

**Department of
Health and Human Resources
Bureau for
Health and Health Facilities**

*Architectural and Engineering Services
for Prioritizing the Capital Improvements
at the Jackie Withrow Hospital Facility*

Requisition #HHR10103

June 15, 2010



in association with:

Honeywell

**GENERAL TERMS & CONDITIONS
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia
2. The State may accept or reject in part, or in whole, any bid
3. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
4. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods this Purchase Order/Contract becomes void and of no effect after June 30
5. Payment may only be made after the delivery and acceptance of goods or services.
6. Interest may be paid for late payment in accordance with the *West Virginia Code*
7. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at www.state.wv.us/admin/purchase/vrc/hipaa.htm and is hereby made part of the agreement. Provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
14. **CONFIDENTIALITY:** The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.
15. **LICENSING:** Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, and the West Virginia Insurance Commission. The vendor must provide all necessary releases to obtain information to enable the director or spending unit to verify that the vendor is licensed and in good standing with the above entities.
16. **ANTITRUST:** In submitting a bid to any agency for the State of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the State of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or Fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division. Complete all sections of the quotation form.
2. Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications
3. Unit prices shall prevail in case of discrepancy. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
4. All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130
5. Communication during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited (W Va. C S R §148-1-6.6)



June 14, 2010

Roberta Wagner, Senior Buyer
Purchasing Division
Building 15
2019 Washington Street, East
Charleston, WV 25305-0130

Dear Ms. Wagner and Members of the Selection Committee;

We are pleased to provide the West Virginia Department of Health and Human Resources, the Bureau for Health and Health Facilities with our Expression of Interest to provide architectural consulting and architectural & engineering services for prioritizing the capital improvements for Jackie Withrow Hospital for the reduction of energy cost associated with upgrades and redesign of current heating, ventilation, and air conditioning systems. Your project will be led by **Bradley A. Crow, PE, LEED AP**, our Director of Engineering Services whom is a mechanical (HVAC) engineer, as well as a LEED Accredited Professional

McKinley & Associates has been providing design services since 1981. With offices in Charleston and Wheeling, WV and Washington, PA, we support a professional staff of 40+ that includes: architects, mechanical, electrical, plumbing/life safety engineers (MEP engineers) as well as a certified interior design department. Our architects, engineers and technicians are all **"In-House"**, creating optimum communication and collaboration. We are proud to be considered the largest full service A/E firm in the State of West Virginia.

We have 4 LEED Accredited Professionals (LEED APs) on staff, in both the architectural and engineering fields, which will all be utilized to determine ways to increase energy efficiency and reduce energy costs.

We currently are contracted with Fourteen West Virginia School Counties to provide their 10 year Comprehensive Educational Facilities Plans (CEFP 2010-2020) which comprises over 160 schools. A major aspect of this plan is to re-evaluate its energy and operating efficiencies and prioritizing the replacements or upgrades that will lead to a more energy efficient operating system.

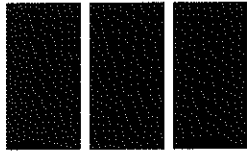
We have also teamed with Honeywell Building Solutions as the industry leader in "Energy Management Solutions". Honeywell has recently been awarded a \$10 Million Dollar energy project at the Robinson Memorial Hospital in Ravenna, OH. In addition to this and the other hospital experience that are included in this submittal, they have also provided their services for airports, laboratories, municipalities and educational facilities. Honeywell can also provide funding for your energy projects at a guaranteed cost savings.

We love what we do, so we care about the results you get. We know we can provide you with a successful project and are very excited about the possibility of building a long-lasting relationship with you. Thank you for reviewing our submission and considering McKinley & Associates for your project.

Sincerely,



Ernest Dellatorre
McKinley & Associates



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

CORPORATE INFORMATION

Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service **Architectural & Engineering firm**, offering comprehensive **professional services in architecture, engineering, interior design and construction administration**. We have a broad range of skill and experience for projects involving medical, educational, governmental, commercial, religious and recreational operations. In January 2007, McKinley & Associates established a partial **Employee Stock Ownership Plan (ESOP)**, which is a benefit plan that gives our employees ownership of stock in our company. This is a **contribution to the employee**, not an employee purchase.



Dr. Ganzer Office Building

OVMC - Nurses Residence



OVMC - Radiation and Oncology Center

Firm Information

David McKinley, PE
Principal

Tim Mizer, PE, RA
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Brad Crow, PE
Director of Engineering

Date of Incorporation

1981 Wheeling, West Virginia

Number of Professionals

Total Size	40+
Architects & Interns	12
Engineers	6
Construction Admins	4
Quality Control	2
Arch./Eng. Designers	11
Interior Designer	1
MIS	1
LEED APs	4

Location

Headquarters

The Maxwell Centre
Thirty-Two - Twentieth Street
Suite 100
Wheeling, West Virginia 26003
P: 304-233-0140
F: 304-233-4613

Satellite Offices

Charleston Area Alliance Building
1116 Smith Street
Suite 406
Charleston, West Virginia 25301
P: 304-340-4267
F: 304-340-4269

Washington Trust Building
6 S. Main Street
Suite 1028
Washington, Pennsylvania 15301
P: 724-223-8250
F: 724-223-8252

Credentials

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

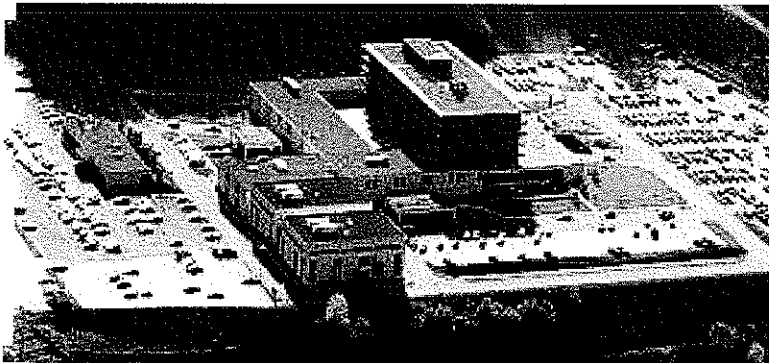


OVMC

QUALIFICATIONS

Founded in 1981, McKinley & Associates has become generally accepted as the largest A/E firm in West Virginia. We provided design services for projects representing more than \$100,000,000 annually in construction value.

We have a broad range of skills and experience for projects involving medical, religious, educational, government agencies, manufacturers, commercial and recreational operations, as well as developers. In the past 5 years our firm has been awarded 3 prestigious AIA Honor and Merit Awards for our works.



Wheeling Hospital

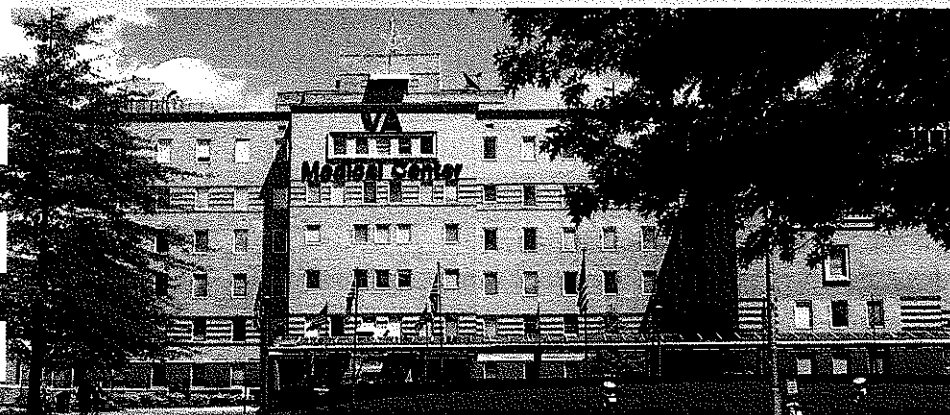
The firm has completed many projects for health care facilities, including renovations and expansions of existing structures as well as new buildings.



Wetzel County Hospital

We have completed over a dozen projects for six Veterans Affairs Medical Centers in both West Virginia and Pennsylvania as well as numerous local and regional health care providers.

