



# Division of Natural Resources



CEOI 0310 DNR2000000004

A/E Services - White Horse WMA  
HQ Office, Shop & Garage



10/31/19 12:00:05  
WV Purchasing Division



 **McKINLEY**  
ARCHITECTURE + ENGINEERING

October 30, 2019

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

Dear Mr. Nisbet and Members of the Selection Team,

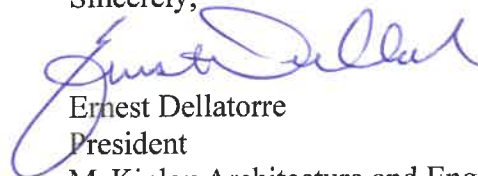
McKinley Architecture and Engineering are pleased to provide the West Virginia Division of Natural Resources with our expression of interest to provide architectural/engineering design services and construction contract administration for a headquarters and equipment storage facilities at the White Horse Wildlife Management Area. We understand the said facilities may include offices, sleeping/living quarters, equipment storage, and maintenance areas. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

***McKinley Architecture and Engineering (McKinley & Associates)*** is a **full-service architectural and engineering firm** that has been providing design services since 1981. With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators, LEED Accredited Professionals** specializing in Building Design and Construction, and more.

We have designed several projects that are similar to this project, including working with State Governmental agencies, designing headquarters facilities, multi-purpose buildings, offices, sleeping/living quarters, equipment storage, maintenance areas, and more. Furthermore, we have designed a **LEED Certified** West Virginia State Office Complex building.

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

Sincerely,



Ernest Dellatorre  
President

McKinley Architecture and Engineering  
(304) 233-0140  
EDellatorre@McKinleyDelivers.com

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

First and foremost, we can state that the McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Division of Natural Resources, and the White Horse Wildlife Management Area, with a successful project. If we are chosen for this project; your project team is available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time.

Our portfolio include multiple relevant projects; examples of which you will see later in our proposal. No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar (\$30+ Million) projects. Additionally, we have vast experience with designing multiple projects simultaneously, have experience with phasing construction if that is needed, and will coordinate your project as required.

McKinley Architecture and Engineering is on the forefront of innovative design. Sustainable Design is a fastly growing and supported philosophy. We can incorporate energy efficient "green" design into the projects. McKinley Architecture and Engineering identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, and much more. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We have **LEED Accredited Professionals specializing in Building Design and Construction** on staff, which includes your Project Manager, Christina Schessler, AIA, **LEED AP BD+C**.

For a few recent sustainable awards, McKinley was presented with the **2019 Governor's Award for Leadership in Buildings Energy Efficiency** at the 2019 Innovation & Entrepreneurship Day at the Capitol! We were recognized for our commitment to sustainability and energy efficiency in the design of **office buildings, schools, multi-use facilities, and a wide variety of commercial, industrial, government, and historical structures.** Our designs have also won **West Virginia Department of Environmental Protection's Clean Energy Environmental Award, 2 Black Bear Awards for the Highest Achievement for the WV Sustainable Schools program, 2 U.S. Department of Education Green Ribbon Schools, and a Gold Medal Green Building Award by Building of America, among others!** In addition to sustainable awards, our firm has **won multiple additional State and National awards and recognitions for our works.** Some of these are: WV AIA Honor Award, WV AIA Merit Awards, Governor's Award for Historic Preservation, and American School & University Magazine's Architectural Portfolio - Outstanding Design, to name a few.



We also have a project that is **Collaborative for High Performance School (CHPS) Registered;** the United States' first green building rating program designed for schools.

Furthermore, we have designed 4 projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program: **Building 55: West Virginia State Office Building in Logan, Hilltop Elementary School, Cameron Middle/High School, and Johnson Elementary School.** To receive an ENERGY STAR, you need to perform in the top 25% of the most energy efficient projects in the program. **Building 55: West Virginia State Office Building is one of the most energy efficient buildings in the State, and is in the Top 5% of all Energy Star rated buildings in the Country!**







**Project Manager / Point of Contact**

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

**Architectural Team**

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

*Architect / LEED Accredited Professionals specializing in Building Design and Construction*

**Engineering Team**

**Tim E. Mizer, PE, RA, QCxP**

*Director of Engineering Services / Architectural Engineer / Architect / Qualified Commissioning Process Provider*

**Bruce A. Kennedy, PE**

*Electrical Engineer*

**Scott D. Kain**

*Plumbing Engineering Designer*

**David A. Ullom**

*Mechanical Engineering Designer*

**Construction Administration**

**Robert E. Smith**

# Christina Schessler, AIA, LEED AP BD+C

## Architect / Specialized 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

#### Specialized Training:

AIA Safety Assessment Program (SAP)

#### 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

### 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)

### SUMMARY OF EXPERIENCE:

For over 30 years, Ms. Schessler has obtained a wide range of **architectural** project experience in governmental, commercial/office, emergency service, forensic, medical, educational, and residential projects. She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She also completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of WV. She has also won other design awards for WV and PA projects.

