



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at [wvOASIS.gov](http://wvOASIS.gov). As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at [WVPurchasing.gov](http://WVPurchasing.gov) with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header 1

 List View

## General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 953403

Procurement Type: Central Purchase Order

Vendor ID:  

Legal Name: MCKINLEY AND ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date:  Response Time: Responded By User ID:  First Name: Last Name: Email: Phone: 

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2200000008

Published Date: 10/15/21

Close Date: 10/28/21

Close Time: 13:30

Status: Closed

Solicitation Description:   

Total of Header Attachments: 1

Total of All Attachments: 1



Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 953403  
**Solicitation Description:** Mountaineer Challenge Academy South Facility Renovations EOI  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2021-10-28 13:30	SR 0603 ESR10262100000002628	1

**VENDOR**  
 000000206862  
 MCKINLEY AND ASSOCIATES INC

**Solicitation Number:** CEOI 0603 ADJ2200000008  
**Total Bid:** 0  
**Response Date:** 2021-10-26  
**Response Time:** 13:22:12  
**Comments:** A hard copy is in the mail.

**FOR INFORMATION CONTACT THE BUYER**

David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Mountaineer Challenge Academy South Facility Renovations EOI				

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:** We chose "No Bid" because it is for Architecture and Engineering services, and does not need a bid price.

**Extended Description:**

Provide professional architectural and engineering design services per the attached documentation.

# West Virginia Army National Guard



**CEOI 0603 ADJ2200000008**

**Mountaineer Challenge Academy South  
Facility Renovations**

26 October 2021

David H. Pauline  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Mr. Pauline and Members of the Selection Team,

McKinley Architecture and Engineering is pleased to provide The Acquisition and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expression of Interest to provide professional architectural/engineering design services for the Mountaineer Challenge Academy South Facility Renovations. 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 / Engineering** firm that has been providing design services since 1981, and our celebrating our 40<sup>th</sup> year in business. We are excited to announce that for the **2nd consecutive year**, McKinley Architecture and Engineering appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies!** With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators, an HVAC Qualified Commissioning Process Provider**, an AIA Safety Assessment Program (SAP) Evaluator, an Interior Designer, and more. Our staff also includes a **LEED Accredited Professional** and 3 **LEED Accredited Professionals specializing in Building Design and Construction** who can add energy efficient aspects into your project.

We understand the **key design elements** include mechanical / electrical / architectural upgrades, renovation of existing space in Maclin Hall for the expansion of the laundry room and, within the Tech Center building, renovations to the HVAC chiller system, removal and replacement of exhaust fans and ventilators in the Dining facility and renovation of Dining Hall existing space for a dry good storage room. We have vast experience with similar projects, which you will see a sampling of throughout our submittal. We are ready to begin **immediately** and will **meet all your Project Goals and Objectives**.

Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project. We are very excited about the possibility of working with the West Virginia Army National Guard on another project.

Personal Regards,



Ernest Dellatorre  
Director of Business Development  
McKinley Architecture and Engineering  
(304) 340-4267 x115

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

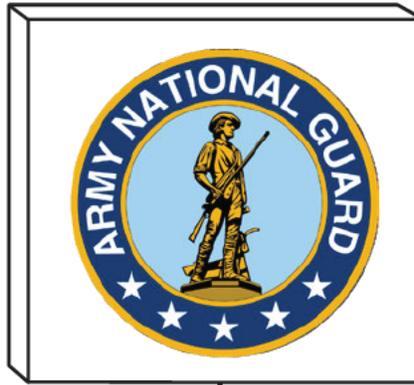
First and foremost, we can state that McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Army National Guard with a **successful project**. We have worked on multiple facilities that included programmed **laundry room spaces**, such as WVSP, fire fighting training center, fire station, commercials/office, residential, hotels, senior centers, independent living, schools, dormitories, health/medical, and animal research facilities to name a few. We also have **dry good storage** in restaurants, schools, food distribution centers, hotels, senior centers, independent living, and more. Moreover, we have **HVAC** (such as chillers, exhaust fans, and ventilators) renovation experience in hundred of projects across the State.

McKinley Architecture and Engineering was founded on July 1, 1981, and are celebrating our 40th year in business. We are a multi-discipline **full service Architecture & Engineering firm**, offering comprehensive in-house professional services in **Architecture, Engineering, Interior Design, AIA Safety Assessment Program (SAP) Evaluation, Sustainable and Energy Efficient (LEED) Design, HVAC Commissioning, Construction Administration**, and more.

If McKinley Architecture and Engineering is chosen for this project; **we are available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time**. In addition to those team members whose resumes are on the following pages; we can also attribute more professionals from our various trades.

McKinley Architecture and Engineering is on the forefront of innovative design. **Sustainable Design** (whether it is LEED or any other type of Energy Efficient "Green" Building) is a fastly growing and supported philosophy. Buildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We approach ecological design from a business perspective, offering proactive solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. 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 designed **energy efficient HVAC systems (chillers, energy recovery ventilators, etc.)**, given washer options **which use less water**, lighting fixtures which **use less electricity**, **locally sourced materials**, etc.

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



## Project Manager / Point of Contact

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

## Architectural Team

**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**  
*Senior Architect / LEED Accredited Professional specializing in  
Building Design & Construction*

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

## Engineering Team

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

**Kurt A. Scheer, PE, LEED AP**  
*Senior Mechanical Engineer / LEED Accredited Professional*

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

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

**Richard G. Berger**  
*Senior Mechanical Engineering Designer*

**David A. Ullom**  
*Mechanical & Fire Protection Engineering Designer*

## Construction Administration

Robert E. "Bob" Smith

\* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects, Designers, LEED Accredited Professionals, CAs, and more.

# Thomas R. Worlledge, AIA, LEED AP BD+C, REFP

## Architect / Specialized LEED Accredited Professional



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia

#### National Board Certification:

NCARB #48600

#### President:

West Virginia Society of Architects

#### Member:

The American Institute of Architects  
US Green Building Council  
Sustainable Building Industries Council  
Recognized Educational Facility Planner

#### Former voting member:

ASHRAE 90.1 International Energy Code  
Committee

### PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects  
Charleston, WV (1985-1990)

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia State Police - Open-End A/E contract / multiple projects across WV, including WVSP Academy's renovations to Buildings A, B, & C (with laundry); new Buildings D & Multi-Purpose Building. New Logan Detachment

West Virginia School Building Authority - New construction & renovations for multiple districts, including Boone, Hancock, Harrison, Marshall, Ohio, & Wood County Schools. Projects cost up to \$20+ million. Some have laundry. Some have dry good storage.

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA. Some have laundry.

