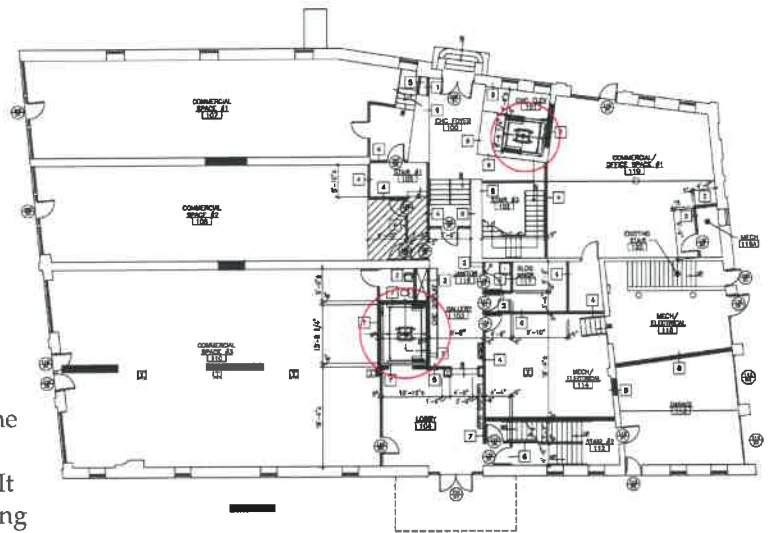
This renovation project of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home to several private companies and State and Catholic Charities affiliated with the Wheeling-Charleston Diocese. It exists as a resource for improving, supporting, and educating the public about the state's special programs and outreach activities. The building was remodeled to include space for diocesan offices on the third floor and a conference hall on the third floor. The building is found in the Centre Market Square Historic District, in the National Register of Historic Places. The original project was a complete renovation completed in 2004, where subsequent phases were for various retail and office build-outs.

There were two passenger elevator replacements in the original project. The 20th Street entrance includes an elevator and convenience stair designed for exclusive Diocese use. This elevator has a 2100 lb capacity and travels at 150 feet per minute. The 21st Street entrance (fronting the parking lot) is the "public" and ADA accessible entrance. This entrance lobby includes an elevator and stair for access to all upper-floor building occupancies, as well as the basement storage areas. The Diocese spaces are likewise linked to this "public" entrance on all floors via north-south corridor connections to the elevator lobbies. This elevator has a 4500 lb capacity and travels at 150 feet per minute.

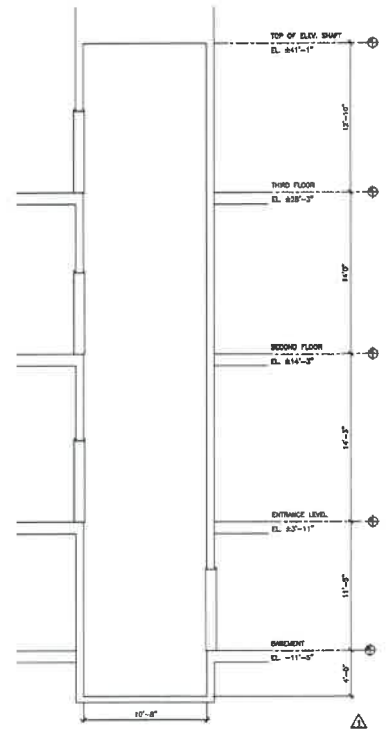
Original work also included selective demolition and renovation to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, flood-proofing, fire protection, and ADA compliance. The Archive spaces utilized specialized HVAC and sprinkler systems. Previous phases involved offices for various private companies, and offices for a couple different branches of the Wheeling-Charleston Diocese.

Contact information for Project Owner

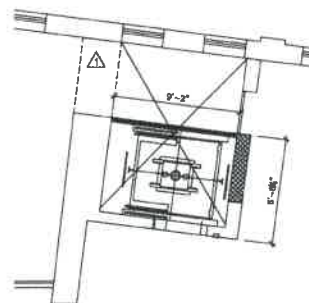
Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
304 / 233-0880



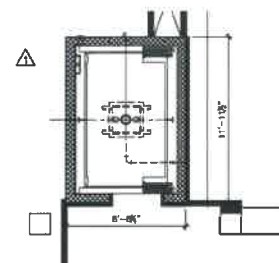
A SECTION THRU ELEVATOR "A"
SCALE: 1/4"=1'-0"
NOTE: SEE SECTION C FOR ELEVATOR PIT.