### NOTABLE PROFESSIONAL EXPERIENCES:

Panhandle Cleaning & Restoration - Storage Warehouse, Garages, & Office Building

Wheeling Island Fire Station

WVU State Fire Training Academy at Jackson's Mill

Cornerstone Group - Highlands Office

Belmont County Courts & Offices

Hampshire County Schools - Animal Veterinary Science Center

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects in West Virginia and Pennsylvania

Steel Valley Regional Transit Authority Administrative and Maintenance Complex

The Towers Building - multiple phases

Jefferson County Board of Elections office

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Bennett Square Office Building - 3 Phases

Wagner Building - multiple office projects

Braxton County Senior Citizen Center

Ft. Henry Building - multiple phases, several office build-outs

The Marketplace at Franciscan Square - multi-tenant office/retail buildings OP#1 & OP#2

West Virginia Independence Hall historic preservation

Grave Creek Mound Museum renovations

Jefferson County Courthouse & Annex

# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

## EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Ohio  
West Virginia

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

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

## NOTABLE PROFESSIONAL EXPERIENCES:

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

Panhandle Cleaning & Restoration - Storage Warehouse, Garages, & Office Building

Wheeling Island Fire Station

Building 34: WV State Office Complex in Weirton

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

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

WVDOT, Division of Highways - District 6 Headquarters Complex HVAC, and Buckhannon Equipment Division Facility HVAC

West Virginia State Police - multiple renovations and new buildings, including headquarters, offices and dorms

West Virginia Army National Guard - multiple projects, including Multi-Purpose Building, Mountaineer Challenge Academy, AASF#1 Maintenance Hangar & Garage

Holiday Inn Express & Suites - multiple locations

Candlewood Suites Hotels

WVU Institute of Technology - Maclin Hall Dormitory renovations

USPS - worked on dozens of Post Offices in WV & PA

Orrick's Global Operations Center

Millennium Centre Technology Park - multiple projects

Cabela's Eastern Distribution Center

Mattern Tire Service Center

Hampshire County Schools - Animal Veterinary Science Center

# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

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

DeVry Institute of Technology

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineer**

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

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

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

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

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

Computer data center electrical system design and onsite project management.

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

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

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

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

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

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC  
Wheeling Park Commission - Wilson Lodge steam boiler replacement  
Wheeling Park Commission - Zoo Discovery Lab renovations  
Holiday Inn Express & Suites - Highlands / Triadelphia, WV  
Holiday Inn Express & Suites - Parkersburg, WV  
Holiday Inn Express & Suites - Cambridge, OH  
Holiday Inn Express & Suites - Washington, PA  
Holiday Inn Express & Suites - Cumberland, MD  
Candlewood Suites Hotel - Morgantown, WV  
WVU Institute of Technology - Maclin Hall Dormitory  
Wheeling Island Hotel•Casino•Racetrack multiple projects  
Wheeling Island Fire Station  
West Virginia State Police - multiple projects state-wide  
West Virginia Army National Guard - multiple projects  
Building 55: WV State Office Complex in Logan (LEED Certified)  
West Virginia Health & Human Resources Wheeling Office  
United States Postal Service - multiple projects  
Panhandle Cleaning & Restoration  
Maxwell Centre  
Orrick's Global Operations Center  
Wagner Building  
Bennett Square  
Capitol Theatre  
Catholic Heritage Center  
WV Independence Hall  
Dr. Ganzer Medical Office Building  
Cabela's Eastern Distribution Center



# 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 a unique understanding for problem solving.

### NOTABLE PROFESSIONAL EXPERIENCES:

General Services Administration - Social Security  
Administration's Wheeling, WV Office

The Towers Building HVAC

Belmont County Divisional Courts

Jefferson County Justice Center

WVU Medicine - Reynolds Memorial Hospital

Trinity Health System - Crisis Rehabilitation Unit

Ohio County Schools - Bridge Street Middle School

Ohio County Schools - Madison Elementary School

Ohio County Schools - RESA 6 Building

Mid-Ohio Valley Technical Institute (MOVTI) HVAC

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

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### Village Administrator:

City of Mingo Junction

#### Commander:

American Legion Post 351

### PROFESSIONAL EMPLOYMENT:

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

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

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

### MILITARY SERVICE:

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

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

### SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for nearly 10 years. He is a self-confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

### NOTABLE PROFESSIONAL EXPERIENCES:

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

Towers Building - multiple phases

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

City of Steubenville - multiple projects

Steel Valley Regional Transit Authority Administrative and  
Maintenance Complex

West Virginia Army National Guard - AASF#1 Maintenance  
Hangar & Garage

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

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

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

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

The Linsly School - multiple projects

Jefferson County Jobs & Family Services

Follansbee City Building

Cabela's Eastern Distribution Center

Cameron American Legion

Lincoln National Bank Building

Harrison County Courthouse

## 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, Interior Design, 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, hospitality**, commercial/office, emergency service, PK-12 schools, higher educational, sports & recreation, medical, 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](http://www.McKinleyDelivers.com)

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

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

Instagram: @McKinleyDelivers





**... references ...**

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple open-ended contracts with organizations such as the United States Postal Service, the Wheeling Island Hotel•Casino•Racetrack, West Virginia University, as well as the West Virginia Department of Transportation, Division of Highways to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:

*WVDOH Equipment Division Facility HVAC  
& WVDOH District 6 HQ Complex HVAC*  
Mr. Nyle L. Fisher, Jr., PE  
WV DOT, Division of Highways  
Maintenance Division  
1900 Kanawha Boulevard, East  
Building 5, Room A-350  
Charleston, WV 25305  
304 / 558-9289