From planning and implementing a feasibility study for a retirement community, to design of an assisted living center, to additions to house MRI equipment, to outpatient surgical centers, to freestanding outpatient facilities and much more, our team has the ability to handle your next project.



VA Medical Center - Clarksburg

Generally recognized as West Virginia's largest A/E firm, our 40+ person Professional staff includes: Architects; Civil, Electrical, Fire/Life Safety, Mechanical and Structural Engineers; Interior Designers and Educational Planners. We have provided professional services in all 55 counties of West Virginia.

HEALTH CARE FACILITIES

Our firm has completed many projects for health care facilities, including renovations and expansions of existing structures as well as new buildings. We have completed over a dozen projects for six Veterans Affairs Medical Centers in West Virginia and Pennsylvania as well as numerous local and regional health care providers. From planning and implementing a feasibility study for a retirement community, to design of an assisted living center, to additions to house MRI equipment, to outpatient surgical centers, to freestanding outpatient facilities and much more, our team has the ability to handle your project.

WHEELING HOSPITAL

Wheeling, West Virginia

- *Design of new Ultra-Sound Suites.
- *Feasibility study for Retirement Community
- *Training Center for Continuing Education
- *Renovation of semi-private rooms into private rooms
- *Center for Nursing Continuing Education
- *Renovation of Professional Suites

OHIO VALLEY MEDICAL CENTER

Wheeling, West Virginia

- *Renovation of Nurse Residence into Professional Suites
- *MRI addition
- *Fire suppression system
- *Outpatient Surgical Center

REYNOLDS MEMORIAL HOSPITAL

Moundsville, West Virginia

- *Physicians' offices/exam rooms

HERITAGE POINT ASSISTED LIVING CENTER

New Martinsville, WV

- *Design of Senior Living Facility with detachment homes

OHIO VALLEY PROFESSIONAL BUILDING

Wheeling, West Virginia

- *Physicians offices
- *Outpatient Surgical Center / Exam Rooms

WETZEL COUNTY HOSPITAL

New Martinsville, WV

- *Community addition
- *New emergency department

PETERSON HOSPITAL

Wheeling, West Virginia

- *Fire Suppression system
- *General renovations

VA MEDICAL CENTERS

VAMC / CLARKSBURG, WEST VIRGINIA

- *Clinical addition
- *Emergency room
- *Surgery and recovery suites
- *15-bed ICU
- *Expanded clinical laboratory
- *Modernized imaging service that includes CT scan and diagnostic nuclear medicine capabilities
- *Inpatient and outpatient pharmacies.
- *Primary care outpatient clinics
- *Specialty clinics for oncology, mental hygiene, PTSD, urology, surgery, dermatology, optometry, and otolaryngology
- *Doors and latches program

VAMC / MARTINSBURG, WEST VIRGINIA

- *Renovation of electrical systems in operating room suites
- *Nurses call stations

VAMC / HUNTINGTON, WEST VIRGINIA

- *Replacement of all clinical areas
- *Renovation of original hospital into hospital rooms
- *Medical air and Vacuum systems

VAMC / BECKLEY, WEST VIRGINIA

- *Renovation of central computer room
- *Motion-sensing lighting controls
- *Same Day Surgery Center
- *Oncology Center
- *Addition for specialty clinics
- *Renovation of recovery area for outpatient surgery

VAMC / BUTLER, PENNSYLVANIA

VAMC / PITTSBURGH, PENNSYLVANIA

- *Expansion of central computer facility
- *Renovation of pneumatic laundry system
- *Replacement of steam traps
- *Fire suppression system - five story building

HEALTH CARE FACILITIES

SUMMIT CENTER GROUP HOME

Morgantown, West Virginia
*Fire suppression system

BRIGHTWOOD NURSING HOME

Follansbee, West Virginia
*Fire suppression system

ST. CLAIREVILLE HOSPITAL

St. Clairesville, OH
*General renovations

WOODS HEALTH CENTER

Moundsville, West Virginia
*Freestanding Clinic & Outpatient Facility

DOCTORS URGENT CARE

Wheeling, West Virginia
*Freestanding Outpatient Facility

LOGAN GENERAL HOSPITAL*

Logan, WV
*Hospital addition
*Medical Office Building

UNIVERSITY SUBURBAN HEALTH CENTER*

Cleveland, OH
*Medical Office Building

TRI COUNTY HOSPITAL*

East Point, GA
*Medical addition and remodeling

CHIPPEWA VALLEY HOSPITAL & NURSING HOME*

Durand, WI
*Replacement Hospital

MENNONITE HOSPITAL*

Bloomington, IL
*Eye Surgery Suite

WELKIND NEUROLOGICAL HOSPITAL*

Chester, NJ
*Replacement Hospital

ST. JOSEPH HOSPITAL*

Lorain, OH
*New laundry facility
*Medical addition & remodeling

LAKE COUNTY HOSPITAL*

Willoughby, OH
*West addition and remodeling

WESTERN RESERVE PSYCHIATRIC HABILITATION CENTER*

State of Ohio
*Medical renovations

UNIVERSITY HOSPITALS OF CLEVELAND*

Cleveland, OH
*Medical remodeling

LAKEWOOD RADIOLOGY, INC.*

Lakewood, OH
*Radiology Suite

LAKEWOOD HOSPITAL*

Lakewood, OH
*Medical addition and remodeling

SOUTHWEST CANCER CENTER*

Lubbock, TX
*HVAC Designs

RIVER CANCER CENTER*

Newark, NJ
*HVAC Designs

ILLINOIS CANCER CENTER*

Chicago, IL
*HVAC Designs

UTAH CANCER CENTER*

Salt Lake City, UT
*HVAC Designs

MONROEVILLE MRI*

Monroeville, PA
*HVAC Designs

■ Professional staff's experience prior to joining McKinley & Associates

HISTORIC PRESERVATION

Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as rehabilitated numerous buildings for **Historic Tax Credits**. We have completed over 60 historic projects throughout the tri-state region. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the building**. At McKinley & Associates we are committed to saving and rehabilitating our past. Our team is uniquely experienced in renovation projects because Mr. David B. McKinley and our Firm are similarly involved in the development of multiple structures. Many of these projects are very similar to your Shaw Hall Project where an existing space is renovated and converted entirely for another use. As you will see the Orrick Building was converted from a manufacturing/warehouse to state of the art office space. It is with this experience that we are able bring insight to the design of spaces that will retain long term value.

We have a great working relationship with the **Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**. Furthermore, Mr. McKinley is a Commissioner on the West Virginia Division of Culture and History's Capitol Building Commission.

Bishop's Residence / Wheeling, WV
Brock Reed & Wade Building / Morgantown, WV
Catholic Heritage Center / Wheeling, WV
Chalfonte Hotel / Cape May, NJ
Charleston Enterprises Center / Charleston, WV
Dad's Sweet Tooth / Wheeling, WV
Dr. Morano; Warwick China / Wheeling, WV
Egerter Building / Wheeling, WV
Federal Building / Clarksburg, WV
Hampshire County Courthouse / Romney, WV
Klos Towers / Wheeling, WV
Larkin Apartments / Wheeling, WV
The Linsly School / Wheeling, WV
Main Post Office Building / Clarksburg, WV
Maxwell Centre / Wheeling, WV
McLaughlin Building / Webster Springs, WV
Mount De Chantal Academy / Wheeling, WV
Old Governors Mansion / Wheeling, WV
Orrick Center / Wheeling, WV
OVMC Nurses Residence Hall / Wheeling, WV

Parkersburg High School / Parkersburg, WV
Phillips Gardill Building / Wheeling, WV
Popodican; Shepherd College / Shepherdstown, WV
Professional Building / Wheeling, WV
Rectory, Diocese of Wheeling/Charleston / Wheeling, WV
St. James Church / Wheeling, WV
St. Matthew's Church / Wheeling, WV
Stone & Thomas Building / Wheeling, WV
US Postal Service / Gerrardstown, WV
Wagner Building / Wheeling, WV
West Liberty State College / West Liberty, WV
West Virginia Capitol Complex / Charleston, WV
West Virginia Independence Hall / Wheeling, WV
Wheeling Artisan Centre / Wheeling, WV
Wheeling Suspension Bridge / Wheeling, WV
Willow Glen / Woodsdale, WV
WVNCC B & O Building / Wheeling, WV
WVNCC - Hazel Atlas Building / Wheeling, WV
WVU Colson Hall / Morgantown, WV

HISTORIC PRESERVATION

Many of our projects over the years required our referencing the Secretary of the Interiors Standards for Rehabilitation. There is both a historic component and a carefully balanced practical side to the Standards and Guidelines. First and foremost, we endeavor to protect the original features of a property. Research and on-site inspections occur to ascertain the beginning course of action.