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



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



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

Project Name

USPS Clarksburg Finance Station - Elevator Renovation

Project Location

Clarksburg, West Virginia

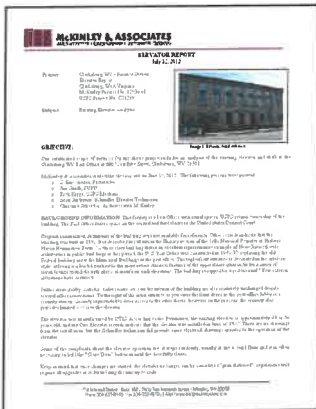
Project Size

\$375,000

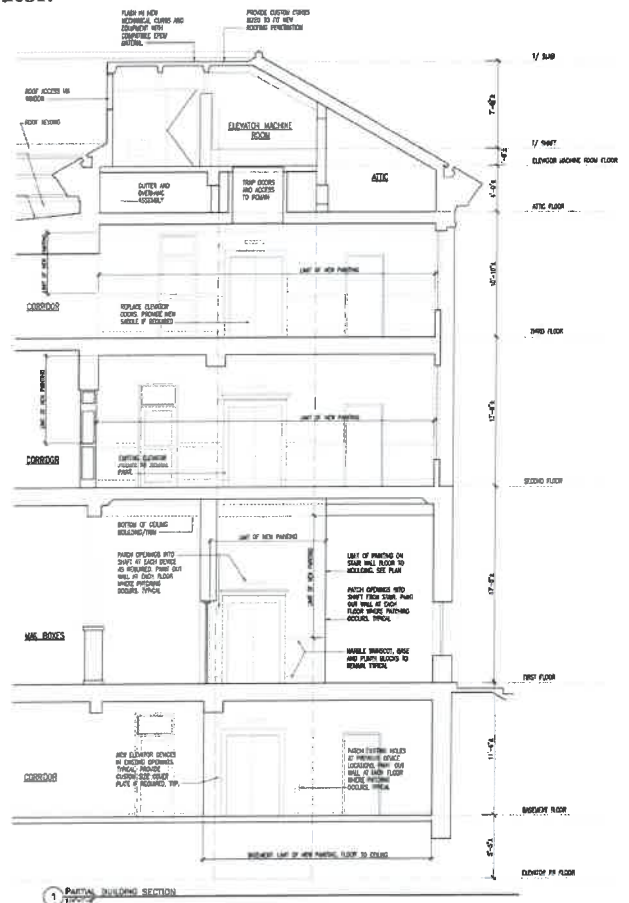
Description, Services, & Additional Info

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

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



After reviewing our study, the USPS chose the complete replacement (known as a "modernization" in the elevator industry) option; remove and replace the entire elevator system and upgrade all non-code compliant conditions including Federal ADA regulations. The elevator is a four-story traction type with a ventilated, traditional machine room at the attic level. Repairs to the shaft include: patching holes, removing non-code compliant conduits and data cabling, a complete cab, platform and equipment replacement,



new controller, new ladder and patching historic finishes at the hoistway openings. There was water proofing of the water pit, and the addition of a handicapped chair lift. Project also included miscellaneous demo, as well as electrical, HVAC, fire alarm, and more. There were also a few door replacements, including a new fire rate door at the Penthouse elevator machine room. The document preparation also included collaboration with on-site staff to provide for on-going occupancy of the building so that the Federal Judge and US Marshals may continue operations during the fit out.

Contact information for Project Owner

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

Project Name

Mount St. Joseph Convent Renovation Project

Project Location

Wheeling, West Virginia

Project Size

71,000 SF

\$ - (withheld at Owner's request)

Description, Services, & Additional Info

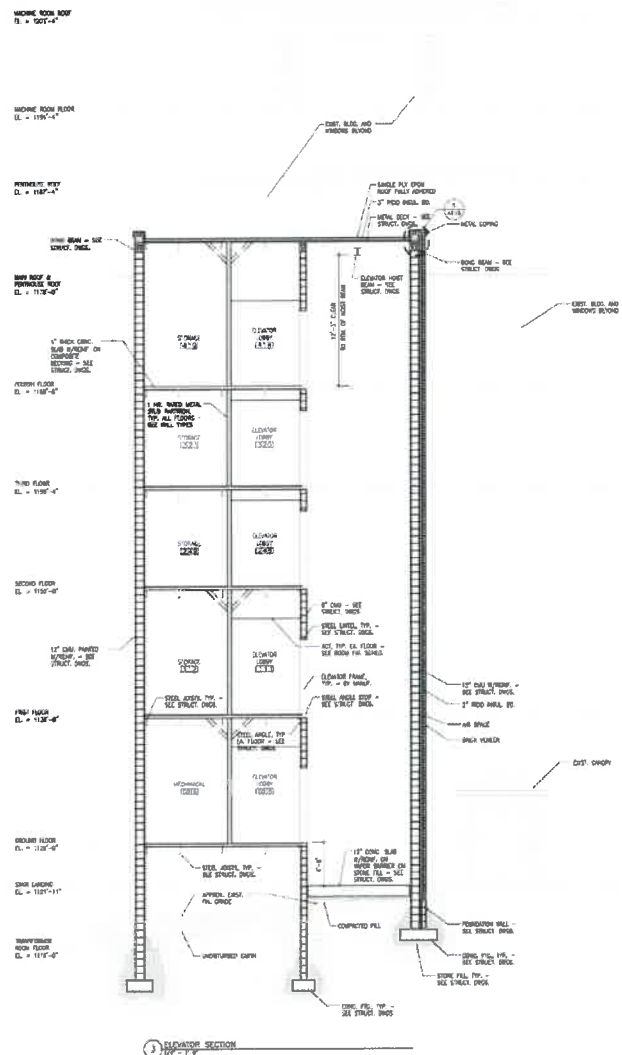
Listed on the National Register of Historic Places, the Mount St. Joseph Convent is a **five story building** that provides all living accommodations on site. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations. There is also a library, a hair salon, laundry services, social hall, formal dining room for 100, a complete commercial kitchen, a chapel and an exercise space. Meeting rooms and private apartments are also available for visiting lecturers and seminars. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall. Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible. This project was completed in multiple phases.

To preserve the historic nature of the building, the existing elevator was left in place with only cosmetic alterations made.