*Building 55: West Virginia State Office Complex*  
Mr. Robert P. Krause, PE, AIA  
State of West Virginia  
General Services Division  
1900 Kanawha Boulevard East  
Charleston, WV 25305  
304 / 558-9018

*Carenbauer Wholesale Corporation  
Warehouse and Distribution Center*  
Mr. Carl Carenbauer  
Carenbauer Wholesale Corporation  
1900 Jacob Street  
Wheeling, WV 26003  
304 / 232-0522

*Orrick's Global Operations Center*  
Mr. Will Turani  
Orrick, Herrington & Sutcliffe LLP  
2121 Main Street  
Wheeling, WV 26003  
304 / 231-2629

*Animal Veterinary Science Center*  
Ms. Denise R. Hott  
Hampshire County Schools  
111 School Street  
Romney, WV 26757  
304 / 822-3528 x133

*Holiday Inn Express Hotels & Suites  
(on-call consultant, 5 hotels in 4 States)  
and Candlewood Suites Hotels  
(on-call consultant, 2 hotels)*  
Mr. Gerry Hamerski  
Wheeling Hospitality, LLC  
250 Scott Avenue - Suite 2  
Morgantown, WV 26508  
304 / 284-9989

*Panhandle Cleaning and Restoration*  
Mr. Bob Contraguerro, Jr.  
Panhandle Cleaning and Restoration  
42 38th Street  
Wheeling, WV 26003  
304 / 232-2321

*Multiple USPS Projects throughout  
West Virginia & Pennsylvania*  
Mr. Bruce Adams  
United States Postal Service  
P.O. Box 20867  
22681 Woodward Avenue  
Ferndale, MI 48220-0867  
248 / 677-9660



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

Included is a copy of Christina Schessler's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by her LEED AP BD+C credential she has obtained. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of McKinley Architecture and Engineering's various certifications and licenses are found on the upcoming pages.

## The West Virginia Board of Architects

certifies that

**CHRISTINA ANN SCHESSLER**

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

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

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2020.*



A handwritten signature in cursive script, reading "Emily Papadopoulos".

Board Administrator



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

**Christina Schessler**

HAS ATTAINED THE DESIGNATION OF

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

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

CREDENTIAL ID

06 APR 2010

ISSUED

05 APR 2018

VALID THROUGH

Handwritten signature of Gar Vittori in black ink.

GAR VITTORI, GBCI CHAIRPERSON

Handwritten signature of Mahesh Ananujam in black ink.

MAHESH ANANUJAM, GBCI PRESIDENT



*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.*



**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.

atL006 v.4  
L0539442304



# CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

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

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

**January 1, 2018 - December 31, 2019**

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

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



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

BOARD PRESIDENT

## ... proposed staffing plan ...

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the needs of the West Virginia Division of Natural Resources and the White Horse Wildlife Management Area. You will see in the submittal that McKinley Architecture and Engineering has included several professionals to handle all aspects of the RFP. We are available to start **immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time.

We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

We know this Team possesses the required expertise to **address all facets of your project** - from architectural and engineering services, to designing headquarters/office facilities which include space for living quarters and equipment storage, minimizing disruption to concurrent operations of the facilities, meeting codes, etc. We can also provide other services which you might desire, such as possible interior design services, energy efficient "LEED" design aspects, and more.

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

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

At the **kickoff** of the project, the McKinley Architecture and Engineering team members will meet with you to review scope and gather project information. We will review any existing material provided by you to ascertain if this information can be incorporated into the current program.

Upon completion of this step, McKinley will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the headquarters and equipment storage facilities.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development

Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

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

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

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

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

With our Teams' previous experience on multiple new construction projects; headquarters, offices, sleeping quarters, equipment storage and maintenance facilities, and related projects; our vast experience with codes; and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make this project successful.



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

**Oglebay Park and Wheeling Park projects**

**Location:** Wheeling, West Virginia

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

**Type of Project:** Hospitality and Accommodation - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these projects have similarities to your proposed project; multiple projects include rustic and wooden structures; projects also include various lodges, chalets, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, clubhouses, restaurants, and more. These projects included investigations, studies, reports, and design including renovations and additions. The Oglebay Mansion is located on the National Register of Historic Places (NRHP Reference #79002595).

Our projects have included (*this list includes McKinley Architecture and Engineering's project name/brief description*) the Wilson Lodge Lobby HVAC Design, Pine Room HVAC Study, Wilson Lodge Office & Hickman Lounge Room HVAC Design, Oglebay Animal Hospital, Pine Room Design, Speidel Golf Course Clubhouse Cooling Loads Calculations, Wheeling Park Amphitheater Inspection, Banquet Room at Wilson Lodge, White Palace Ball Room HVAC Replacement Recommendations, Roof over Pool at Wilson Lodge, Oglebay Good Zoo HVAC Evaluation, Wilson Lodge Security, Glessner Addition, Aviary, Good Lake Site Design, Wilson Lodge Corridor, Oglebay GlassWorks Restaurant HVAC Study, Wheeling Park Comm Human Resources Building HVAC Design, Oglebay Amphitheater Structural Design, Oglebay Mansion, Wilson Lodge Steam Boiler Replacement, Oglebay GlassWorks HVAC Design, Pool Concessions at Wilson Lodge, Oglebay Park Stifel Center, Oglebay Carriage House, Pizza Shop at Wilson Lodge Pool, Oglebay Park Stables Riding Arena, Wheeling Park Commission White Palace Office HVAC, Good Zoo Discovery Lab Renovation, Stone Room HVAC, White Palace HVAC RTUs, Schenk Lake Lighting, Oglebay Mansion HVAC, Electrical to Chalets at Wilson Lodge, Zoo Office Controls, and White Palace HVAC Control.