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary corrections, especially structural, and adapt the modern tenant space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure.

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

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

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

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

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

ARRA EXPERIENCE



Williamson Campus HVAC / *Williamson, WV*

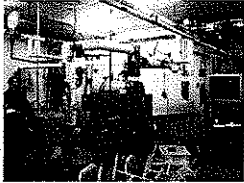
Customer: Southern WV Community and Technical College

Project Cost: \$500,000

Date of Completion: In construction (anticipated completion in July 2010)

Reference: Rita Roberson

304/236-7648



Wyoming/McDowell Campus HVAC / *Pineville, WV*

Customer: Southern WV Community and Technical College

Project Cost: \$200,000

Date of Completion: In construction (anticipated completion in July 2010)

Reference: David Lord

304/294-2010



SVRTA Administrative and Maintenance Complex roof / *Steubenville, OH*

Customer: Steel Valley Regional Transit Authority

Project Cost: \$225,000

Date of Completion: In construction (anticipated completion in June 2010)

Reference: Frank Bovina

740/282-6145



New Martinsville School HVAC / *New Martinsville, WV*

Customer: Wetzel County Schools

Project Cost: \$2.5 million

Date of Completion: In construction (anticipated completion in August 2010)

Reference: William Jones

304/455-2441



Oak Glen High School HVAC / *New Cumberland, WV*

Customer: Hancock County Schools

Project Cost: \$2.2 million

Date of Completion: In construction (anticipated completion in July 2010)

Reference: Suzan Smith

304/564-3411



Maysville Elementary School HVAC / *Maysville, WV*

Customer: Grant County Schools

Project Cost: \$740,000

Date of Completion: In construction (anticipated completion in September 2010)

Reference: Brent Nelson

304/257-1011

ARRA EXPERIENCE



Madison Elementary School HVAC / *Wheeling, WV*

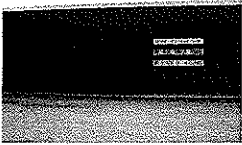
Customer: Grant County Schools

Project Cost: \$4.6 million

Date of Completion: In construction (anticipated completion in September 2010)

Reference: George Krelis

304/242-0300



Arthur I Boreman Elementary School HVAC / *Middlebourne, WV*

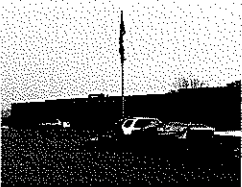
Customer: Tyler County Schools

Project Cost: \$1.1 million

Date of Completion: In construction (anticipated completion in August 2010)

Reference: Jeff Davis

304/758-4566



Sistersville Elementary School HVAC / *Sistersville, WV*

Customer: Tyler County Schools

Project Cost: \$1 million

Date of Completion: In construction (anticipated completion in August 2010)

Reference: Jeff Davis

304/758-4566



Middlebourne Pre-K HVAC / *Middlebourne, WV*

Customer: Tyler County Schools

Project Cost: \$443,000

Date of Completion: In construction (anticipated completion in August 2010)

Reference: Jeff Davis

304/758-4566

HVAC REPLACEMENT PROJECTS

The following examples are chosen to exhibit an assortment of HVAC system replacement projects:

AEP Building

Wheeling, WV

City County Building

Wheeling, WV

Hillview Terrace Church of Christ

Moundsville, WV

Maxwell Centre

Wheeling, WV

Ohio County Correctional Complex

Wheeling, WV

Ohio Valley Distribution Center

Clarksburg, WV

Orchard Park Day Care Center

Wheeling, WV

Orrick Building

Wheeling, WV

St. Mark's Lutheran Church

Wheeling, WV

USPS

multiple locations in WV & PA

Wagner Building

Wheeling, WV

West Virginia Independence Hall

Wheeling, WV

West Virginia State Police

multiple locations in WV

**Wheeling Island Race Track
& Gaming Center**

Wheeling, WV

Wheeling Park Commission:

Oglebay Glassworks Restaurant

Wheeling Park Stone Room

Wheeling Park White Palace

Wheeling Park Wilson Lodge

Wheeling, WV

Barnesville Elementary School

Barnesville High School

Barnesville Exempted Village Schools, OH

Braxton County High School

Braxton County Middle School

Braxton County Middle School Gym

Burnsville Elementary School

Davis Elementary School

Sutton Elementary School

Braxton County Schools, WV

Maysville Elementary School

Grant County Schools, WV

Oak Glen High School

Hancock County Schools, WV

John Marshall High School

Sherrard Junior High School

Washington Lands Elementary School

Marshall County Schools, WV

Bridge Street Middle School

Ritchie Elementary School

Warwood Middle School

Ohio County Schools, WV

St. Mary's Elementary School

New Martinsville

Pleasants County Schools, WV

Long Drain School

Wetzel County Schools, WV

Kanawha Elementary School

Wood County Schools, WV

West Liberty State College

West Liberty, WV

WVNCC - B&O Building

WVNCC - Hazel Atlas Building

Wheeling, WV

Wheeling Jesuit University

Wheeling, WV



SUSTAINABLE "GREEN" DESIGN

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

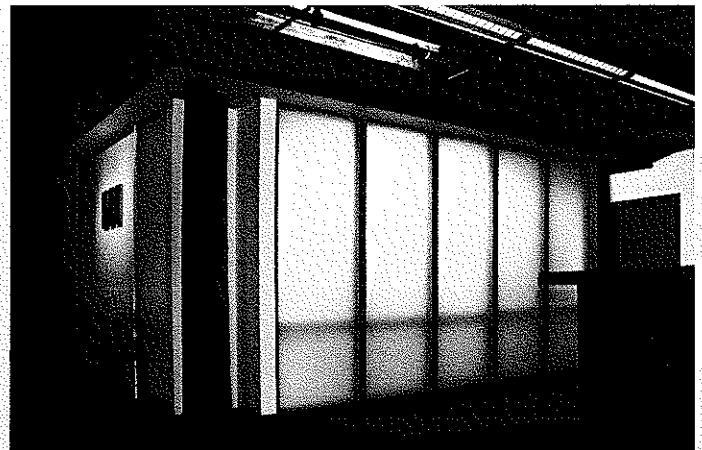
McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local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

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

Hilltop Elementary School is one of our many projects that we designed using **energy efficient** and **sustainable designs** approaches. It was not until after construction had commenced that the Owner decided to submit for LEED certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009.



McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We recently won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for our newly renovated Charleston Office; a project led by Thom Worlledge.



View of our award-winning Charleston Office renovation showing our centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings. LEED recognizes that sustainable design requires a **team approach** to achieve the desired goals, and we have LEED Accredited Professionals (LEED AP and LEED AP BD+C) in both the architectural and engineering fields. We have **4 LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **4 LEED® Accredited Professionals** on staff (including the Project Manager for your proposed project) in **both the architectural and engineering fields:**

Michael S. Betsch, LEED AP

Bradley A. Crow, PE, LEED AP

Christina Schessler, AIA, LEED AP

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP (**Your Project Manager**)

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

Bellann in Oakhill, WV (LEED EB O&M)

Cameron Middle School/High School in Cameron, WV (LEED for Schools 2.0)

Hilltop Elementary School in Sherrard, WV (LEED for Schools 2.0)

West Virginia State Office Building in Logan, WV (LEED NC 2.2)

All 4 of our LEED Registered Projects are either under construction or under design with potential **LEED Certification** (Bellann) or potential **LEED Silver Certification** (Cameron Middle School/High School, Hilltop Elementary School, and the West Virginia State Office Building).