In addition, a new elevator was added on to the rear of the Convent. It was important to design the addition exterior to complement the existing historic masonry. This Otis Hydraulic Elevator has 5 stops, can carry a 4500 lb load, and moves at 150 fpm. The inside car dimensions are 5' 8" wide x 7' 11" deep, which is plenty of room for the Sisters that use wheelchairs or walkers. This passenger elevator met all applicable codes, including ANSI A117.1, ADAAG, ANSI/NFPA 70, ANSI/NFPA 80, ASME/ANSI A17.1, ANSI/UL 10B, Model Building Codes, and all other local applicable codes. The elevator type was a single direct acting hydraulic cylinder in a well hole, and utilizes a Simplex collective operation.

Contact information for Project Owner

Sister Marguerite O'Brien
Sisters of St. Joseph
137 Mount St. Joseph Rd
Wheeling, WV 26003
304 / 232-8160



Project Name

Wagner Building

Project Location

Wheeling, West Virginia

Project Size

60,000 SF
\$6.2 million

Description, Services, & Additional Info

Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the **National Register of Historic Places** and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built in the 1930s, and after being vacant for over 30 years, McKinley Architecture and Engineering totally renovated this 7-story structure in phases, and turned it into a corporate center that includes beautiful **Class "A" office suites** as well as a new bank.

Work on this 60,000 square foot structure included total design of mechanical, electrical and fire suppression systems as well as all architectural components, exterior renovations, window replacements, ADA compliance design, and a total gut of the interior. Two elevator replacements were also a major part of this project. This included an upgrade to the existing elevator penthouse (additional hoist beam), support rails, etc. After the two elevator replacements were completed; when construction is on-going, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. This project was challenging due to the fact that it was renovated on a floor-to-floor basis (in multiple phases); we recently completed renovations on the 5th floor in 2014. This tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River.

Here are some of the Elevator specifications:

#2500 lb. Traction elevator

Travel distance: Basement to 7th floor approximately 80'-0"

Speed: 200 ft./min.

Doors: Center opening

Cab: Standard manufacture's cab with plastic laminate trim and stainless steel handrails

Building Code and ADA compliant

Individual floor lockout capability

Corridor push buttons and hall lanterns each floor

First floor has firefighters services and emergency keyed switch

Car control and display panel (ADA compliant)

Restricted access switches

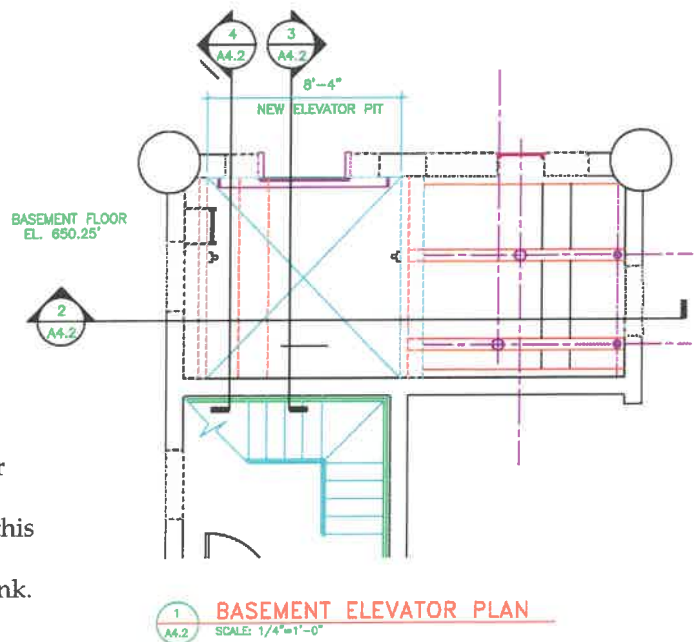
Emergency stop switch

Alarm button

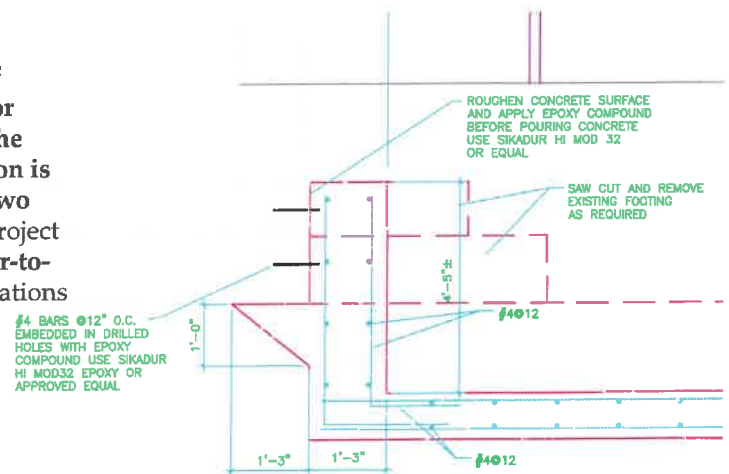
Telephone compartment

Contact information for Project Owner

Mr. Dennis Kozicki
The Maxwell Partners
Maxwell Centre #300
32-20th Street
Wheeling, WV 26003
304 / 232-2280



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



5 DETAIL
SCALE: 3/4"=1'-0"



Project Name

Capitol Theatre

Project Location

Wheeling, West Virginia

Project Size

82,000 SF
\$2.3 million

Description, Services, & Additional Info

The Capitol Theatre (also known as the Capitol Music Hall) was originally built in 1928 and is found in the Wheeling Historic District in the **National Register of Historic Places**. In 2007, it was closed due to code violations. Two years later, the theater was acquired by the Wheeling Convention & Visitors Bureau who wished to save this historic and iconic building. McKinley Architecture and Engineering was honored to be selected as the Architects and Engineers on this restoration project.