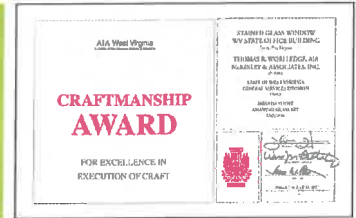




## **Building 55: West Virginia State Office Complex**

**Location:** Logan, West Virginia

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



**Type of Project:** Governmental Office Building - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This recently completed State office building has become that inspiration. **In March 2014, this project became LEED Certified.** The building is designed to reflect the history and culture of the area while incorporating **current technology and safety elements**, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story building underscores its major role in the development and revitalization of downtown Logan by **uniting office space for 127 employees for 6 State agencies under one roof**, whom were once scattered throughout the city. The **53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.** At the request of the Owner, the building was designed to be **energy efficient "green" and meet sustainable design goals.** To help achieve this, a tight building envelope was created with **closed cell foam insulation and thermal efficient windows.** One of the unique features of the building is the **natural daylight system** where we added "**light louvers**" which redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices. The **HVAC system** included the installation of 2 **high efficiency** condensing boilers, packaged rooftop energy recovery ventilator, and much more. For another feature, the plaza uses **recycled brick pavers** from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry. It is interesting to point out a stained glass window feature in this entry, which won a **2013 AIA Craftsmanship Award.** It is custom designed to reflect the culture and history of the area, and use as much glass from West Virginia Manufacturers as possible.



## **Building 34: West Virginia State Office Complex**

**Location:** Weirton, West Virginia

**Contact:** Mr. Andy Guz  
304 / 541-3749

**Type of Project:** Governmental Office Building - Full A/E Services - New Construction

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

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





## Panhandle Cleaning & Restoration - Storage Warehouse, Garages, & Office Building

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Bob Contraguero, Jr.  
Panhandle Cleaning and Restoration  
42 38th Street  
Wheeling, WV 26003  
304 / 232-2321

**Type of Project:** Office Building / Warehouse - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Panhandle Cleaning & Restoration invested \$3.5 million in new prefabricated metal buildings. The **Storage Warehouse** and Contents Processing Facility's exterior measures 130'x200', which includes a 6,400 SF, 2-story mezzanine within the structure, providing **32,000 total warehouse square feet**. There are multiple bays and loading docks around this structure; **the garages fit vehicles of various sizes**. The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it **provides an additional storage area** enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse**. The office building also includes custom furnishings and finishes. Panhandle provides **24-hour emergency disaster clean-up services** and therefore required some **special electric, data, plumbing, and mechanical systems**. The first floor of the mezzanine is the "Contents Processing Facility," is broken into multiple rooms, and many have **specialized components and considerations** we had to design, such as casework, workbenches, and specialty electric to name a few.



## Wheeling Island Fire Station

**Location:** Wheeling, West Virginia

**Contact:** Mr. Robert Herron  
City of Wheeling  
1508 Chapline Street  
Wheeling, WV 26003  
304 / 234-3617

**Type of Project:** Governmental - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** The Wheeling Island Fire Station proved to be a very exciting and interesting project for McKinley Architecture and Engineering. The station was built for the Wheeling Fire Department's Engine Company No. 5, who not only work here, but also live in this building during their shifts. The firehouse is equipped with three truck bays for Engine 5, the Regional Emergency Response Vehicles, and also houses the Fire Department's boat during the winter months. The living/sleeping quarters feature a full kitchen and shared living/dining space as well as two semi-private bedrooms plus captain's bedroom and office. There is

also an equipment/storage area, locker room, laundry room, exercise room/gym, as well as a shower rinsing area for the firemen when the return from a call.

The building is designed to resist flood damage with vents at the bottom floor line installed to equalize pressure of flood water. All living space was placed on the second floor, which is out of the floodplain. Additionally, there is a platform generator at the top of the 35-foot hose tower. All mechanical equipment is also on the second level.

The building was designed to accommodate the modern fireman and to fit into the neighborhood, while still having the qualities of a traditional firehouse with a look that is recognizable from the street.





## West Virginia State Police Academy - campus-wide projects

**Location:** Dunbar, West Virginia

**Contact:** Major William Scott  
West Virginia State Police  
725 Jefferson Road  
South Charleston, WV 25309  
304 / 746-2134

**Type of Project:** Governmental - Full A/E Services - Renovations and New Construction

**Project Description, Goals, and Objectives:** The \$4.5 million campus-wide improvement projects included 5 buildings: the **renovation of 3 existing buildings**, the **demo of a shooting range and replacing that building with a brand new upgraded shooting range and control center**, and the **new training & assembly multi-purpose building**. This project was completed in **phases**, on a **building-by-building basis**.