West Virginia University - Open End A/E contract / University Police Building office fit-out & WVU Tech's Maclin Hall Dormitory renovations (includes laundry)

Fairmont State University - "University Terrace" College Student Housing Apartments 3 Building Complex (includes laundry)

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

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

United States Postal Service - Open-End IDIQ (Indefinite Delivery / Indefinite Quantity) contract / multiple projects across WV

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

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

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

# 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)

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

### SUMMARY OF EXPERIENCE:

For over 30 years, Ms. Schessler has obtained a wide range of **architectural** project experience in **governmental, emergency service, housing/residential**, commercial/office, forensic, medical, and educational 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. Christina Schessler recently attended an **AIA Safety Assessment Program (SAP)** conducted in accordance with the California Governor's Office of Emergency Services (Cal OES), successfully passed the training courses, and is a registered **SAP Evaluator**. 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 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:

Wheeling Island Fire Station (with laundry)  
WVU State Fire Training Academy at Jackson's Mill (with laundry)  
Braxton County Senior Citizen Center (with laundry and dry goods storage)  
Sisters of St. Joseph housing complex (with laundry and dry goods storage)  
Panhandle Cleaning & Restoration (with laundry)  
Keep Smiling Family Dentistry (with laundry)  
Franciscan University Multi-Tenant Buildings OP #1 & OP #2 (with dry goods storage)  
United States Postal Service - 2 Open-End IDIQ contracts / multiple projects in West Virginia and Pennsylvania  
Harbor Point Housing renovations  
Valley Ambulance addition  
Ft. Henry Building - multiple phases, several renovations  
Cornerstone Group - new Highlands Office  
The Towers Building multiple renovations  
Jefferson County Board of Elections office renovations  
West Virginia Independence Hall historic preservation  
Wheeling Island Hotel•Casino•Racetrack multiple projects

# Tim E. Mizer, PE, RA, QCP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

## EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Ohio  
West Virginia

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

## PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Director of Engineering Services  
Architect / Engineer  
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 a **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also a **Qualified Commissioning Process Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

Wheeling Island Fire Station (with laundry)

WVU State Fire Training Academy at Jackson's Mill (with laundry)

Braxton County Senior Citizen Center (with laundry and dry goods storage)

Sisters of St. Joseph housing complex (with laundry and dry goods storage)

Panhandle Cleaning & Restoration (with laundry)

Keep Smiling Family Dentistry (with laundry)

Franciscan University Multi-Tenant Buildings OP #1 & OP #2 (with dry goods storage)

Carenbauer's Distribution Warehouse (with cold goods storage)

Holiday Inn Express & Suites - 5 projects (with laundry)

Candlewood Suites Hotels (with laundry)

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (with laundry)

WVU Institute of Technology - Maclin Hall Dormitory renovations (with laundry)

West Virginia State Police Academy - Buildings A, B, & C dormitories renovations (with laundry)

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

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

Building 34: WV State Office Complex in Weirton

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

# Kurt A. Scheer, PE, LEED AP

## Senior Mechanical Engineer / LEED Accredited Professional

### EDUCATION:

Penn State University  
B.S. Architectural Engineering - 2001

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Pennsylvania  
West Virginia

**Member:**  
US Green Building Council

**ASHRAE**

**ASPE**

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Mechanical Engineer  
Wexford, PA (2020 to present)

Allen & Shariff Corporation  
Senior Mechanical Engineer  
Pittsburgh, PA (2018-2020)

BDA Engineering, Inc.  
Senior Mechanical Engineer  
Homestead, PA (2006-2018)

Allen & Shariff Corporation  
Mechanical Engineer  
Pittsburgh, PA (2004-2006)

LLI Technologies, Inc.  
Mechanical Engineer  
Pittsburgh, PA (2001-2004)

### SUMMARY OF EXPERIENCE:

Mr. Scheer is a **Mechanical Engineer** with 20 years of experience in the Architectural Engineering industry with a focus on mechanical systems design. In addition, Kurt has overseen electrical, plumbing, and fire protection engineering for all his projects for 15 years. Market sectors such as hospitality, higher education, and commercial office are areas where he has significant experience. Additionally, Mr. Scheer has experience with **LEED Certified** projects and energy modeling.

### NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

Nicholas County Division of Homeland Security & Emergency Management - E911 and Emergency Operations Center

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

Light of Life Rescue Mission

Fayette County Schools - NEW Meadow Bridge School PK-12 School & School Based Health Clinic

Harrison County Schools - Gore Elementary School build-out renovation / addition

Harrison County Schools - NEW Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

YWCA Renovations

### Allen & Shariff Corporation\*

Some notable projects are the historic Pittsburgh Athletic Association high rise renovation, the new Bakers Crossing apartments and retail spaces (Nashville, TN), City of Pittsburgh Building @ 412 Blvd of the Allies (LEED Commercial Interiors), several urban multifamily projects, and several retail projects and commercial projects ranging in size from 5,000 – 50,000 square feet.

*\* previous work experience with a firm other than McKinley Architecture and Engineering*

# Scott D. Kain

## Senior Plumbing Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WV Army National Guard - multiple projects / new & renovations

Orrick's Global Operations Center renovations

Maxwell Centre renovations

Wagner Building renovations

Bennett Square renovations

Ft. Henry Building renovations

The Towers Building renovations

United States Postal Service - multiple projects / new & renovations

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

Building 34: WV State Office Complex in Weirton

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

Wheeling Island Hotel•Casino•Racetrack multiple projects

Holiday Inn Express & Suites - multiple projects in 4 States

Candlewood Suites Hotels

West Virginia State Police - multiple projects / new & renovations

West Virginia University - new State Fire Training Academy

Wheeling Island Fire Station

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects, including LEED Certified

Ohio County Schools - multiple projects

Wood County Schools - multiple projects

Millennium Centre Technology Park

VAMC Beckley renovations

Jefferson County Jobs & Family Services renovations

Charleston Enterprise Center renovations (2009 WV AIA Design Award)

# Michael J. Clark Sr.

## Senior Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Electrical Engineering Designer  
Wheeling, WV (2012 to 2018, 2020 to present)

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

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

WVDRS Wheeling District's new office space fit-out

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

Holiday Inn Express Hotels - on-call contract / multiple projects

City of Steubenville - 5 Parks Lighting and Security project

West Liberty University - West Family Stadium / Russek Field lighting & new Soccer & Track Stadium / West Family Athletic Complex

Brooke County Schools - NEW Brooke Middle School

Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations

Hampshire County Schools - NEW Animal Vet Science Center

Hancock County Schools - A.T. Allison Elementary addition/renovations, New Manchester Elementary addition/renovations, Oak Glen High School renovations, Senator John D. Rockefeller IV Career Center HVAC renovations, Weir High renovations, Weir Middle renovations, & NEW Weirton Elementary