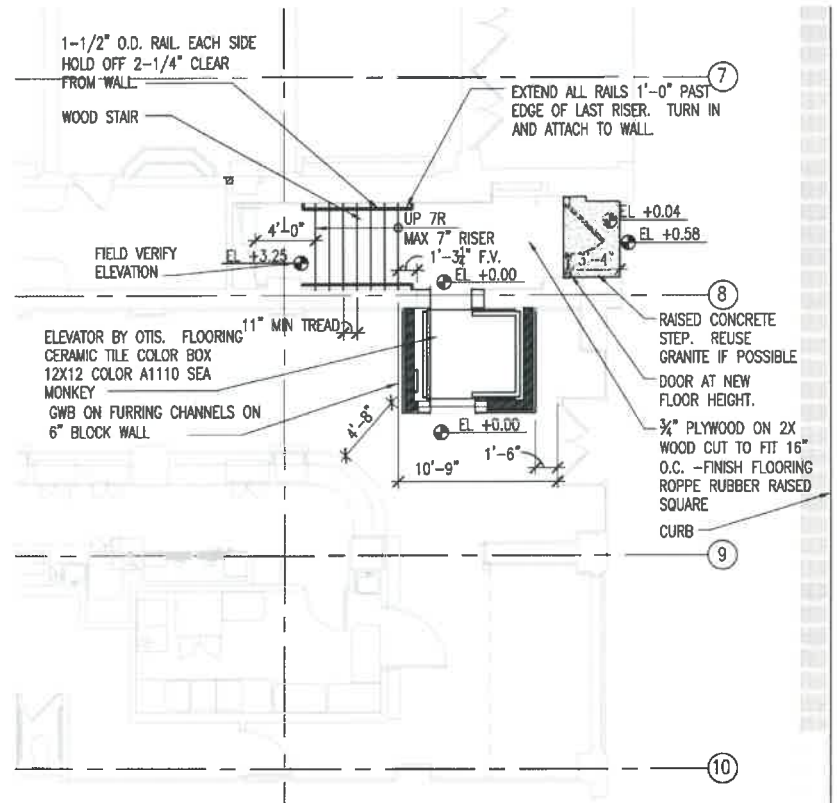
Working closely with the new owners, McKinley Architecture and Engineering created a Master Plan to bring the building back to life. This multiple phase plan was successfully executed. Improvements in Phase 1 included full building sprinklering, full building fire alarm, and temporary bathrooms. Phase 2 included 2 six-foot wide, 5 story, free standing exit stairs with a scissor configuration. Finally, Phase 3 included a **new elevator and shaft**, ADA compliance, and a concession and restroom build out.

The theatre was successfully reopened on September 23, 2009 after Phase 1, which mostly consisted with improvements to the life safety aspects of the building which had caused the building to be closed initially. With a tight schedule of 6 months from master planning to occupancy, a **hands on approach was used to ensure the historic fabric of this building was maintained** while these improvements were implemented.

As stated above, the new elevator was included in Phase 3; funding of which came from a grant to improve the accessibility of the building. A main key to the design was maintaining the historical value of the existing building while adding the modern functionality of the elevator. McKinley Architecture and Engineering is very proud with how well the historical value of the building was protected during this modernization.

Contact information for Project Owner

Mr. Frank O'Brien
Wheeling Convention & Visitors Bureau
1401 Main Street
Wheeling, WV 26003
304 / 233-7709



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

Project Name

WVU Institute of Technology: Maclin Hall Dormitory

Project Location

Montgomery, West Virginia

Project Size

53,900 SF
\$5.4 million

Description, Services, & Additional Info

A comprehensive renovation to the historic Maclin Hall dormitory, originally built in 1938, on the campus of WV Tech. The project was designed in less than a month, and included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, fire alarm system, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities.

This project had to be fast-tracked with a construction time of only 6 months. This project was built throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year.