Academy Dormitory Buildings A, B, & C Renovations



The 27,708 SF **Building A** is a 2-story **dormitory** (for 160 cadets) with classrooms that was built in 1968. This renovation project included interior finishes, new built-in furniture, building skin/facade, windows & doors, elevator, floor tile to replace asbestos tile, upgraded HVAC, new boiler & chiller, replacing the WVSP shield at the entry, repairing the sauna and steam room, new fire alarm and sprinkler system, security system, network computers, electrical, site lighting, signage, ADA compliance and more.

The 8,985 SF **Building B** is a 2-story **dorm** (for 10 female cadets) with classroom (for 100+ cadets) that was built in 1949. This **renovation** project included interior finishes, building skin/facade, windows & doors, flooring, walls, ceiling tile, ADA compliance and more.

The 21,966 SF **Building C** is a 2-story **dormitory** (for 48 cadets) with classroom (for 100 cadets) and cafeteria that was built in the 1970s. This **renovation** project included interior finishes, HVAC, building skin, windows & doors, vestibule, security system, elevator, ADA compliance, fire alarm, floors, sprinkler system, lighting, data, signage, sidewalks and more.

There was complete removal of **Building D** (shooting range), and replacement with a **new 3,098 SF** shooting range with a tower at the center. The staging area is enclosed with a glass wall toward the range, with space for 50 cadets with tables for gun cleaning and check. There is an armament room, target room, office area, three standing work benches with power, restrooms, and more. In addition, the bunker is a controlled environment with alarm system, that has ammunition storage.

Finally, the **new Multi-Purpose / Physical Training Facility** is a 12,544 SF training and assembly building. Included in the building is a 5,500 SF gymnasium with a large storage room, an 1,100 SF strength training / weight room, an 1,100 SF cardio training room, a 784 SF "Force on Force" physical training room, locker rooms, office, and more. Everything was designed to be **functional**. There were some **special considerations** we had to design; for example, we had to know the equipment being used beforehand to calculate heat loads for the HVAC. This was built with **energy efficiency** in mind, with the use of **natural daylighting**, **occupancy sensors** in every room, as well as skylight **photo sensors** in the gym; these save an average of 30-40% on energy costs.

## West Virginia State Police's New Logan Detachment

**Location:** Logan, West Virginia

**Contact:** Major William Scott  
West Virginia State Police  
725 Jefferson Road  
South Charleston, WV 25309  
304 / 746-2134

**Type of Project:** Governmental - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Construction was completed in November of 2011 on the new \$4.5 million Logan Detachment for the West Virginia State Police, **which is the Back-Up Data Center for the WVSP Headquarters facility in South Charleston, which we completed renovations on that HQ building.** Therefore, for this Logan facility, we designed a 350 kW backup generator for the entire building, as well as an Uninterruptible Power Supply (UPS) room, raised access floors, secured entrances, and more.

In addition, this 13,000 SF detachment includes a Dispatch Center, multiple offices, squad bay for 25 Troopers w/workstations, evidence room, processing room, witness interview room, two-bay garage, and much more. This Dispatch Center includes a dispatch room, radio room, and a computer rooms with raised access floors. There are multiple **energy-efficient** and **sustainable design** aspects to the building. The Detachment uses a **daylight clearstory** to let **natural daylight** into the internal squad and conference rooms (*seen in middle picture*). This is the first time Insulated Concrete Forms have been used for State Police Buildings; which are **energy efficient** and **secure**. The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling unit with dx (remote condensing unit) and hot water coils, variable air volume boxes with hot water heating coils, computer room units with remote condensing units, and direct digital controls.





## Holiday Inn Express & Suites Hotels

**Location:** Triadelphia, West Virginia (and in MD, OH, PA, and Parkersburg, WV)

**Contact:** Mr. Gerry Hamerski  
Wheeling Hospitality, LLC  
250 Scott Avenue - Suite 205  
Morgantown, WV 26508  
304 / 284-9989

**Type of Project:** Hospitality and Accommodation - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** A 54,636 SF Holiday Inn Express & Suites was recently completed in The Highlands development in Triadelphia, West Virginia. This three-story hotel consists of **87 units** with a lobby, pool building, and entrance canopy. **There is a maximum occupancy of 684, and there are multiple ADA Accessible units.** The primary structure is wood framed except for several structural steel transfer beams. The porte-cochère is a decorative, drive-under design with a stamped concrete drive. This has a specialty HVAC system, especially for dehumidification in the pool/spa room, which involves thermostats and humidistats, and a special vestibule to "separate" this area from the main hotel. Their Laundry and Housekeeping Services includes laundry, dry cleaning pickup, on-site guest self-laundry facility (washer/dryer), daily housekeeping, and weekly housekeeping services.

The 21,108 SF first floor, in addition to the pool building and **17 units**, also consists of a 1,500 SF meeting room, 2,700 SF of office/laundry/pantry/misc, and a 2,800 SF great room/breakfast room/lobby. There is a vending area adjacent to the elevators on every floor. The second and third floors are both 16,764 SF, and both consist of **35 units**. **The 87 rooms consists of 54 King units and 33 Queen units.** There are 5 ADA rooms. The King rooms consist of 6 Single Business Suite A, 2 Single Business Suite B, 1 Single ADA Business Suite C, 16 Single Suite D, 19 Single C, 1 Single D, 2 Single D1, 1 Single ADA Roll-In, 4 Single Executive B, and 2 Single Executive B1 units. The Queen rooms consist of 1 Double ADA Business Suite, 2 Double Business Suite, 2 Double Executive B1, 2 Double Executive B2, 2 Double ADA, and 24 Double A.