Harrison County Schools - NEW Johnson Elementary

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

# Richard G. Berger

## Senior Mechanical Engineering Designer

### EDUCATION:

CCAC of Allegheny County  
Concentration: HVAC

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Engineering Designer  
Wexford, PA (2020 to present)

CJL Engineering  
Lead HVAC Senior Mechanical Designer  
Moon Township, PA (2019-2020)

Lovorn Engineering  
Lead HVAC Senior Mechanical Designer  
Blawnox, PA (2013-2019)

Stantec Corporation (formerly Burt Hill)  
Lead HVAC Mechanical Designer  
Butler, PA (1997-2013)

Peter F. Loftus division of Eichleay Engineers  
Lead HVAC Mechanical Designer  
Pittsburgh, PA (1989-1997)

SSM Industries, Inc.  
Sheet Metal Professional Licensed Journeyman  
Pittsburgh, PA (1979-1989)

### SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### McKinley Architecture and Engineering

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Center Courthouse

Tyler County Commission - Judicial Annex Building

Fayette County Schools - NEW Meadow Bridge School PK-12  
School & School Based Health Clinic

Harrison County Schools - Gore Elementary School build-out  
renovation / addition

Wetzel County Schools - Short Line School HVAC

Steubenville City School District - Steubenville High School  
commons renovations

#### CJL Engineering\*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included Hospital related area design, PNC Bank Scranton multi-story office, Parkway West Tech Center, Erie Water Works, and more.

#### Lovorn Engineering\*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included OR design, MRI design, Radiology department, Central Sterile, Higher education institutions, Restaurants, Hotels/Motels, and more.

#### Stantec Corporation (formerly Burt Hill)\*

Lead HVAC Mechanical Designer for the Healthcare Division. His projects have included but are not limited to OR design, MRI design, Radiology departmental, Central Sterile, lab design, Higher education institutions, Cornell University Sciences Building, Beachwood Ohio High School renovation, UPMC Biomedical science tower and Scaife Hall lab renovations.

*\* previous work experience with a firm other than McKinley Architecture and Engineering*

# David A. Ullom

## Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building office renovations

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

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and  
renovations

Harrison County Schools - Gore Elementary addition and  
renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and  
additions

Ohio County Schools - Warwood Elementary and Middle School  
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and  
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

# Robert E. "Bob" Smith

## Construction Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### Village Administrator:

City of Mingo Junction (2015 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations  
Cameron American Legion Exterior Renovations  
Towers Building renovations, multiple phases  
Lincoln National Bank Building renovations/historic  
Harrison County Courthouse historic roof  
United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including renovations  
City of Steubenville - multiple renovation projects  
Steel Valley Regional Transit Authority roof  
Jefferson County Jobs & Family Services renovations  
Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex  
Brooke County Schools - Brooke High HVAC, new Brooke Middle, Follansbee Middle & Carlin Dodrill Fieldhouse renovations  
Grant County Schools - Maysville Elementary & gymnasium renovations/HVAC & Union Educational Complex renovations  
Hancock County Schools - A.T. Allison Elementary renovations, New Manchester Elementary renovations, Oak Glen High renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak Glen Middle addition/renovations, Senator John D. Rockefeller IV Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/HS HVAC, & new Weirton Elementary  
Ohio County Schools - multiple renovation projects  
Marshall County Schools - new Cameron High (LEED Registered) & new Hilltop Elementary (LEED Certified)  
The Linsly School - Banes Hall addition/renovations & Behrens Memorial Gymnasium renovations  
Follansbee City Building renovations  
Cabela's Eastern Distribution Center

## ... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. 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:

*(Mount St. Joseph Convent Laundry relocation)*  
Sister Marguerite O'Brien  
Sisters of St. Joseph  
137 Mount St. Joseph Rd  
Wheeling, WV 26003  
304 / 232-8160

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

*(multiple Holiday Inn Express & Suites)*  
Mr. Gerry Hamerski  
Wheeling Hospitality, LLC  
250 Scott Avenue - Suite 205  
Morgantown, WV 26508  
304 / 284-9989

*(Carenbauer's Distribution Warehouse)*  
Mr. Carl Carenbauer  
Carenbauer Wholesale Corporation  
1900 Jacob Street  
Wheeling, WV 26003  
304 / 232-0522

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

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

Copies of McKinley Architecture and Engineering's various **licenses** and **certifications** are found on the following pages. In addition, a copy of Thom Worledge's (your project manager) Registration & Authorization Certificate to provide Architectural Services in West Virginia is also included. Furthermore, the **degrees** and additional **certifications** that your design team members have earned, are listed on their **resumes**.

## The West Virginia Board of Architects

certifies that

Thomas Worledge

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



*The registration is in good standing until June 30, 202 .*



Emily Papadopoulos  
Executive Director



**CERTIFICATE**

*I, Ken Hechler, Secretary of State of the State of West Virginia, hereby certify that*  
by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of  
DECEMBER 19 89

*Ken Hechler*

*Secretary of State.*



**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, 2020 - December 31, 2021**

*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 Army National Guard for the mechanical/electrical/architectural upgrades to the existing Mountaineer Challenge Academy South facility in Montgomery, WV. We understand the **key design elements** include renovation of existing space in Maclin Hall for the expansion of the laundry room and, within the Tech Center building, renovations to the HVAC chiller system, removal and replacement of exhaust fans and ventilators in the Dining facility and renovation of Dining Hall existing space for a dry good storage room. **In the past 40 years** we have experience with laundry projects in multiple sectors of business, designed for dry storage at multiple facilities, and have renovated numerous buildings while occupied (to minimize disruption to concurrent operation of the facilities); examples of which you will see in the next section.

You will see in the submittal that 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 know our Team possesses the required expertise to address all facets of your project. 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, Engineers and Architects, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

**Our approach** to design requires a dialog with the owners and the end users of the facility. Throughout the design process, we can hold design workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget. The most important element of the entire process becomes **communication from you** to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget. The way that we have historically achieved success with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

To start your project, **a kickoff meeting will be held with all pertaining Owners representatives** along with all the 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.**

As the schematic/concept plans are developed, your Project Manager will present the plans for review and comments to a plan group depending on the nature of the work; e.g. architects critiquing the architecture and engineers commenting on the engineering. Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time: Drawings and specifications for program compliance; Drawings and specifications for internal coordination; Cost effectiveness of the design; Drawing accuracy; and Compliance with appropriate codes and client standards. After coordination check corrections are completed, the PM will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the PM and appropriately referenced on the drawings. **Copies of the final documents will be distributed to you for final review and approval.** Comments are incorporated into the documents prior to issuance for bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by the Project Manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.