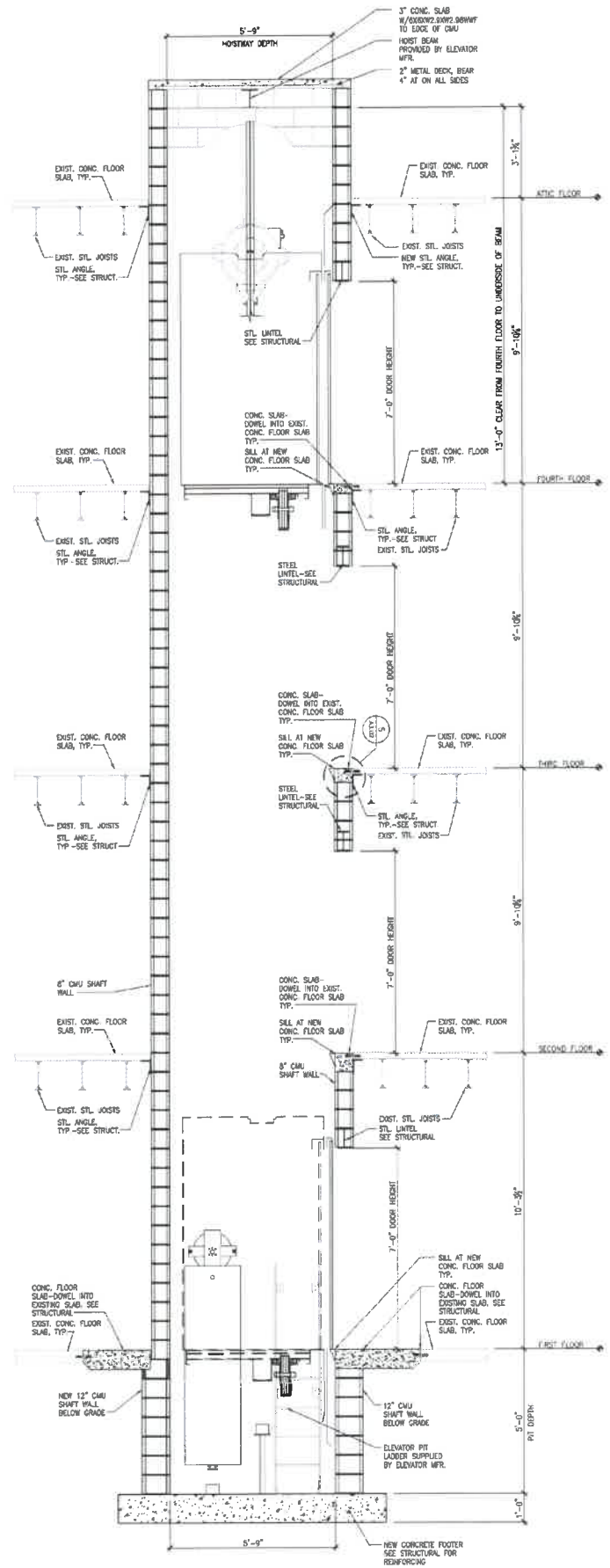
McKinley Architecture and Engineering was selected to renovate the dorm and bring it up to current standards. Included in this renovation was the replacement of the elevator. The elevator had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and equipment throughout the building. The placement of the elevator shaft was critical; it had to be accessible and the client did not want the elevator penthouse to be exposed on the exterior of the building.

By placing the new elevator shaft centered on the peak of the attic we were able to enclose the entire shaft inside the structure and not spoil the historic character of the building.

By careful planning we were able to meet all of the ADA requirements, save the client the cost of reroofing, and bring the building up to the standards required for a modern dormitory.

Contact information for Project Owner

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



4 SECTION • ELEVATOR
1/2"=1'-0"

CLIENT TESTIMONIAL



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

CLIENT TESTIMONIAL



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

CONSULTING PROJECT EXPERIENCE
(Office, Hotel, and Mixed-Use Towers)

- 2017 Pennsylvania State New Archives Building, Harrisburg, PA
Multistory new equipment installation of three (3) roped hydraulic elevators that service parking as well as archive and office areas of the building with Non-proprietary equipment.
- 2016-2017 Pennsylvania Museum Renovation project, Harrisburg, PA
Multilevel renovation of six (6) escalators in the PA historical museum located on North Street near the capitol complex.
- 2017 Pennsylvania PSP Headquarters Police Building project, Harrisburg, PA
Renovation of three (3) existing elevators located on the outskirts of Harrisburg. Upgrading the existing systems with Non-proprietary equipment.
- 2014-2018 Washington D.C. Schools upgrades and modernizations
Removing and upgrading single elevators in eleven (11) schools with Non-proprietary equipment.
- 2017 Washington D.C. Schools
New installation of several roped hydraulic elevators located in two schools with Non-proprietary equipment.
- 2013-2018 Washington area "WMATA" metro system
Provide hands on training for maintenance personal on both escalators and elevators within the system.
- 2016-2018 Washington area "WMATA" metro system
Create and provide "maintenance control programs" (MCP) for all elevators and escalator units within the system.
- 2016-2017 Washington, Virginia and Maryland area
Provide modernization services for apartment housing as well as office and condominium structures.
- 2016 Pennsylvania State Office Tower #1, Harrisburg, PA
Multistory quality control services for nine (9) traction elevators and currently underway to modernization proprietary equipment that was installed.
- 2014 Hilton Hotel, Lexington, KY
23 stories, two (2) traction service elevator modernization (completed in 2014). Additionally, provided services for quality control service inspections for two (2) escalators and eight (8) elevators.
- 2015 Bluegrass Corporate Center, Lexington, KY
17 stories, six (6) gearless traction Elevator modernization.
- 2016 First Federal, Lexington, KY
6 story office building, two (2) traction service elevator modernization (completed in 2016).
- 2016 600 Pennsylvania Ave, SE, Washington, DC
Three (3) traction elevator modernization.

- 2016 3301 New Mexico Ave, Washington DC
Provided services to assist the client in extending the life of their elevator system. Component replacement resulting in an additional ten years of elevator service.
- 2016 The Penthouse Condominiums, Baltimore, MD
Three (3) geared traction elevators and one (1) hydraulic elevator modernization.
- 2016 D.C. Schools project
Currently working on design and modernization services for thirty-five (35) elevators. (No scheduled completion date, ongoing services)

Additional references available upon request.

DAVID V. MIRCH – RELEVANT FIELD EXPERIENCE

- 1979 Architect of the Capital (AOC), Library of Congress, Washington DC
Completion and Close out of new installation and existing elevators and escalators, Haughton Elevator Company.
- 1982 Marriot Hotel, Washington DC
Elevator and Escalator installation, Haughton Elevator Company.
- 1986 Arlington Court House, Arlington, VA
Installation of two (2) courthouse escalators and eight (8) elevators, Fujitec Installation, Adjusting and Maintenance.
- 1993 Gallery Place, Baltimore, MD
Installed and Adjusted Six (6) escalators and Nineteen (19) elevators Fujitec Installation, Adjusting and Maintenance.
- 1995 Maintenance and Repair Service Superintendent, Fujitec
Responsible for supervising maintenance and care of the existing equipment as well as the repair and testing departments.
- 1997 Member Technical Service Group @ Fujitec
Responsible for technical training for escalators and elevators nationwide.