This led to subsequent projects, and we completed more Holiday Inn Express & Suites hotels in Parkersburg, West Virginia, Washington, Pennsylvania, Cambridge, Ohio, and Cumberland, Maryland.



## **"University Terrace" College Student Apartments Housing Complex**

**Location:** Fairmont, West Virginia

**Contact:** Ms. Stephanie Slaubaugh  
Fairmont State University  
1201 Locust Avenue  
Fairmont, WV 26554  
304 / 367-4110



**Type of Project:** New Construction - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering led the team that designed the 3 building, \$30 million "University Terrace" College Student Apartments Housing Complex. Since the conditions and availability of student housing was of high importance to the University, this project was a high priority. This project kicked off with programming meetings, where we got the Owner's input to develop a priority list that was used as a guideline throughout the entire design phase. Defining this from the start was important, for it set a tone for the project, where every entity was on board from the beginning, and we helped transform FSU's ideas into realities. The project includes construction of a new housing complex on an existing parking lot, followed by the demolition of 4 current wood frame three-story apartment buildings which were beyond their lifespan, and new parking lots will be built on the site of the former apartment buildings. The demolition and construction was **well-planned so that there was as little downtime as possible for available student housing accommodations**. There were 216 beds in the existing college apartments; **we increased the number of beds to 345**. The ground-breaking was in April 2015 and the 3 buildings were all completed between July-October 2016. The structures consist of metal and steel frame buildings with CMU stair and elevators towers; two of these buildings are linked with a glass enclosed connector. With this new 105,706 SF complex, **the hope is that potential students will see this facility and will want to come to this University. Students want state-of-the-art facilities; they love new. The Apartments were designed to provide a welcoming, comfortable and home-like environment that will be conducive to the achievement of individual goals while also establishing a sense of community for student growth and interaction.**

University Terrace will provide **fully furnished living space to students; consisting of both apartment and suite-style living**. There are **103 units**, including 41 quads and 35 semi suites, 14 doubles, and 13 singles; there are **multiple ADA Compliant rooms**. These all have their own **bedroom, living, kitchen, and bathroom spaces**. There is **WI-FI** throughout the buildings. There are multiple lobbies, lounges, multi-purpose spaces, study halls, laundry rooms, elevators and stairwells, and more. There are staff spaces, a Residence Director office, and RD double apartment. The support spaces include rooms for plumbing/fire protection, electrical, data/telecom, housekeeping and **maintenance storage**. There are many **energy-efficient design elements** throughout the apartments. For example, **we designed for this to be one of the first buildings in West Virginia with all LED interior and exterior lighting, and the bid came in for the same cost as conventional florescent lighting**. For **interior design & FF&E**; specific color and texture selections on the floors, walls, ceilings, and furnishings will enhance the lighting in the space, will **create a comfortable home-like atmosphere**, and were made with a focus on incorporating a neutral toned color palette and fresh accents to offer interest and contrast while establishing a timeless base that will avoid becoming tired or dated. All material and finish selections, in addition to meeting practical criteria, also consider **sustainability aspects**.





## Mattern Tire Service Center Maintenance Garage

**Location:** Cadiz, Ohio

**Contact:** Mr. Frank Mattern  
Mattern Tire  
349 Lincoln Avenue  
Cadiz, Ohio 43907  
740/942-8895

**Type of Project:** Multiple-Bay Maintenance Garage / Office - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Mattern Tire is a new \$1.2 million, ten bay **maintenance garage** building, with an **attached showroom** and **offices** (and restrooms, etc.). This is a **70' x 150' Pre-Engineered steel building with a single story masonry wall front face and storefront glass** in the showroom area of the building; with the **1,750 SF tire storage mezzanine**, the total structure is **12,250 SF**. This particular project obviously required much coordination between the **multiple intricate building systems within the Pre-Engineered metal building**. Therefore, the use of BIM as the design software on this project was decided upon and was used mostly for minimizing clash detection of the engineering systems.



This building contains many **special items** that required extra coordination during the design phase including tire lift, compressed air system, (8) in-floor hydraulic lifts of differing size, in-floor Car-mon exhaust fume capture system, garage bay drainage system with oil interceptor, and waste oil heating boiler system utilizing radiant in-floor hydronic heating lines. This building also utilizes a heat pump for the cooling of the office showroom area and a large diameter low velocity circulation fan within the garage bay.







## West Virginia Army National Guard AASF#1 renovation

**Location:** Williamstown, West Virginia

**Contact:** Major Melvin Hodges  
West Virginia Army National Guard  
1703 Coonskin Drive  
Charleston, WV 25311  
304/561-6353

**Type of Project:** Storage Hangar and Office - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering completed the design of an HVAC and electrical upgrade at the West Virginia Army National Guard's **main storage hangar and maintenance building** at the Army Aviation Support Facility #1. This 46,266 SF building includes a **23,772 SF hangar**, as well as a two-story, **22,497 SF office/shop** (11,247 SF each floor). The first floor of the **office/shop section** of the building includes a **tools, parts, & equipment storage room; avionics equipment storage room; contractor shop & storage room; locker room with showers; multiple shop rooms (machine, sheet, metal & welding; propeller & rotor; paint; hydraulics; battery; electric; and mechanical shops); and offices** among others. The second floor is **mainly offices**, but also includes **bunk room**, locker rooms, crew restrooms with showers, an aviation life safety equipment room, and training and class rooms, among others.