The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field. The LEED AP BD+C represents specialization in commercial design and construction.

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001. He was the first LEED Accredited professional in the state of West Virginia and has served on the committee that sets the standards for the international energy code.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

McKinley & Associates CHARLESTON OFFICE

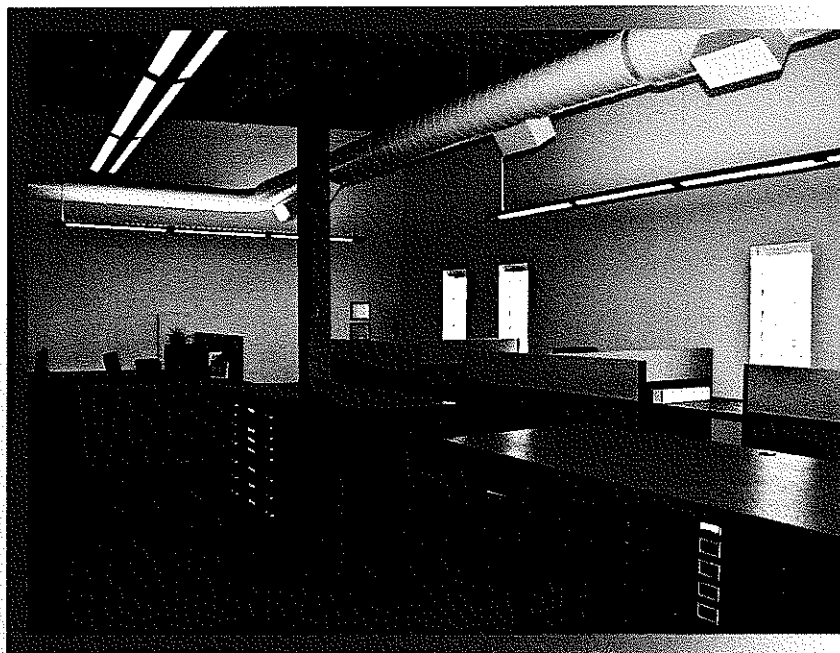


Besides the paint, what makes this office "green"?

McKinley & Associates has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.

We recently won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for our newly renovated Charleston Office. The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, our centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space.

In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage.



The office chairs are new, but the "Zody" chair by Haworth is the first chair to be Cradle to Cradle Gold Certified. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle.

Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew.

Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is Green Label Certified, meaning it meets stringent indoor air quality requirements.

The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.

WV STATE OFFICE BUILDING

Logan, West Virginia

Owner
State of West Virginia

Size
50,000 SF approx.

Construction Cost
\$12 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Thomas Worlledge, AIA



We are nearing completion of the design phase on this \$12 million project for the West Virginia General Services Division. This 5 story, 50,000 SF (not including basement area) State Office Building is intended to consolidate office space of state agencies currently located in Logan, West Virginia as well as provide moderate space for future customers. This office building will be part of a new generation of State office buildings that will provide flexibility for future growth and/or office renovations and be cost effectively adaptable when relocating other agencies into the space. The State of West Virginia has chosen to try and achieve a **silver Leadership in Energy and Environment Design (LEED NC 2.2)** rating as awarded by the US Green Building Council (USGBC) for the new office structure.



Hilltop Elementary School MARSHALL COUNTY SCHOOLS

Glen Dale, West Virginia

Owner
Marshall County Schools

Size
49,700 SF approx.

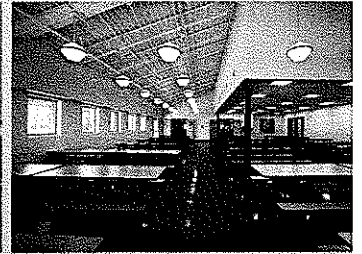
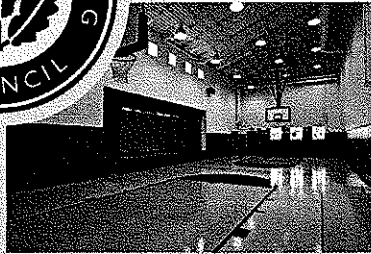
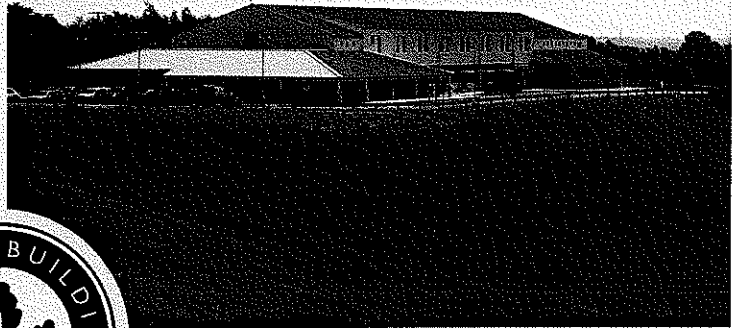
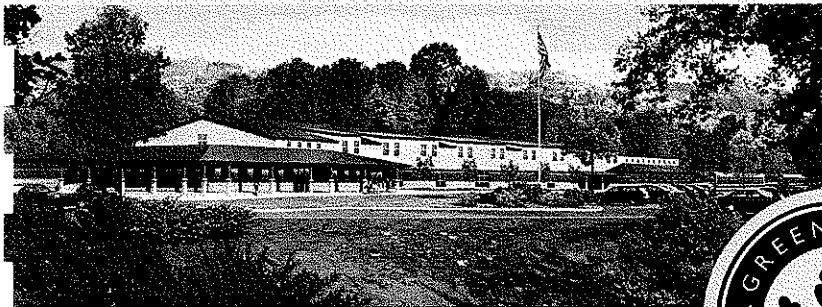
Construction Cost
\$8.4 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Thomas Worlledge, AIA

Contractor
Grae-Con Construction

This project for Marshall County Schools is nearing completion and has been under construction with potential LEED Silver Certification. A lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the indoor environmental quality conducive to learning, and to minimize maintenance. In addition, this school has been designed with cost effectiveness in mind; the School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is **less than \$170/SF**. This school is 49,700 Square Feet, and the total non-owner change orders is 0.83%.



Cameron Middle School / High School

MARSHALL COUNTY SCHOOLS

Cameron, West Virginia

Owner
Marshall County Schools

Size
117,000 SF approx.

Construction Cost
\$27 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg P. Dorfner, AIA