Technical Service Group Fujitec – Providing:

- Adjustor level training for mechanics
- Worked in Research and development for new product lines, escalators and elevators
- Researched and applied software implementation for Fujitec new and existing installations
- Provided hands on training for WMATA (Washington Metro) for Fujitec new installations for escalators

- 2000 Consultant, Educator (Washington Metro WMATA)
Educator for escalators and elevators from contract negotiations to maintenance and modernization as well as identifying problems, diagnosing issues and determining corrective actions – VDA / Van Deusen and Associates.
- 2004 Principal, DMT, LLC, Consulting Service for Vertical Transportation
Continued with services such as contract negotiations, maintenance and modernizations of escalators, elevators and all related systems as well as providing “hands on” educational services.



- 2008 Consultant
New Construction/Modernization Superintendent and Educator. Worked with Thyssen Krupp Elevator Company, Elevator Control Service and Barbee Curran Elevator Company. All located within the Washington, DC area.
- 2012 Principal, Amicus Elevator Consultants (AEC), LLC
AEC Provides a comprehensive selection of consultation services covering all aspects of vertical transportation equipment and systems.



Amicus Elevator Consultant References

- VITETTA Architects & Engineers located in Harrisburg, Pennsylvania / Currently performing a full modernization at the following facilities: Pennsylvania State Museum, Pennsylvania State Police Head Quarters. New State Archives (New Construction) also located in Harrisburg, Pennsylvania.

Contact information:
Daniel R. Vodzak, RA
Regional Director
VITETTA Architects & Engineers
Anchor Place
645 North 12th Street
Suite 100
Lemoyne, PA 17043
Main office 717-233-1105
E-Mail: Vodzak@Vitetta.com

JoAnn Jolin, AIA, LEED BD+C
VITETTA Architects & Engineers
Anchor Place
645 North 12th Street
Suite 100
Lemoyne, PA 17043
Main office 717-233-1105
E-Mail: jolin@vitetta.com

- Condominium board located in Towson, Maryland / Currently performing a full modernization for all the elevators in the building.

Community Manager for "The Penthouse"
Mr. Jake Gusiew
28 Allegheny Ave
Suite 701
Towson, MD 21204

Direct phone: (410) 821-6700
E-Mail: Jake.Gusiew@fsresidential.com

- Condominium board located in Lexington, KY. / Performed a full modernization of elevators in the building.

Property Manager for "The Woodlands"
Ms. Sharon L. McGee
111 Woodland Avenue
Lexington, KY 40502

Phone: (859) 231-7000
E-Mail: smcgee@qx.net



- Washington D.C. school's elevator modernization projects.

Lead Architect Managing Washington D.C. Schools Projects.
Mr. Jamil Hamilton / Sr. Project Manager
1250 U St., NW 3rd Floor
Washington, DC 20009

Phone: (202) 486-6307
E-Mail: Jamil.hamilton@mckinc.com

- Worked to complete a partial modernization of commercial type elevators located in an office type setting in Washington, D.C.

Senior Property Manager located in the same building as upgrades took place:
3301 New Mexico Ave, Washington D.C.
Mr. Vincent Squeo, Senior property manager.
3301 New Mexico Ave.
Suite 115
Washington, D.C. 20016

Phone: (202) 537-0787
E-Mail: vsgueof@bmcproperties.com

- Worked to complete a full modernization of service/freight elevators in a hotel facility in Lexington, KY.

Chief Engineer in charge of the hotel.
Mr. Frankie Shields
369 West Vine Street
Lexington, KY 40507

Work: (859) 231-9000
Cell: (859) 559-2697
E-Mail: Frankie.Shields@Hilton.com



VITETTA

June 12, 2019

Department of Administration
General Services Division
112 California Avenue, 5th Floor
Charleston, WV 25305

**Re: Letter of Recommendation
Department of Administration – General Services Division
Elevator Modernization – Various Facilities**

To Whom it May Concern:

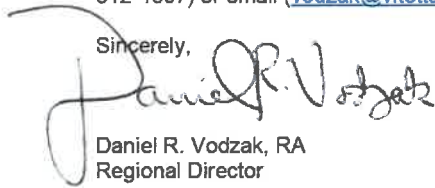
We are writing to express our recommendation of Dave Mirch as an elevator consultant for your project. We have been working with Mr. Mirch for approximately five years on several projects for the Commonwealth of Pennsylvania through the Department of General Services including:

- DGS Project 236-01 PH 1 Pennsylvania State Police Headquarters - Elmerton, Renovation of Department Headquarters B (including elevator modernization)
- DGS Project 946-12 PH 5 Pennsylvania State Museum and State Archives Escalator Replacement
- DGS Project 987-01 PH1 Pennsylvania State Archives – New Construction State Archives and Record Center Annex (a new facility with passenger and freight elevators)

We have found that Mr. Mirch's "hands-on experience" in the early part of his profession as an elevator field technician is a valuable resource in his consulting services. He is extremely knowledgeable in both the mechanics and functionality of elevators and escalators. Additionally, we find Mr. Mirch to be a team player who interacts well with the other members of our design teams.