This project required an existing building load study be performed which was used for the evaluations of the existing spaces and also to include any additional new conditions as described by the National Guard personnel. This project included the redesign and replacement of the storage hangar's infrared heating equipment including structure mounted circulation fans to improve space ventilation. Our design also replaces the entire office building HVAC with multiple Variable Flow Refrigerant Systems with roof mounted condensing units and individual or grouped indoor units mounted on the building structure above lay-in ceilings to serve individual zones. This VRF system coupled with an outdoor air ducted rooftop unit will provide for excellent individual space control while also keeping **energy efficiency** in mind. From the various shop areas, specialty HVAC equipment was needed for filtering and exhaust of the return air systems. With the multiple challenges of this project (**tight budget, short timeline, and interest in total energy usage efficiency improvements**) McKinley Architecture and Engineering is proud to share that our client - the WV National Guard - is very complimentary of our job performance and final deliverables.



## **Braxton County Senior Center**

**Location:** Gassaway, West Virginia

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

**Type of Project:** Full A/E Services

**Project Description, Goals, and Objectives:** We completed **full-service Architectural and Engineering design**, as well as **interior design** and **construction administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The \$2.8 million project involved the **renovation of existing building, a single story addition**, ADA compliance including entry, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. Included in the structure are **offices**, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.

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

Furthermore, there is a wrap-around porch with rockers; giving the building a charming appeal.



**BEFORE  
and AFTER**





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

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

We have experience with projects in multiple sectors of business, and have vast **experience with phased projects which minimize disruption to concurrent operation of the facilities.** For example, this could involve completing the new construction during your "off-seasons" to not disrupt the prime summer season.

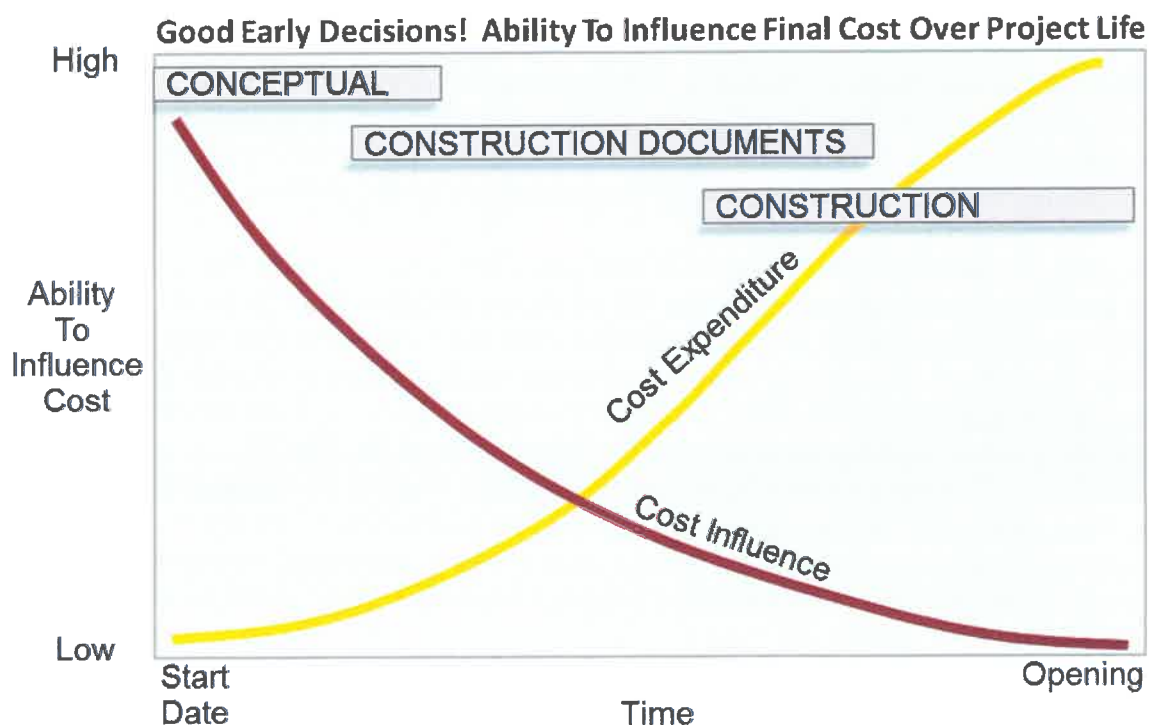
To start your project, **an on-site kickoff meeting will be held with all pertaining Owners representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this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

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

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

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

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



McKinley Architecture and Engineering **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scope continues to stay within the budgeted amount. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted**. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout West Virginia with great buildings that come in on/under budget.

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

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

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

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

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs performs the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more.

**But our CAs also constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting.** Since they are here from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication.