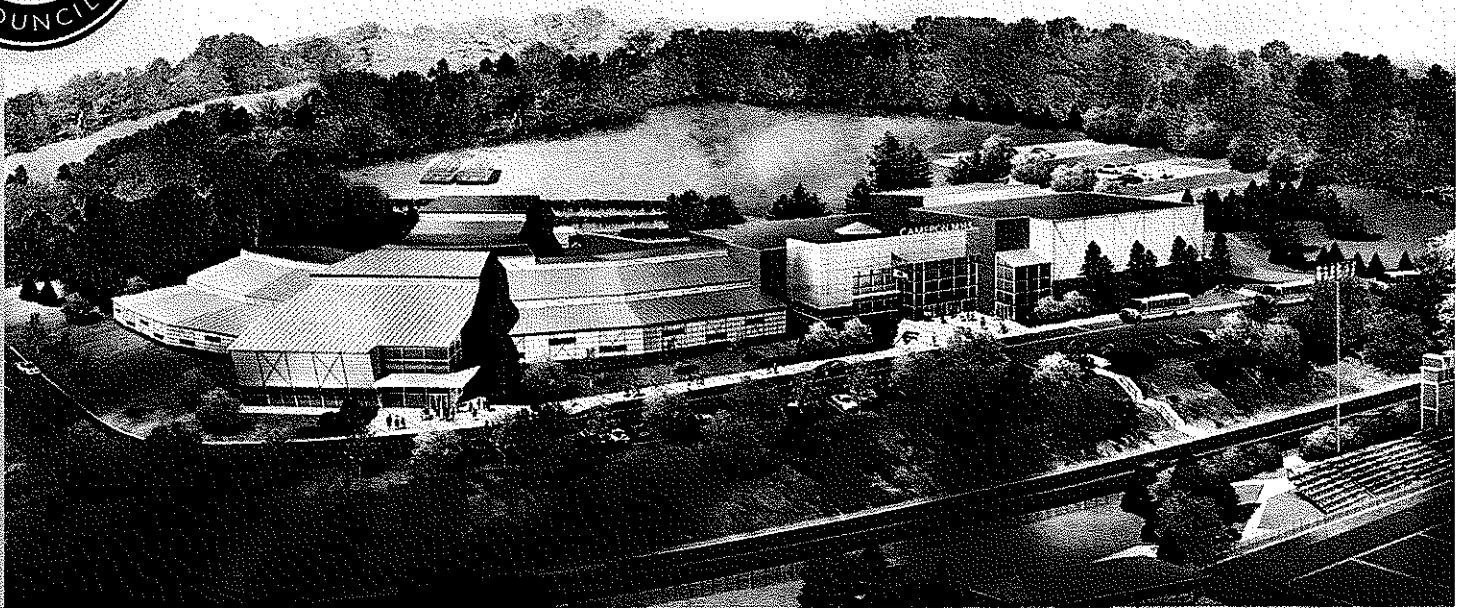
Contractor
Nello Construction



Awaiting construction is the new Cameron Middle School / High School for Marshall County Schools (MCS). This is a 270-student High School, to which a 155-student Middle School program and a HS-level Agricultural Sciences program are added; total school capacity is 425 students attending grades 6 thru 12. This facility was designed with potential LEED Silver Certification, incorporating sustainable, "green" concepts. The facility will be serviced by four parking areas, a bus loop, and associated drainage control structures. In addition to the main facility, the school will include two greenhouses which will service the Agricultural Science vocational program, as well as an Exergaming and Wellness Center. The Agricultural Science programs include Horticulture, Meat Processing Labs, and Agricultural Mechanics. The proposed site has been selected based on economic viability as well as its location adjacent to existing athletic facilities.

The plan has incorporated green design practices such as a predominately south facing orientation, extensive use of daylighting, and inherent thermal mass of the earth for passive heating & cooling. The Chilled Beam HVAC System will be the first of its kind in the state. The school is designed so that the building itself is used as a retaining wall in the hill, allowing the school to be built in agreement with the existing topography. MCS has made an extensive effort to make the school both economically feasible and environmental sensitive.

The Exergaming and Wellness Center will be available for both student and public use. The new facility is designed with better security for students and will be configured as a local "safe center" to be utilized by the community during times of natural disasters or possible terrorist actions. This school will not only benefit students and parents, it will contribute to the community as a whole.



Honeywell Building Solutions

Capabilities

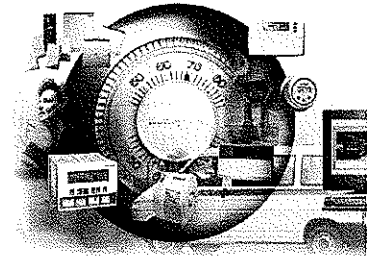
Honeywell Building Solutions



Today's business leaders face many complex and critical issues: improving safety and security, managing risk, improving productivity, leveraging investments, regulatory compliance, handling increasing costs. At Honeywell Building Solutions, our objective is to provide applications that help you run your business. Honeywell is at it's best when we are given an opportunity to review a customer's critical issues, and then assemble a response that addresses those issues. Our solution is based upon a unique mix of Honeywell offerings and services.

Customers use our knowledge and innovation to:

- **Help optimize operations** through installation, maintenance, and repair of critical systems
- **Ensure ongoing effectiveness** of system operation through critical building system integration (Security, Fire, HVAC, and Industrial Process)
- **Obtain greater peace of mind** through the creation and maintenance of comfortable, safe working environments
- **Reduce expenses and conserve natural resources** through better management of energy use

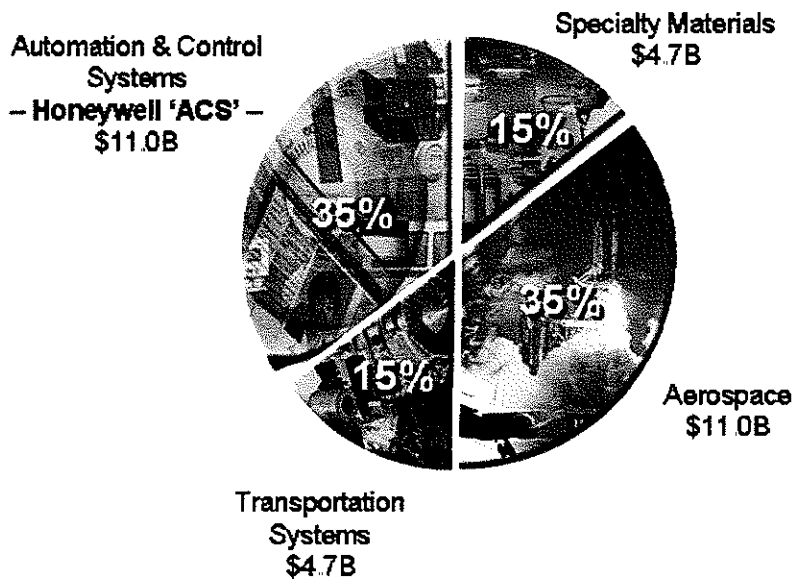


Who Is Honeywell Today?

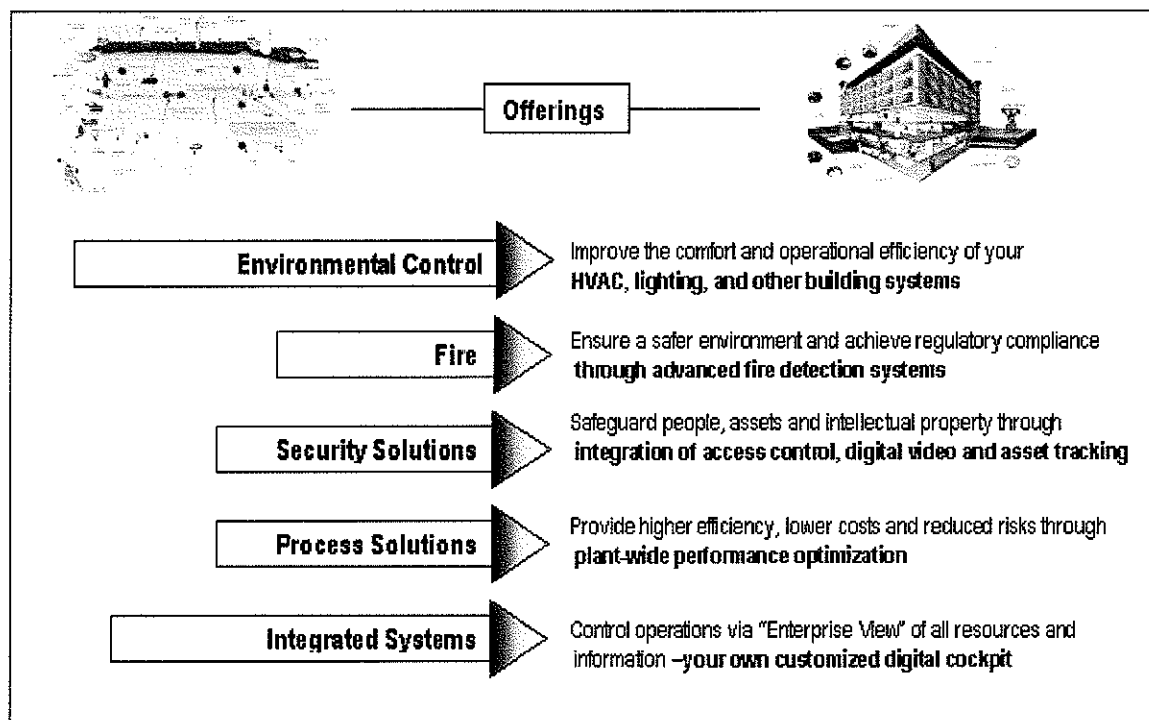
Honeywell is a \$31.3 billion diversified technology and manufacturing leader of control technologies for buildings, homes and industry; aerospace products and services; automotive products; power generation systems; specialty chemicals; fibers; plastics and advanced materials.