In addition, our Construction Administrators (CA) have an extra responsibility than what most firms' CAs have; our CAs are a part of the design process from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. Your CA, Bob Smith, has an important role as being the liaison between the Owner, Contractor, and Engineer/Architect. The primary objective of this service is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Mr. Smith will evaluate the quality of the work to verify that it meets the level required by clients; in addition, he will monitor the contractor's progress to ensure that they are following the Construction Documents. He will observe the construction progress, is responsible for all construction meetings and minutes, and will verify pay application and change orders.

Our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for over 20 years; long before it being adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

**With our previous experience on multiple relevant projects (a few examples are seen on the following pages); 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 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."**

**Mount St. Joseph Convent Addition and Renovations**

**Location:** Wheeling, West Virginia

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

**Type of Project:** Laundry Room Addition / Building Renovations

**Project Description, Goals, and Objectives:** The Mount St. Joseph Convent is a five story, 74,434 SF building that provides all living accommodations on site. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations.

**Because the building was continually occupied, it was necessary to complete the entire**

**renovation and additions while the building remained fully operational.** Renovations and additions were completed in multiple phases. We renovated the apartments, **added the laundry services space addition, and improved the 100 seat formal dining room.** A complete **commercial kitchen with dry goods storage, a social hall, a library, a hair salon, chapel and an exercise space** were also upgraded **while the building was fully occupied.** Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible. This includes a main entry vestibule, increased door sizes, new ramps

and associated concrete pads, and more. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall; the meeting rooms and private apartments are now available for visiting lecturers and seminars. There is **new HVAC, ductwork, piping, acoustic tile ceiling with high efficiency dual switch lights, electrical upgrades, and much more.**

The building is listed on the National Register of Historic Places, so special considerations were used to preserve the historic nature of the building. **When the new laundry room was added on to the rear of the Convent; it was important to design the addition's exterior to complement the existing historic masonry.**

This Laundry Addition was a 2,618 SF addition. The equipment included 2 commercial washers, 3 residential washers, 2 commercial dryers, and 3 residential dryers. One 3-bowl sink, folding tables and storage facilities were also provided. The space is completely handicapped accessible and directly below the living quarters of the residents. Extra power (hook-ups) and plumbing line provisions were made for future equipment purchases. There is also an office for personnel to assist residents when needed.

(continued) Mount St. Joseph Convent Addition and Renovations

### LAUNDRY DOOR AND FRAME SCHEDULE

ROOM NO.	NO.	SIZE	TYPE	DETAIL	FINISH	REMARKS
001	1	6'-0" x 8'-0"	1	1	1	1
001	2	6'-0" x 8'-0"	1	1	1	1
001	3	6'-0" x 8'-0"	1	1	1	1
001	4	6'-0" x 8'-0"	1	1	1	1
001	5	6'-0" x 8'-0"	1	1	1	1
001	6	6'-0" x 8'-0"	1	1	1	1
001	7	6'-0" x 8'-0"	1	1	1	1
001	8	6'-0" x 8'-0"	1	1	1	1
001	9	6'-0" x 8'-0"	1	1	1	1
001	10	6'-0" x 8'-0"	1	1	1	1
001	11	6'-0" x 8'-0"	1	1	1	1
001	12	6'-0" x 8'-0"	1	1	1	1
001	13	6'-0" x 8'-0"	1	1	1	1
001	14	6'-0" x 8'-0"	1	1	1	1
001	15	6'-0" x 8'-0"	1	1	1	1
001	16	6'-0" x 8'-0"	1	1	1	1
001	17	6'-0" x 8'-0"	1	1	1	1
001	18	6'-0" x 8'-0"	1	1	1	1
001	19	6'-0" x 8'-0"	1	1	1	1
001	20	6'-0" x 8'-0"	1	1	1	1
001	21	6'-0" x 8'-0"	1	1	1	1
001	22	6'-0" x 8'-0"	1	1	1	1
001	23	6'-0" x 8'-0"	1	1	1	1
001	24	6'-0" x 8'-0"	1	1	1	1
001	25	6'-0" x 8'-0"	1	1	1	1
001	26	6'-0" x 8'-0"	1	1	1	1
001	27	6'-0" x 8'-0"	1	1	1	1
001	28	6'-0" x 8'-0"	1	1	1	1
001	29	6'-0" x 8'-0"	1	1	1	1
001	30	6'-0" x 8'-0"	1	1	1	1

### ROOM FINISH LEGEND

KEY	FINISH	KEY	FINISH	KEY	FINISH
1	CEILING	1	CEILING	1	CEILING
2	FLOOR	2	FLOOR	2	FLOOR
3	WALLS	3	WALLS	3	WALLS
4	DOORS	4	DOORS	4	DOORS
5	WINDOWS	5	WINDOWS	5	WINDOWS
6	BASE	6	BASE	6	BASE
7	TRIM	7	TRIM	7	TRIM
8	STAIRS	8	STAIRS	8	STAIRS
9	MECHANICAL	9	MECHANICAL	9	MECHANICAL
10	ELECTRICAL	10	ELECTRICAL	10	ELECTRICAL
11	PLUMBING	11	PLUMBING	11	PLUMBING
12	PAINT	12	PAINT	12	PAINT
13	GLASS	13	GLASS	13	GLASS
14	METAL	14	METAL	14	METAL
15	WOOD	15	WOOD	15	WOOD
16	CONCRETE	16	CONCRETE	16	CONCRETE
17	BRICK	17	BRICK	17	BRICK
18	STONE	18	STONE	18	STONE
19	ROOF	19	ROOF	19	ROOF
20	MECHANICAL	20	MECHANICAL	20	MECHANICAL
21	ELECTRICAL	21	ELECTRICAL	21	ELECTRICAL
22	PLUMBING	22	PLUMBING	22	PLUMBING
23	PAINT	23	PAINT	23	PAINT
24	GLASS	24	GLASS	24	GLASS
25	METAL	25	METAL	25	METAL
26	WOOD	26	WOOD	26	WOOD
27	CONCRETE	27	CONCRETE	27	CONCRETE
28	BRICK	28	BRICK	28	BRICK
29	STONE	29	STONE	29	STONE
30	ROOF	30	ROOF	30	ROOF