As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, as mentioned before, during construction the primary objective of our Construction Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.**

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





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

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

We are confident we can meet your program requirements. McKinley Architecture and Engineering has experience with similar structures, such as **headquarters, offices, sleeping/living quarters, equipment storage, maintenance areas, and much more.** We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also **State Agencies** such as the West Virginia Department of Transportation, Division of Highways, General Services Division, West Virginia State Police, West Virginia Army National Guard, West Virginia University, Marshall University, West Virginia School Building Authority, and the Department of Culture & History to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

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

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



Per your request on the "General Terms and Conditions," Part 8 "Insurance" (page 21 of the EOI), on the following pages you will see copies of our various Insurance Coverages:

**ACORD**<sup>TM</sup>

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
06/17/2019

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

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

<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		<b>CONTACT NAME:</b> PHONE (A/C No, Ext): 304.233.3303      FAX (A/C, No): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:															
<b>INSURED</b> McKinley & Associates Inc McKinley Architecture And Engineering LLC McKinley Architecture And Engineering 32-20th Street Ste 100 Wheeling, WV 26003		<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B : Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Cincinnati Insurance Co.	10677	INSURER B : Brickstreet Ins	Brick	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B : Brickstreet Ins	Brick																
INSURER C :																	
INSURER D :																	
INSURER E :																	
INSURER F :																	

COVERAGES      CERTIFICATE NUMBER: 2019-2020      CERTIFICATES      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	ADD'L SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP/EBA0146335	06/15/2019	06/15/2020	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> FLOT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			EPP/EBA0146335	06/15/2019	06/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			EPP/EBA0146335	06/15/2019	06/15/2020	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$ 1,000,000
	<input type="checkbox"/> DEDUCTIBLE						\$
	<input type="checkbox"/> RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WCB1018014	12/30/2018	12/30/2019	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WV)	Y/N	N/A	PA EL INCLUDED WV BROAD FROM EL			E.L. EACH ACCIDENT \$ 1,000,000
	DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
CERTIFICATE ISSUED AS PROOF OF INSURANCE.

**CERTIFICATE HOLDER**

**CANCELLATION**

MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET 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 6/17/19 Jm</i>
---	--

ACORD 25 (2009/09)

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2019

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

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

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	<b>CONTACT NAME:</b> Noelle Boyd <b>PHONE (A/C No. Ext):</b> 216-367-4954 <b>E-MAIL ADDRESS:</b> nmboyd@oswaldcompanies.com	<b>FAX (A/C No):</b> 216-839-2815
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	<b>INSURER A:</b> Continental Insurance Company	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1331148277

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>COMMERCIAL GENERAL LIABILITY</b> <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 OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$	
	<b>AUTOMOBILE LIABILITY</b> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$	
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2019	10/10/2020	Each Claim Aggregate \$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached 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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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: 639956

Doc Description: A/E Services-White Horse WMA HQ Office, Shop & Garage

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-10-21	2019-11-04 13:30:00	CEOI 0310 DNR2000000004	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  
 32 20th Street - Suite 100  
 Wheeling, West Virginia 26003  
 (304) 233-0140

**FOR INFORMATION CONTACT THE BUYER**


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

Signature X  FEIN # 55-0696478 DATE October 30, 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)  
 32 20th Street - Suite 100, Wheeling, West Virginia 26003  
 \_\_\_\_\_  
 (Address)  
 (304) 233-0140 | (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  
 \_\_\_\_\_  
 (Company)

  
 \_\_\_\_\_  
 (Authorized Signature) (Representative Name, Title)

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

October 30, 2019  
 \_\_\_\_\_  
 (Date)

(304) 233-0140 | (304) 233-4613  
 \_\_\_\_\_  
 (Phone Number) (Fax Number)



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: 639956

Doc Description: Addendum No.01\_A/E Services-White Horse WMA HQ design

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-10-22	2019-11-04 13:30:00	CEOI 0310 DNR2000000004	2

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley Architecture and Engineering  
 32 20th Street - Suite 100  
 Wheeling, West Virginia 26003  
 (304) 233-0140

**FOR INFORMATION CONTACT THE BUYER**

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

Signature X

FEIN # 55-0696478

DATE October 30, 2019

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

**ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:**

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

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

**Addendum Numbers Received:**  
*(Check the box next to each addendum received)*

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

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

McKinley Architecture and Engineering  
\_\_\_\_\_  
Company

  
\_\_\_\_\_  
Authorized Signature

October 30, 2019  
\_\_\_\_\_  
Date

**NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.**



# West Virginia Ethics Commission Disclosure of Interested Parties to Contracts

(Required by *W. Va. Code* § 6D-1-2)

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

Name of Authorized Agent: Ernest Dellatorre Address: same as above  
A/E Services-White Horse WMA

Contract Number: CEOI 0310 DNR2000000004 Contract Description: HQ Office, Shop & Garage

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

Check here if this is a Supplemental Disclosure

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

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

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

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

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

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

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

Signature: 

Date Signed: October 30, 2019

**Notary Verification**

State of West Virginia, County of Ohio

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

Taken, sworn to and subscribed before me this 30 day of October, 2019.

  
Notary Public's Signature

**To be completed by State Agency:**

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

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

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



STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(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

Authorized Signature: *Ernst Della* Date: October 30, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 30 day of October, 2019.

My Commission expires August 16, 2020.



NOTARY PUBLIC

*Kathryn McKinley*

*Purchasing Affidavit (Revised 01/19/2018)*