Honeywell's business segments comprise a broad and diverse range of technologies and products:

- Aerospace: 35%
- Automation and Control Systems: 35%
- Transportation and Power Systems: 15%
- Specialty Materials: 15%



Automation and Control Systems business represents approximately 35% of the company's revenue. Honeywell Building Solutions is part of this core business. We spend about \$1,411 million annually in R&D—to provide better solutions for our customers. We have worked hard to develop core competencies that span multiple Honeywell businesses (such as control systems)—which can be effectively leveraged to ensure that the R&D investments we are making have impact. For example, the primary operator interface in our industrial process control systems is the same one used for our building HVAC, Fire and Security control systems. Investment funds can now be spent to carry the single platform forward, as opposed to inefficiently funding two separate and independent systems.

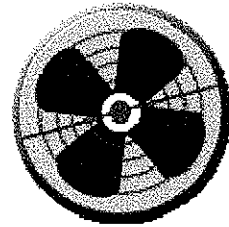


Honeywell Building Solutions offers a broad range of services for industrial and commercial settings:

- **Installation:** Delivery of expertise, experience, and responsiveness through engineering, construction, commissioning and management
- **Building:** Protecting value of installed systems and optimize building system performance with experience, resources and support
- **Energy:** Optimizing energy supply, energy assets and on-going active demand management by applying Honeywell expertise and technology
- **Monitoring:** Protecting your assets and providing comfort, safety and security when the staff is not there -- 24/7
- **Support:** Improving cash management, productivity and employee effectiveness through financing and customized training

Environmental Control Solutions

Honeywell was founded in 1886 as temperature controls manufacturer. We are still a world leader, with nearly a century of experience in over 100,000 buildings. Our portfolio spans the range from the simplest to the most complex environments. We offer adaptable control systems layered with advanced applications to drive performance and reduce operational costs. Yes, we manufacture our own controls. But we are also industry leaders in application knowledge (our Engineering Manual of Automatic Control, aka the "Gray Manual," is one example of that—it's been in print since 1934). It is the combination of our application knowledge with our control technology that helps our customers reduce operational costs by pursuing peak performance and operational excellence



We help you leverage your investment by using industry standard open protocols that increase operational flexibility and provide seamless integration with existing and third-party systems. We can connect to and build upon the control system investments you have already made in your existing systems, Honeywell or non-Honeywell, making your investment dollars go farther. We have adopted all of the industry's leading open protocols into our architecture. Our integration expertise combined with open systems technologies allow you to consolidate your "islands of automation" into a single enterprise view of your facility



Sustainable Design



Honeywell is a proponent of environmental impact and energy initiatives as demonstrated through our presence in the U.S. Green Building Council, the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable, and healthy places to live and work.

Fire Solutions

Our holistic approach to building controls can be seen in our fire safety solutions, which offer such features as greater fire accuracy, better strategies for reducing nuisance alarms, and evacuation management. The integrity of our system technology possible for it to be granted a UL listing that includes operator Ethernet networks, and smoke management. Because of our UL Ethernet, installation costs can be reduced. Our systems lead when it comes to reducing installation costs via the re-use of and conduit.



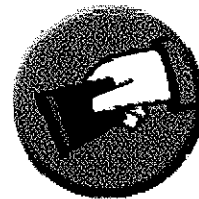
alarm and life detection more effective has made it stations, listing for the industry existing wire

With a system like this, during times of emergency your staff have *all* information about any sub-system in your building presented to them on the same workstation, with the same user interface. No more multiple PCs to look at to try to get the whole picture of events that are happening. Quicker and easier access to critical information means less risk and greater peace of mind for building management

Security Solutions

Safeguarding people, assets, and intellectual property is a prime capability of Honeywell Building Solutions. We provide:

- **Improved safety and security** through access control via biometrics and smart card; theft and personal abduction prevention; and safeguarding of assets and intellectual property
- **Risk mitigation** through quicker and more accurate response via an enterprise view with actionable data
- **Improved productivity and efficiency** through real-time tracking of critical personnel and high-demand mobile equipment; and integration of all security related data and systems, reducing duplication of effort

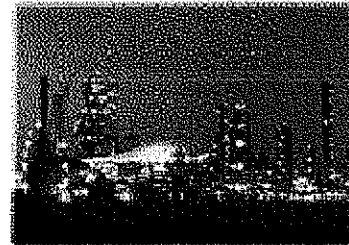


Process Solutions

For decades, we have offered comprehensive process control solutions. Our automatic controls and continuing monitoring process can reduce maintenance costs by as much as 30%.

Our knowledge-driven applications make it easier for your key employees to make better decisions, thereby increasing production and reducing risk of abnormal situations.

We jointly develop and share technologies between process and building control sides of our business. The benefit to our building control customers include greater system integrity (the same system that is controlling an off-shore oil platform is controlling my HVAC system) and seamless integration between process and building control systems.



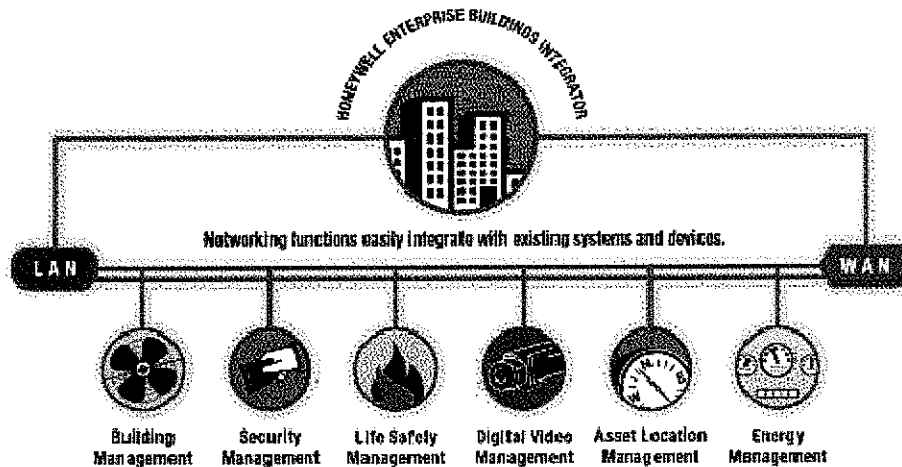
Integrated Systems Solutions

Integration provides a single point of access to all information and resources you need to:

- Lower energy and operational costs

- Maximize your productivity
- Optimize your assets
- Secure and safeguard your facility and employees
-

This “digital cockpit” exposes your staff to all building information in a single user interface. Your staff sees what they need to see each time they log in—customized as defined by you, specifically for their job function—regardless of what subsystem it is a part of (fire, security, HVAC). By providing all the information, organized in a way that makes sense for your staff, you can maximize productivity and utilization. Ultimately, your facility is more comfortable, safe, and more secure.



Life Cycle Services

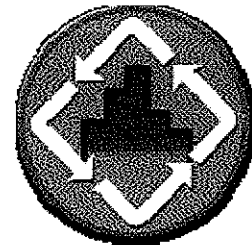
Your building starts with the installation of a new system. After installation is complete, we offer:

- Training services to get your staff up-to-speed and keep them current
- Integrated energy services to help you reduce energy costs
- Various types of maintenance services to help you reduce operational costs and eliminate system downtime

And when it is time to renovate your facility or upgrade your systems, we can help via design-build support services and system upgrades.