### ROOM FINISH KEY

KEY	FINISH	KEY	FINISH	KEY	FINISH
1	CEILING	1	CEILING	1	CEILING
2	FLOOR	2	FLOOR	2	FLOOR
3	WALLS	3	WALLS	3	WALLS
4	DOORS	4	DOORS	4	DOORS
5	WINDOWS	5	WINDOWS	5	WINDOWS
6	BASE	6	BASE	6	BASE
7	TRIM	7	TRIM	7	TRIM
8	STAIRS	8	STAIRS	8	STAIRS
9	MECHANICAL	9	MECHANICAL	9	MECHANICAL
10	ELECTRICAL	10	ELECTRICAL	10	ELECTRICAL
11	PLUMBING	11	PLUMBING	11	PLUMBING
12	PAINT	12	PAINT	12	PAINT
13	GLASS	13	GLASS	13	GLASS
14	METAL	14	METAL	14	METAL
15	WOOD	15	WOOD	15	WOOD
16	CONCRETE	16	CONCRETE	16	CONCRETE
17	BRICK	17	BRICK	17	BRICK
18	STONE	18	STONE	18	STONE
19	ROOF	19	ROOF	19	ROOF
20	MECHANICAL	20	MECHANICAL	20	MECHANICAL
21	ELECTRICAL	21	ELECTRICAL	21	ELECTRICAL
22	PLUMBING	22	PLUMBING	22	PLUMBING
23	PAINT	23	PAINT	23	PAINT
24	GLASS	24	GLASS	24	GLASS
25	METAL	25	METAL	25	METAL
26	WOOD	26	WOOD	26	WOOD
27	CONCRETE	27	CONCRETE	27	CONCRETE
28	BRICK	28	BRICK	28	BRICK
29	STONE	29	STONE	29	STONE
30	ROOF	30	ROOF	30	ROOF

### BASE BID LAUNDRY ROOM FINISH SCHEDULE

ROOM NO.	FLOOR	WALLS	CEILING	REMARKS
001	1	1	1	1
001	2	1	1	1
001	3	1	1	1
001	4	1	1	1
001	5	1	1	1
001	6	1	1	1
001	7	1	1	1
001	8	1	1	1
001	9	1	1	1
001	10	1	1	1
001	11	1	1	1
001	12	1	1	1
001	13	1	1	1
001	14	1	1	1
001	15	1	1	1
001	16	1	1	1
001	17	1	1	1
001	18	1	1	1
001	19	1	1	1
001	20	1	1	1
001	21	1	1	1
001	22	1	1	1
001	23	1	1	1
001	24	1	1	1
001	25	1	1	1
001	26	1	1	1
001	27	1	1	1
001	28	1	1	1
001	29	1	1	1
001	30	1	1	1

### ADD ALT LAUNDRY ROOM FINISH SCHEDULE

ROOM NO.	FLOOR	WALLS	CEILING	REMARKS
001	1	1	1	1
001	2	1	1	1
001	3	1	1	1
001	4	1	1	1
001	5	1	1	1
001	6	1	1	1
001	7	1	1	1
001	8	1	1	1
001	9	1	1	1
001	10	1	1	1
001	11	1	1	1
001	12	1	1	1
001	13	1	1	1
001	14	1	1	1
001	15	1	1	1
001	16	1	1	1
001	17	1	1	1
001	18	1	1	1
001	19	1	1	1
001	20	1	1	1
001	21	1	1	1
001	22	1	1	1
001	23	1	1	1
001	24	1	1	1
001	25	1	1	1
001	26	1	1	1
001	27	1	1	1
001	28	1	1	1
001	29	1	1	1
001	30	1	1	1

### ACCESS, CENTRAL, INDEXES

1. ROOM 1001 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
2. ROOM 1002 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
3. ROOM 1003 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
4. ROOM 1004 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
5. ROOM 1005 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
6. ROOM 1006 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
7. ROOM 1007 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
8. ROOM 1008 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
9. ROOM 1009 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
10. ROOM 1010 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
11. ROOM 1011 TO BE REMOVED BY CONTRACTOR. EXISTING DOOR TO BE REMOVED FROM THIS ROOM.
12. SEE EXISTING FOR FLOOR FINISHES.

### SECTION 1

SECTION 1: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 2

SECTION 2: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 3

SECTION 3: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 4

SECTION 4: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 5

SECTION 5: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 6

SECTION 6: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 7

SECTION 7: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.

### SECTION 8

SECTION 8: DETAIL OF DOOR AND FRAME ASSEMBLY. SHOWS DOOR, FRAME, AND FINISHES. INCLUDES CALLOUTS FOR MATERIALS AND FINISHES.



## **Panhandle Cleaning & Restoration**

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

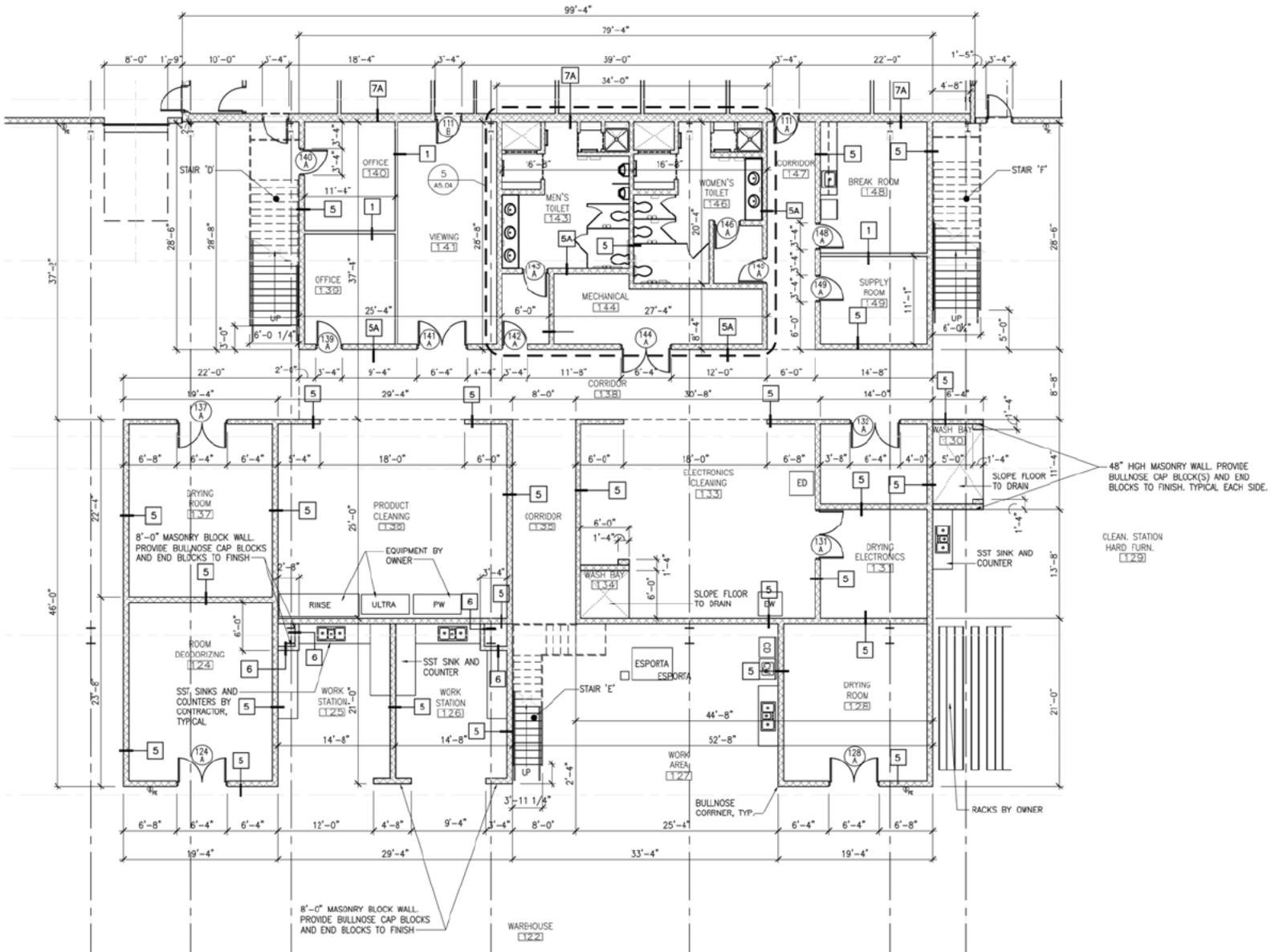
**Type of Project:** Various Laundry & Cleaning Rooms / New Warehouse & Office Building