Should you need additional information, please do not hesitate to contact me by telephone (717-612-4607) or email (vodzak@vitetta.com).

Sincerely,



Daniel R. Vodzak, RA
Regional Director

/srh

cc: File

645 N 12th STREET SUITE 100, LEMOYNE, PA 17043
T 717.233.1105 F 717.754.0558 www.vitetta.com

ARCHITECTURE ENGINEERING PLANNING HISTORIC PRESERVATION



VITETTA

June 12, 2019

Department of Administration
General Services Administration
112 California Avenue, 5th Floor
Charleston, WV 25305

**RE: Letter of Recommendation for Amicus Elevator Consultants
Department of Administration – General Services Administration
Elevator Modernization – Various Facilities**

Professional Selections Committee:

I am writing in recommendation of Amicus Elevator Consultants LLC as the elevator modernization consultant for your upcoming elevator modernization project. More specifically, I recommend the services of Dave Mirch, whom I have known and worked with for approximately 5-years. Listed below are a few of the projects I have been involved with that used Dave as the vertical transportation consultant.

Pennsylvania Department of General Services Project 946-12 Phase 5
Pennsylvania State Museum & Archives – Escalator Modernization

Amicus Elevator Consultants provided recommendations and design data required for the modernization of four existing escalators, plus suggestions for phasing the scope of work in a manner maintaining the use of some of the escalators throughout the course of construction.

Pennsylvania Department of General Services Project 987-01 Phase 1
New Construction of the Pennsylvania State Archives & State Records Center

Amicus Elevator Consultants provided recommendations and design data for the provision of three new elevators – two passenger and one freight – for this new state-owned facility, which was released for bids this week.

Southeastern Pennsylvania Transportation Authority (SEPTA)
103 Victory Avenue – Administration Building

Amicus Elevator Consultants assisted with the selection and documentation of a single passenger elevator for this new two-story facility.

In my interactions with Dave, I have found him to be a highly knowledgeable and responsive consultant for our vertical transportation needs. Dave's vast experience in the world of elevators – encompassing field service, research and development, and now consulting – has been of great advantage to our firm. Dave not only knows how to select the appropriate elevators and escalators for our projects, he can provide us with the concise reasoning behind his choices. Moreover, Dave explains his selections in a not overly technical manner, allowing me to easily understand the information and present it to our clients. In addition to being a respected colleague, Dave has also become a friend.

645 NORTH 12TH STREET, LEWISBURG, PENNSYLVANIA 17043
T 717-233-1105 F 717-233-1553 WWW.VITETTA.COM

ARCHITECTURE ENGINEERING PLANNING HISTORIC PRESERVATION



PAGE 2
Letter of Recommendation for Amicus Elevator Consultants
Department of Administration – General Services Administration
Elevator Modernization – Various Facilities

Should you require additional information, please do not hesitate to contact me by telephone or email (717.612.4608 or jolin@vitetta.com).

Sincerely,



JoAnn L. Jolin, AIA, LEED AP BD+C
Chief Project Architect

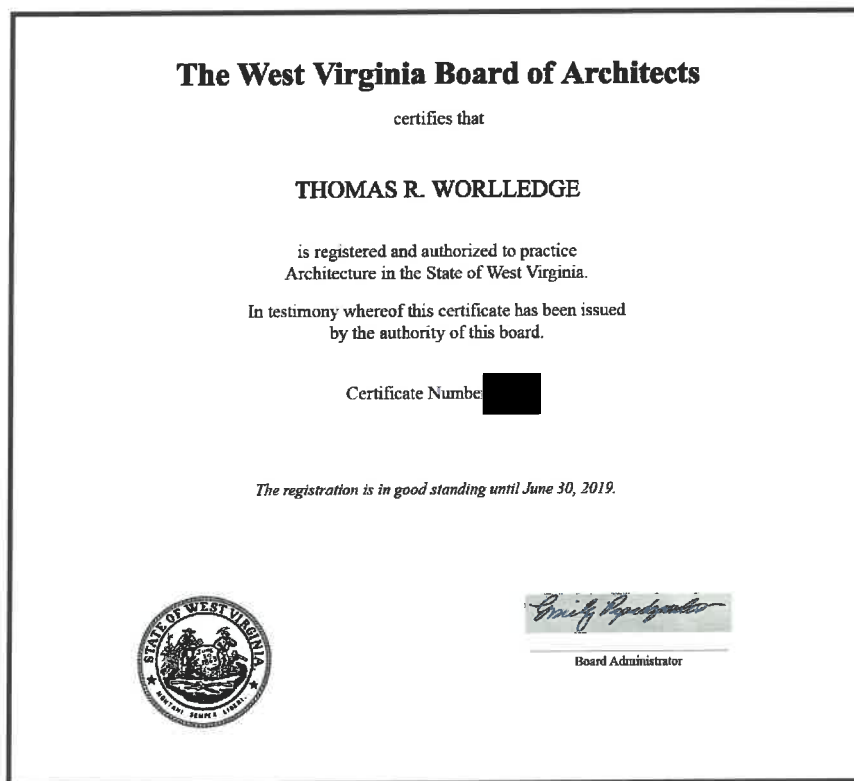
/s/

cc: File

P:\Programs\VGK\Images-and-Descriptions\Z_Non-Project\Recommendation-Letters\Amicus-Elevator-Consultants_Recommendation-Ltr-LJ_2019-06-12.docx

Licenses & Registrations

For your convenience, you will see copies of our key individual's and firm's various licenses & registrations as evidence that we are currently registered in the State of West Virginia. On this page is Thom Worlledge's (your Project Manager / lead Architect) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874), as well as Tim Mizer's (your lead Engineer) West Virginia State Board of Registration for Professional Engineers (WV PE #013169). We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes in the "Design Team" tab. Furthermore, on the following pages, you will see our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia.