Once systems are installed in your building, Honeywell does not walk away. We take a “life-cycle” view of your facility. We are constantly investing in new technologies and strategies to help you run your facilities in a more productive and effective manner. We work with our customers to create a solution that meets their specific needs through:

- **Ongoing maintenance**, including preventive maintenance, component replacement, and emergency back-up
- **Installation services**, including new construction, renovations, upgrades, design-build
- **Support services**, including training and financing
- **Integrated energy services**, including asset management, supply management, and demand management



The life your building leads is constantly changing. We are interested in the entire life cycle of your building and we are there throughout to help you maximize the investment you have made and will continue to make in the years to come.

Energy

Energy Conservation Measures (ECMs)

As a forerunner and innovator in the Energy Services Industry, Honeywell has experience in a wide range of systems and technologies and can offer a broad range of services. We currently employ over 300 energy efficiency measures, continuously updating and adding to them as new technologies are developed. These measures will be assessed and either selected or dismissed on this project, based on the value they present to you. This list is not intended to be all-inclusive, but merely presents a general overview of what is available.

ECM Categories

Supply Management - Supply Technology and Services

Grant and Utility Rebate Analysis	Financial Analysis
Energy Data Management	Renewable Technology Application
Power Factor Correction	Utility Sales Tax Studies
Electric Utility Rate Negotiations	Gas Utility Rate Negotiations
Electric Utility Rate Analyses	Gas Utility Rate Analyses
Generation and Co-generation	Energy Audits
Energy Risk Assessment and Planning	Energy Supply Options Analysis and Recommendation
Utility Supply and Demand Services	

Facility Modernization

Project Implementation	Indoor Air Quality Solutions
Remote Diagnostics	Renewable Energy Solutions
Co-generation Solutions	Lighting System Retrofits and Service
Mechanical Heating, Cooling, and Ventilating	Steam System and Trap Analysis and Maintenance
Equipment Retrofits	Project Management
Control and Automation Systems	Green Power Solutions
Engineering Analysis	Air Balancing
Whole Building Commissioning	

Energy Asset Management – Efficiency and Demand Reduction

Technology/Services

Central Plants and Piping	Heating, Ventilating and Air Conditioning Systems
Chiller Optimization and Control	High Efficiency Motors
Chiller Replacement	Environmental Studies
Air Compressor Replacement/Upgrade	Waste/Trash Management
Air Conditioning Unit Replacement	Exit Sign Conversion
Air Management Systems	Fans and Blowers
Air Systems Balancing	Fire Alarm and Security Systems
Boiler Combustion Controls	Fluorescent Lamp and Ballast Replacement
Boiler Heat Recovery	Fleet Fuel Conversion
Boiler Controls	Humidity Control/Dehumidification
Boiler/Burner Replacement	Irrigation System Controls
Building Envelope Improvements	Irrigation Systems Greywater Conversions
Combustion Analyses	Incandescent to Fluorescent Lighting
Construction Management	Individual Room Lighting Control Industrial
Day Light Control	Large Scale Lighting Control
Domestic Hot and Cold Water	LED Traffic Signal Conversions
Dust Collection Systems	Lighting Systems Evaluation and Optimization
Economizer Control	PLC Systems
Electrical Load Management Optimization	Steam Systems
Electrical Distribution Systems	Waste and Trash Management Cost Reduction
Energy Information and Control System	
Energy Recovery	

Portfolio Management

Management & Technical Staff Training	Mechanical Maintenance Services
Maintenance Planning	Facility Management Services
Performance Monitoring Services	Fire Alarm Systems and Services
Security Systems and Services	Energy Portfolio Management
Control and Automation Systems and	E-Business Supply Chain Purchasing
Maintenance Services	Assistance

Water/Wastewater Utilities & Services

Engineering & operational analysis	Water/wastewater plant operational analysis
Performance based automated meter reading (AMR) system retrofits	SCADA systems design, installation & service
Traditional turnkey AMR upgrades	
Bioreactor technology for BOD and other TDS and waste-stream mitigation	

Completed solutions have included a wide array of energy conservation and process optimization components and projects, from small lighting retrofits to the replacement of major boiler/chiller plants and water conservation projects

ECM Overview

The Honeywell project team has extensive experience in identifying, analyzing, designing, implementing, operating, and maintaining innovative energy solutions, including central plant and cogeneration projects in various types of facilities. We have developed a project approach that combines a thorough understanding of the operating parameters of the facility, extensive knowledge of available technologies,

input from the facility management and operating staff, and an extensive background in analysis, design, construction, project management, commissioning, and operations. By understanding all of the various parameters that can affect a central plant project's performance, we can quickly and effectively identify the solutions that provide the greatest value to the customer.

In 1885, an inventor named Albert Butz patented the very first furnace regulator and alarm. He formed the Butz Thermo-Electric Regulator Co. in 1886, and a few weeks later invented what he called a "damper flapper"—now better known as the thermostat.

In the 120-odd years since, Honeywell has introduced a vast number of energy products and technologies to the marketplace, with the thermostat remaining the most common, popular, and highly visible member of our product line.

Honeywell International, the result of the merging of Allied Signal and Honeywell Inc. in 2000, is an advanced technology and manufacturing company providing materials, products, services, and solutions worldwide. Over 100,000 employees in 100 countries are engaged in our five core businesses, with the Home and Building Division serving customers in the industrial, commercial, government, education, and residential markets.

World-class products, combined with superior business processes, result in an organization that creates value for shareholders and customers alike. It is our focus on internal improvement initiatives, leading edge technology, and customer relationships that enables us to deliver value-based business solutions.

Experience in Energy Performance Contracting

Honeywell has offered performance contracting services for more than 27 years. We undertook our very first energy retrofit project in 1979, later coining the concept of "guaranteed savings" under a grant from the U.S. Department of Energy in 1984.

Since 1992, we have executed Energy Savings Performance Contracts at the federal, state, and local levels, including: government facilities, medical facilities, schools, college campuses, general office buildings, and industrial facilities.

Honeywell is accredited as an ESCO with the National Association of Energy Service Companies (NAESCO). As you may know, in order to gain accreditation, a company must demonstrate the technical and managerial competence to design and implement projects involving multiple technologies, and submit annual re-accreditation data.

We have also qualified for and been designated as both an ESCO and a Super ESCO by the Department of Energy, holding multiple contracts with the DOE, U.S. Air Force, U.S. Army, and MEDCOM organizations.

Additionally, we are a member of the U.S. Green Building Council (USGBC), a community of professionals who share the similar goal of advancing sustainable building practices. Many of the engineers and professionals on the team are LEED® Accredited Professionals. The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

case study



Gwent Healthcare NHS Trust

For a number of years the Gwent Healthcare NHS Trust have been an exemplar for the use of the best energy control and conservation in the NHS. While the approach has worked well the infrastructure was getting old

and required replacement. Undeterred by a lack of funding the trust decided to use Honeywell's funding to install the latest technology and to guarantee cost savings.

ENERGY MANAGEMENT SOLUTION

Honeywell

Energy Management Solution

THE CUSTOMER

The Gwent Healthcare NHS Trust provides quality healthcare to more than 600,000 people living in South East Wales and is one of the largest and busiest NHS Trusts in the UK.

It is responsible for delivering healthcare through its three acute hospitals at Newport, Abergavenny and Caerphilly, supported by twenty community hospitals, health centres and clinics and extensive mental health and learning disabilities facilities.



THE CHALLENGE

Because of the age of major parts of the infrastructure it was necessary to refurbish and replace major items of equipment whilst maintaining the level of service within both the Royal Gwent and Neville Hall hospitals. Furthermore the Trust had chosen to lead by innovation and, after evaluation, discarded Contact Energy Management (CEM) in favour of a combined partnership approach.

This meant Honeywell being able to provide a guaranteed level of cost savings to the trust for a 15 year period.

THE SOLUTION

Honeywell undertook the introduction of 17 energy and utility saving initiatives that included: the replacement of heavy fuel oil boilers with dual fuel burners, the installation of Gas Turbine CHP (Combined Heat Power) plant, conversion of lighting ballasts to high frequency units, installation of a modern Building Management System

(BMS), the fitting of a new absorption chiller plant and implementation of water conservation measures.

All of this work was carried out under a PFI (Private Finance Initiative) based project.