**Project Description, Goals, and Objectives:** Panhandle Cleaning & Restoration (*Panhandle* or *PC&R*) invested \$3.5 million in a new prefabricated metal building. The exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure for administration and operations, providing 32,000 total warehouse square feet. 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. There are multiple bays and loading docks around this structure. An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.

Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing and mechanical systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the warehouse space. The first floor of the mezzanine is the "Contents Processing Facility" (*enlarged plan seen on following page*) where the main "cleaning and restoration" takes place. This is broken into multiple rooms, and many have similar specialized components and considerations we had to design for, like your Laundry facility might have, including Laundry Room [*which includes: washing machine; commercial dryer; sink with drain board; hot and cold water supply; drains per code; de-ionized (DI) water supply; & compressed air*], Esporta Station [*Esporta Wash System (more information seen below); commercial washer with 75lb capacity; 2 commercial dryers with 75lb capacity; hot and cold water supply; direct 3" drain per code; & 240v 30a 3 phase/direct*], Ultrasonic Station [*hot water supply at pre-wash and Ultrasonic unit; hot and cold water supply at rinse station; DI water supply and compressed air at rinse station; drains per code to floor sink; & electrical needs per manufacturer specs and local code*], Electronics Dis-Assembly/Cleaning Area [*cold water supply at Electronics Wash Unit (EWU); electrical for EWU per manufacturer and local code; electrical outlets at workbench; drains per code and manufacturers specs to floor sink, compressed air, & DI water supply at EWU*], Electronics Re-Assembly Area [*electrical for Electronics Drying Chamber per manufacturer and local code; electrical outlets at workbench; & compressed air*], Mechanical [*cold water supply; hot water tank; air compressor; DI water system (PEX pipe); & electrical (compressor, DI, WH)*], Wash Bay [*hot and cold water supply; DI water supply; compressed air; hose-compatible faucet; & floor drain*], and 2 U-Shaped Stations [*each has a 3-bowl SS sink 90" long; 110 V GFI protected electrical outlet @ counter level on each side; hot and cold water supply; DI water supply; compressed air on left side; drains per code to floor sink; trench drain; & drain vac*]. Some of these areas have other specialized considerations, such as workbenches, various countertop heights, roller conveyors, rinse stations, cabinets and drawers, stools, tables, shelving, mobile rolling racks, sinks, additional electrical outlets, datalines, wireless internet access, phone, and intercom to name a few.

The Esporta Wash System is more than just a washing machine; it represents one of the most significant breakthroughs in cleaning technology in the last 75 years. This innovative washing system uses a patented system of hydraulic pressure combined with a specific blend of detergents to effectively disinfect clothing/uniforms, other soft contents, personal protective gear and all types of sports equipment. This cleans, sanitizes, and restores up to 160lbs of laundry in a single wash load.

**(continued) Panhandle Cleaning & Restoration**



1 ENLARGED FACILITY PLAN  
1/8"=1'-0"



The Esporta Wash Station with the Esporta wash machine, additional commercial washer, and 2 commercial dryers



A PC&R customer's wardrobe in the content cleaning facility: Cleaned, Pressed, Bagged and ready to be delivered