Licenses & Registrations

BOOK 66 PAGE 793



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.



Licenses & Registrations

State of West Virginia



Certificate

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

MCKINLEY & ASSOCIATES, INC.

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

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

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



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

Natalie E. Tennant

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, <https://apps.wv.gov/soe/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.

Licenses & Registrations

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

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

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

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

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

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

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

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

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

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

atl.006 v.4
L0539442304

Licenses & Registrations

CERTIFICATE OF

Authorization

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.
C00366-00

Engineer in Responsible Charge: TIM E MIZER - WV PE 013169

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

January 1, 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

Licenses & Registrations



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary

May 30, 2019

DAVID MIRCH
AMICUS ELEVATOR CONSULTANTS, LLC
5944 CLEVELANDTOWN ROAD
BOONSBORO, MD 21713

Re: CERTIFICATION NO. [REDACTED]

Dear DAVID MIRCH:

The Maryland Department of Transportation's (MDOT) Office of Minority Business Enterprise (OMBE) is pleased to notify you that your firm meets the eligibility standards and has been certified in the Small Business Enterprise (SBE) Program in the following capacity:

NAICS Code – NAICS Industry Title

(Specific areas of work your firm is certified to perform within that NAICS Code)

238290 - SBE-ONLY - OTHER BUILDING EQUIPMENT CONTRACTORS (SPECIFICALLY: ELEVATOR AND ESCALATOR DESIGN AND CONSULTING SERVICES)

611710 - SBE-ONLY - EDUCATIONAL SUPPORT SERVICES

Only certified firms are eligible to fulfill minority participation goals on contracts issued by the State of Maryland.

As of the date of this letter, your firm is listed in MDOT's online Directory of Certified Firms. The Directory is maintained in real time and serves as the **official** source of your firm's certification status. It is used by prime contractors and consultants seeking participation from SBE subcontractors.

It is important that you check your Directory listing and contact the OMBE at 410-865-1269 regarding corrections or changes. **You must inform OMBE of any change in circumstances affecting the firm's ability to meet size, ownership, or any material change in the information provided in the application within 30 days of the occurrence of the change.** View your listing at <https://mbe.mdot.maryland.gov/directory/>.

Please review the attached Minority Business Resources. If you are not already registered with Maryland's Small Business Reserve Program and **eMarylandMarketplace**, I strongly encourage you to learn more about these programs and complete the free, online registration at your earliest convenience.

Your firm must be reviewed annually in order to maintain its SBE certification status. We will contact you when it is time to begin the Annual Review process.



Licenses & Registrations

Contact the Office of MBE via telephone using 1-800-544-6056 or 410-865-1269.

Sincerely,



Monica A. Cruse, Chairperson
Minority Business Enterprise Advisory Committee
Office of Minority Business Enterprise

cc: Sabrina Bass
Director
Office of Minority Business Enterprise

Insurance

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

ACORD™		CERTIFICATE OF LIABILITY INSURANCE			DATE (MM/DD/YYYY) 01/24/2019		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		CONTACT NAME: 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 INSURER A: Cincinnati Insurance Co. NAIC # 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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			EPP/EBA0146335	06/15/2018	06/15/2019	COMBINED SINGLE LIMIT (Ex accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$			EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WCB1018014 PA EL INCLUDED WV BROAD FORM EL	12/30/2018	12/30/2019	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 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>Lee C. Paul III 1/24/19 Jm</i>			
ACORD 25 (2009/09)				© 1988-2009 ACORD CORPORATION. All rights reserved.			

Insurance



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	
INSURED MCKIN-1 McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company NAIC # 20443 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

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/PO/ AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			N / A			WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591883624	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

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ACORD 25 (2010/05)

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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: 579236

Doc Description: EOI: Elevator Modernization - Various Facilities

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-05-15	2019-06-18 13:30:00	CEOI 0211 GSD1900000010	1

BID RECEIVING LOCATION


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

VENDOR

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

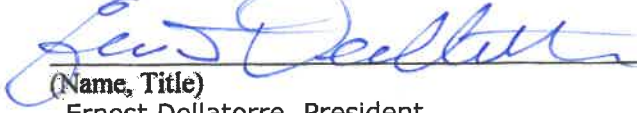
FOR INFORMATION CONTACT THE BUYER

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

Signature X  FEIN # 55-0696478 DATE June 13, 2019

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

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



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
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 Architecture and Engineering (McKinley & Associates)

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

June 13, 2019

(Date)

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

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), 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 § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

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

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering (McKinley & Associates)

Authorized Signature: *[Signature]* Date: June 13, 2019

State of West Virginia

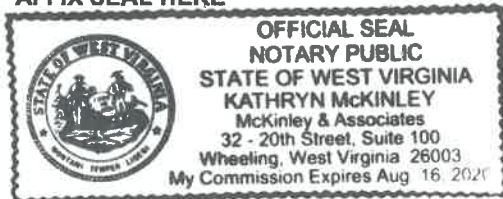
County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 13 day of June, 2019.

My Commission expires August 14, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC



[Signature]

Purchasing Affidavit (Revised 01/19/2018)