## Holiday Inn Express & Suites

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

**Contact:** Mr. Gerry Hamerski

Wheeling Hospitality, LLC

250 Scott Avenue

Suite 205

Morgantown, WV 26508

304/284-9989

**Type of Project:** Hospitality / Commercial Laundry Room / Residential Laundry Room

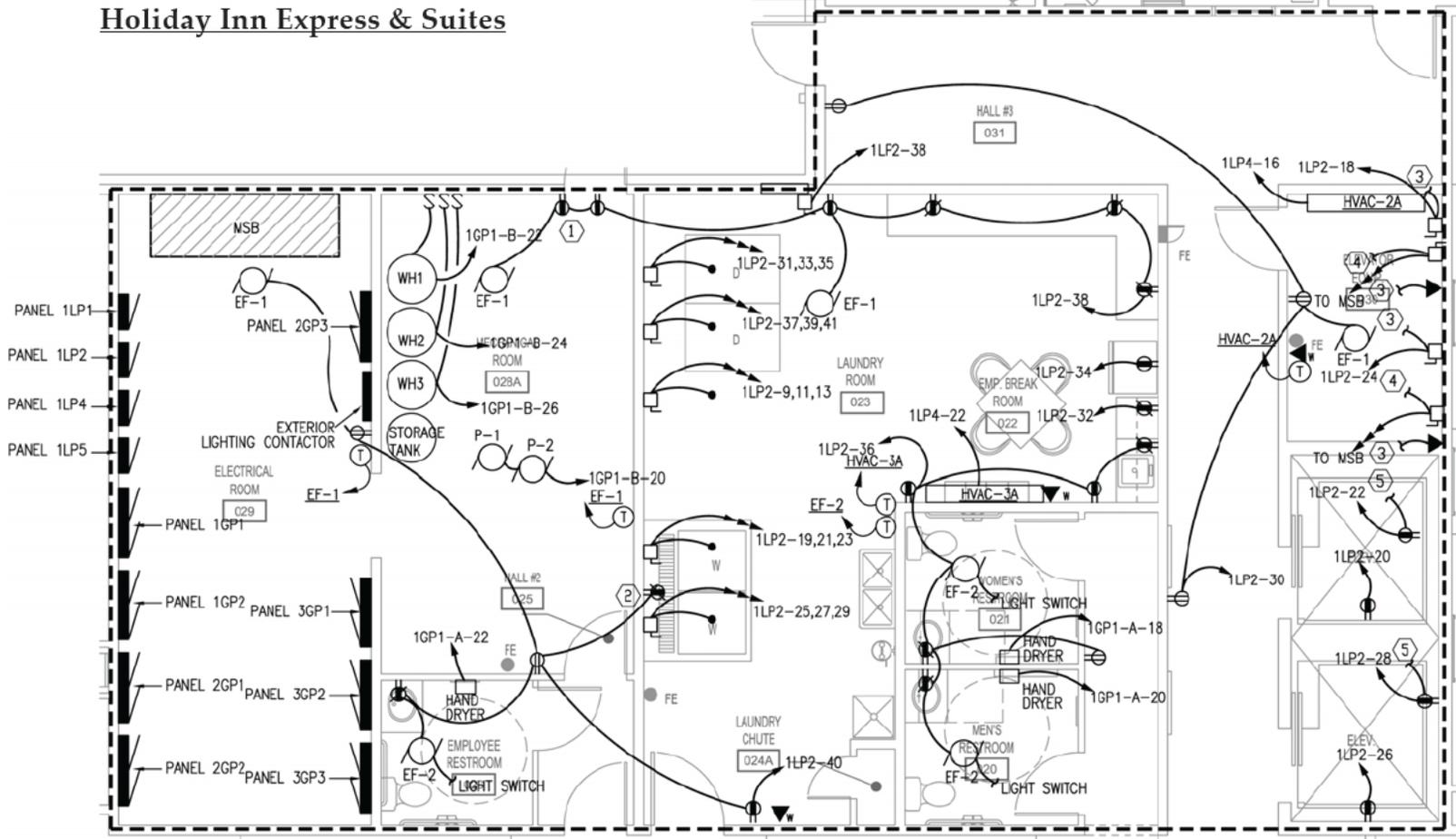
**Project Description, Goals, and Objectives:** A 54,636 SF Holiday Inn Express & Suites was completed in The Highlands development in Triadelphia, West Virginia, located on the east-bound side of I-70 near the Robinson and Straub auto dealerships. **Their Laundry and Housekeeping Services includes laundry, dry cleaning pickup, on-site guest self-laundry facility (washer/dryer), daily housekeeping, and weekly housekeeping services.** This three-story hotel consists of 87 units with a lobby, pool building, and entrance canopy. There is a maximum occupancy of 684. The primary structure is wood framed except for several structural steel transfer beams. The 21,108 SF first floor, in addition to the pool building and 17 units, also consists of a 2,700 SF office/employee break room/laundry area, a **guest laundry room**, a large meeting room, and a **great room/breakfast room/lobby**. The second and third floors are both 16,764 SF, and both consist of 35 units. **These upper floors have a laundry chute leading to the main laundry room.**

**This building has a house-keeping main laundry facility comprised of 2 commercial washers with an automated detergent system (seen on the following page), and 3 commercial dryers. These projects were constructed by the Owner/Contractor who were quite content with our design and contract fee, thus leading to continued teaming. The guest laundry room is a self-use facility, designed for 2 residential washers, 2 residential dryers, and folding tables.**

This project has led to subsequent projects, and we currently are designing and/or in construction of more Holiday Inn Express hotels in Washington, Pennsylvania, Cambridge, Ohio, Cumberland, Maryland and more. For these projects, the Owner performed the construction work.



# Holiday Inn Express & Suites



**2 FIRST FLOOR PLAN AREA "B" - POWER & SYSTEMS**  
 SCALE: 3/16" = 1'-0"

View Showing the Automated Detergent System



Guest Laundry Room (self-use facility)

## Wheeling Park High School kitchen

**Location:** Wheeling, West virginia

**Contact:** Dr. Kim Miller

Superintendent

Ohio County Schools

2203 National Road

Wheeling, WV 26003

304 / 243-0300

**Type of Project:** Kitchen

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has provided design and construction administration services for West Virginia school buildings since the inception of our firm. Within that time we have designed over **\$900 million** worth of projects, including building **renovations, additions, new building construction, HVAC and systems replacements**, etc. to school facilities in over half of West Virginia's 55 counties. The new schools, and the additions/renovations which focus on the kitchens, include **dry storage**.

**For one project example**, we created an approx. 16,500 SF addition, as well as renovations to existing space, at Wheeling Park High School. This \$1.2 million project consisted of a food court that serves 600 students every 21 minutes, as well as a new kitchen. In the kitchen area, there were renovations which included **the existing 6,140 SF dry storage area**, as well as **renovations of a former classroom for 3,720 SF of additional dry storage space**. Moreover, we added new kitchen equipment including a new cooler and freezer. There were new ceilings, lighting, door openings, and **HVAC adjustments**. The server area for the Cafeteria is made up of 3 separate lines entered from the corridor, which are 1) full meal, 2) a la carte and 3) soup and salad. There are 3 cashiers at the end of the serving lines, and each line has a back-up area for storage and a hand sink. The full meal line has a back-up area large enough 3 tube pot sinks. In addition to renovations, there was also 7,159 SF of new additions which included new food court equipment and new furnishings.



## Carenbauer's Distribution Warehouse

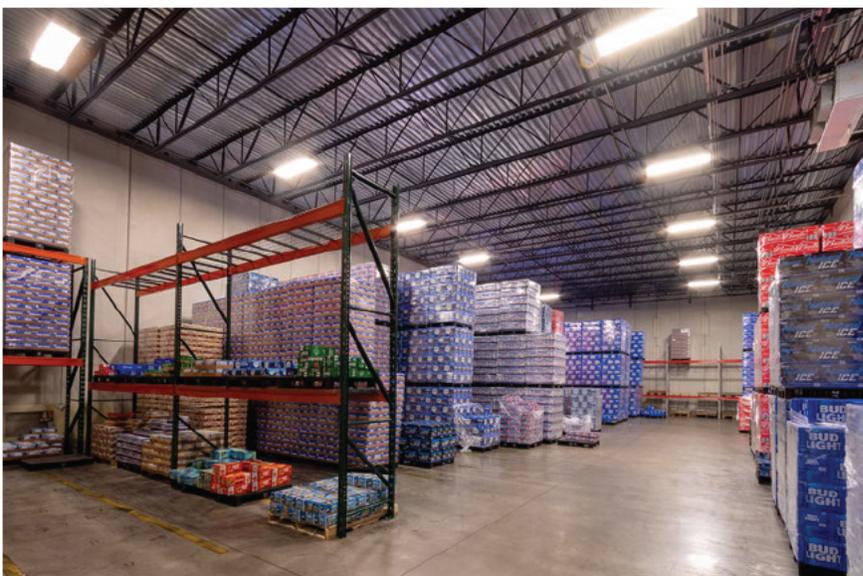
**Location:** Wheeling, West Virginia

**Contact:** Mr. Carl Carenbauer  
Carenbauer Wholesale Corporation  
1900 Jacob Street  
Wheeling, WV 26003  
304 / 232-0522

**Type of Project:** Demolition, Commercial Distribution Warehouse - Full A/E Services

**Project Description, Goals, and Objectives:** The first goal of the project was to demo the former 5-story Sterling Drug Building, and use that site to add an addition onto the Carenbauer Wholesale

Corporation Building. After the demo of the old Sterling Drug Building, we completed the **second project:** an **11,800 square foot warehouse expansion** - as well as **existing warehouse and office building renovations** - of the Carenbauer Wholesale Corporation building. Carenbauer's presently carry over **100 brands of beer in 250 different types of packages**, and they represent **15 different breweries across the US and world**. The building addition included a **large open-span cold storage warehouse with a 26' clear height ceiling**. This room needs to have **temperature setpoints for every month of the year**, ranging from 60 to 67 degrees. The building addition holds a **point-of-sales storage room** and mezzanine, a staging area, and a loading dock with 3 bays. The docks included levelers, bumpers, trailer restraints, bollards, etc. The addition is connected to the existing structure via motion-activated overhead metal rolling doors. The building's floor was designed to withstand continuous fork lift traffic. The **renovations** included the offices, conference room, kitchen, and men's restroom, as well as new women's restroom and a new warehouse manager office. **Upgrades were made to electrical, HVAC, and plumbing in all areas of the addition**. The existing warehouse **electrical distribution service** was not large enough to handle the electrical loads required for the new construction. For the electrical system upgrades, the power was kept on while the addition was being constructed onto the existing building; and after all the new equipment was placed, there was only a minimal outage while the new electrical distribution was put in service.



## 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. Project included new systems, such as HVAC, electrical, automatic sprinkler system, etc. 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 laundry facilities/maintenance, offices, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.



The 3,685 SF Community Room has the ability to hold 526 persons, or have dining for 246 persons for assembly with less concentrated use. There are over 30 round tables with seating for 8. Also included in the structure are a kitchen, walk-in freezer/refrig, dry storage, dishwashing, kitchen storage, table/chair storage, etc. mechanical space, exercise room, arts & crafts room, audio video room, conference room, offices, computer room, and more. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The center also supports a Meals On Wheels Program.





## Maclin Hall Dormitory

**Location:** Montgomery, WV

**Type of Project:** Total Renovations - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has worked on several of the buildings at the **Mountaineer Challenge Academy South campus**. For this project example, **Maclin Hall** (which is one of the projects for this solicitation ADJ220000008), McKinley was selected to design a **comprehensive renovation** to the **historic Maclin Hall dormitory** and **bring it up to current standards**. The **\$6 million** project included redesigning the 142 dorm rooms and RA bedrooms in this 4-story building, including new finishes and furnishings, paint, flooring, lighting, data, and much more. In this **53,900 SF** building, we also brought it up to current codes and ADA compliance, **replaced the entire HVAC**, lighting, fire protection, plumbing, data systems, shared areas, new roof, and restoration of the exterior. We also **added a laundry room**, theater room, exercise area, studies, computer rooms, TV rooms for video games, student commons areas, and lounges. Also included in this project was the replacement of the elevator, which had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and equipment

throughout the building. We also completely regutted and renovated all 35 restrooms, provided new shower facilities, and brought them up to ADA compliance. There was water damage throughout the building, and the Owner even used tarps and buckets in the attic to catch the leaks in the roof. There was wall, ceiling, and floor damage in most rooms, and mildew damage in some rooms as well.

The HVAC renovation included the demolition of the existing steam heating system. A steam to hot water heat exchanger was installed along with an air cooled water chiller, new piping was routed through the building and hot/chilled water is delivered to the units through variable speed pumps. Two Dedicated Outdoor Air Units were installed to deliver neutral, dehumidified air to the dorm rooms to provide the required ventilation air; these units also include total energy recovery wheels to precondition the ventilation air.

This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.

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



Per your request in "General Terms and Conditions" Part 8, here you will find copies of our various Insurance Coverages:



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/13/2021

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).

PRODUCER Paull Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123	CONTACT NAME: Amy Stover
	PHONE (A/C, No, Ext): (304)233-3303 FAX (A/C, No): (304)233-3333
	E-MAIL ADDRESS: astover@paullassociates.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: CINCINNATI INS CO NAIC # 10677
INSURED McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			EPP 0146335	06/15/2021	06/15/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$			EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURE AND ENGINEERING LLC, MCKINLEY ARCHITECTURAL SERVICES NC, WILLOW GLEN CAPITAL, FORT HENRY LLC. CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER	CANCELLATION	AI 005479
Specimen	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE	

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2021

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> Steven Galica <b>PHONE (A/C, No, Ext):</b> 216-306-0047 <b>FAX (A/C, No):</b> 216-839-2815 <b>E-MAIL ADDRESS:</b> sgalica@oswaldcompanies.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A :</b> Continental Insurance Company	<b>NAIC #</b> 35289
		<b>INSURER B :</b>	
		<b>INSURER C :</b>	
		<b>INSURER D :</b>	
		<b>INSURER E :</b>	
		<b>INSURER F :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1519257570

REVISION NUMBER:

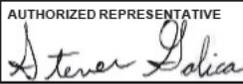
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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 PA D CLA MS.

INSR LTR	TYPE OF INSURANCE	ADDL/SUBR INSD/WVD		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <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 \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2021	10/10/2022	Each Claim Aggregate Deductible \$1,000,000 \$2,000,000 \$25,000	

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****CANCELLATION**

March-Westin Company 360 Frontier Street Morgantown WV 26505	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 
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



**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, Director of Business Development  
\_\_\_\_\_  
(Printed Name and Title)  
129 Summers Street - Suite 201, Charleston, West Virginia 25301  
\_\_\_\_\_  
(Address)  
(304) 340-4267 x115 | (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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

McKinley Architecture and Engineering  
\_\_\_\_\_  
(Company)

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

Ernest Dellatorre, Director of Business Development  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

26 October 2021  
\_\_\_\_\_  
(Date)

(304) 340-4267 x115 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

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

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: McKinley Architecture and Engineering

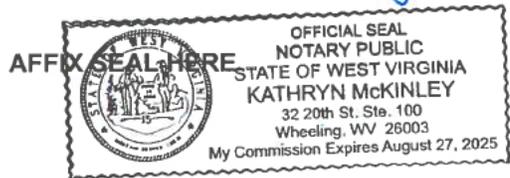
Authorized Signature: *[Signature]* Date: 26 October 2021

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 26 day of October, 2021.

My Commission expires August 27, 2025



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