THE BUSINESS BENEFIT

By partnering, the project risk has been transferred to Honeywell and the Trust has been able to realise guaranteed savings of around £380,000 per year.

Furthermore the Royal Gwent and Nevill Hall hospitals now have the most modern equipment that may have been beyond the financial reach of the Trust on its own.

Partnership is a key part of the contract: Clive Cullinane, The Estates Officer (Energy) says "The PFI Project at the Royal Gwent Hospital has been running for 4 years, there have been some development challenges encountered during this period, however, by working together in the true sense of partnership, Honeywell and the Trust have overcome these and the project has achieved its aims and goals."

"We as a Trust are looking to develop this partnership using the latest technology to improve patient comfort conditions, reduce operating costs and harmful CO₂ emissions"

Honeywell Building Solutions

Honeywell House
Arlington Business Park
Bracknell
Berkshire
RG12 1EB

Honeywell

case study



London Health Sciences Centre slashes operational costs and upgrades aging facilities with Honeywell. Faced with rising operating costs, reduced government funding and aging equipment, London Health Sciences Centre (LHSC) was challenged to find new levels of operational efficiencies, lower energy costs and upgrade its facilities infrastructure. Since the mid-1980s, Honeywell had been providing maintenance and support services

on installed building automation and control systems in virtually all LHSC properties. That successful relationship led hospital executives to bring Honeywell on as its energy services partner.

Honeywell

Performance Contracts Revive Prominent Teaching Hospital

London Health Sciences Centre (LHSC), located in London, Ontario and spread over 3 million square feet is currently merging its three sites into two in a multi-phased, \$285 million redevelopment. The hospital also is taking the opportunity to reevaluate its energy and operating efficiencies across all buildings.

LIMITED FUNDING

Faced with rising costs, reduced government funding and aging equipment, LHSC was challenged to find new levels of operational efficiencies and upgrade an aging infrastructure. With pressures on the public funding model, there are many demands on a restricted pool of capital," said Phil Renaud, director of engineering services with LHSC.

In addition, a power outage in 2003 showed hospital leadership how important energy self-sufficiency is to ensure patient safety. "We learned that our backup power systems provided us with minimal operating capability," Renaud said. LHSC needed a solution that would reduce these risks, increase productivity, and lower operating and lifecycle costs.

Performance-based contracts with Honeywell have enabled the hospital to be more proactive and make improvements now through a new funding stream created from the energy and operational savings. The turnkey projects include evaluation, design, procurement, installation, commissioning, operating and maintenance, process analysis, and financing.

"Our exemplary relationship with Honeywell is one that continues to exceed our expectations in ensuring cost effectiveness, the promotion of energy conservation and the expansion of our operating capabilities," said Dave Crockett, LHSC vice president of integrated planning.

ENERGY-SAVING ENHANCEMENTS

LHSC recently completed the third phase of a long-term facility renewal plan that has resulted in approximately \$2.9 million in utility savings to date.

The first phase generated \$739,000 of energy savings in the first year, an impressive 164 percent of the guarantee.

Phase two brought new technologies to the entire campus and included the addition of the Honeywell Enterprise Buildings Integrator™ (EBI) to provide a management platform for all core building functions. The EBI system provides LHSC more information and flexibility in running their facilities. And the \$3.1 million project achieved a first year energy savings of \$705,000 — 112 percent of the guarantee.

Phase three allows LHSC to take advantage of its existing high-pressure steam supply to drive a new back-pressure turbine, add boiler capacity and integrate power plant controls. In addition to the improved infrastructure, it will provide an additional \$500,000 in savings. This project is another proactive step to reducing our risk to

existing and future energy prices while reducing operating costs," Crockett said.

AN EFFICIENT FUTURE

The hospital's success with EBI has facilitated its expansion to other areas of the campus. LHSC has added critical point monitoring in labs and is testing the Honeywell Asset Locator™ system in a pediatric unit to monitor where patients are on the floor. "We're moving to Honeywell for all security and CCTV products as well to maximize the use of the EBI network that we have installed," Renaud said.

In addition, Honeywell is continuing to evaluate projects aimed at improving productivity, lowering costs and renewing infrastructure at the centre. "By taking a proactive approach, LHSC is now in a much better position to manage our usage, control our costs and improve our operating flexibility to reduce risks," Crockett said.

The benefits go beyond energy savings and cost avoidance, according to Renaud. "These projects will give us the potential to be relatively energy self-sufficient at our Westminster Campus in the event of any major power outage," he said. "That's incredibly significant because if there's any blackout, the community expects that a health care organization is a safe haven, a place you can go for help."

Honeywell performance-based contracts, technology and services help ensure that LHSC remains a valuable resource when the community needs it.

Honeywell Building Solutions

Honeywell
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September 2005
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Honeywell

case study



Texas hospital improves patient care with facility upgrades
With help from Honeywell, Texas Scottish Rite Hospital for Children is overhauling its campus to create a more efficient, secure and comfortable environment — and it's realizing cost savings along the way

Honeywell

Better Buildings, Better Care

The core mission of Texas Scottish Rite Hospital for Children, a not-for-profit hospital located in Dallas, is to provide advanced care to children with orthopedic conditions, neurological disorders and learning disorders — at no charge to patients' families

Naturally, the safety, security and comfort of its patients and caregivers are top priorities. But aging building systems made productivity a challenge. With remodeling and expansion plans underway for its 865,000-square-foot, five-building campus, the hospital sought to overhaul its systems and create more efficient, secure facilities

Integrated Control

To that end, facility managers needed to update security systems, including access control, and prepare for a massive expansion into other hospital areas. They also needed to upgrade the fire alarm system. All of the work had to occur without compromising the safety and security of patients, staff and visitors

The hospital also used separate systems to control fire, security and HVAC functions. Consequently, personnel were unable to monitor and control all systems from one centralized location. A centralized system would improve control and provide a bird's eye view to resolve issues quickly and efficiently.

Based on a relationship dating back to the early 90s, the hospital chose Honeywell to tackle the renovation. Project work included upgrading the fire and security systems, and tying them together through Honeywell Enterprise Buildings Integrator (EBI), a

management platform that integrates core building functions

The hospital also awarded Honeywell a long-term service and maintenance agreement. Under the agreement, Honeywell maintains and monitors EBI around the clock, and provides the latest software enhancements and patches to keep systems up to date. Honeywell also tests and inspects the fire alarm system on a quarterly basis.

Time and Money

EBI lets facilities personnel view systems in real time, react to issues quicker and proactively solve problems. Under the hospital's original fire alarm system, alarms were mapped out in zones, which made quickly locating the source of an alarm difficult. The new system allows personnel to pinpoint and isolate a single device while leaving the rest of the zone up, saving time and effort.

Honeywell is also updating the hospital's card access system by installing new card readers that accept two different types of access cards. Access cards are expensive to replace, and lost or "dead" cards were a frequent occurrence at the hospital. With the new system, employees can continue using old cards, and the hospital can introduce new, less-expensive cards as needed — resulting in approximately \$2,000 in annual savings.

Also, new cards are programmable to fit with specific individual access rights to hospital areas. And a single card has multiple

purposes, including identification, access control and time-clock functions.

Data Compliance

The system upgrades help the hospital meet various regulations, including the Health Insurance Portability and Accountability Act's security compliance measures, which require physical safeguards to protect information.

Also, facility managers use EBI to provide real-time, data-rich reports to inspectors from the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). The hospital relies on JCAHO accreditation procedures for meeting quality standards. In addition, the hospital uses the Honeywell system to collect generator peak and load data to meet generator use standards and requirements.

Future Savings

Texas Scottish Rite Hospital for Children is already realizing cost savings and increased efficiencies, but it will see the greatest benefits as more systems are integrated into EBI. As part of a \$25-million expansion project, Honeywell will replace what is left of the hospital's original control system, bringing it all onto the centralized platform.

"We'll start to see savings on natural gas, electricity, even water," said Joe Alexander, director of engineering and grounds for the hospital. "We'll be able to better manage and control energy usage with real-time information, and it will help us make better decisions going forward."

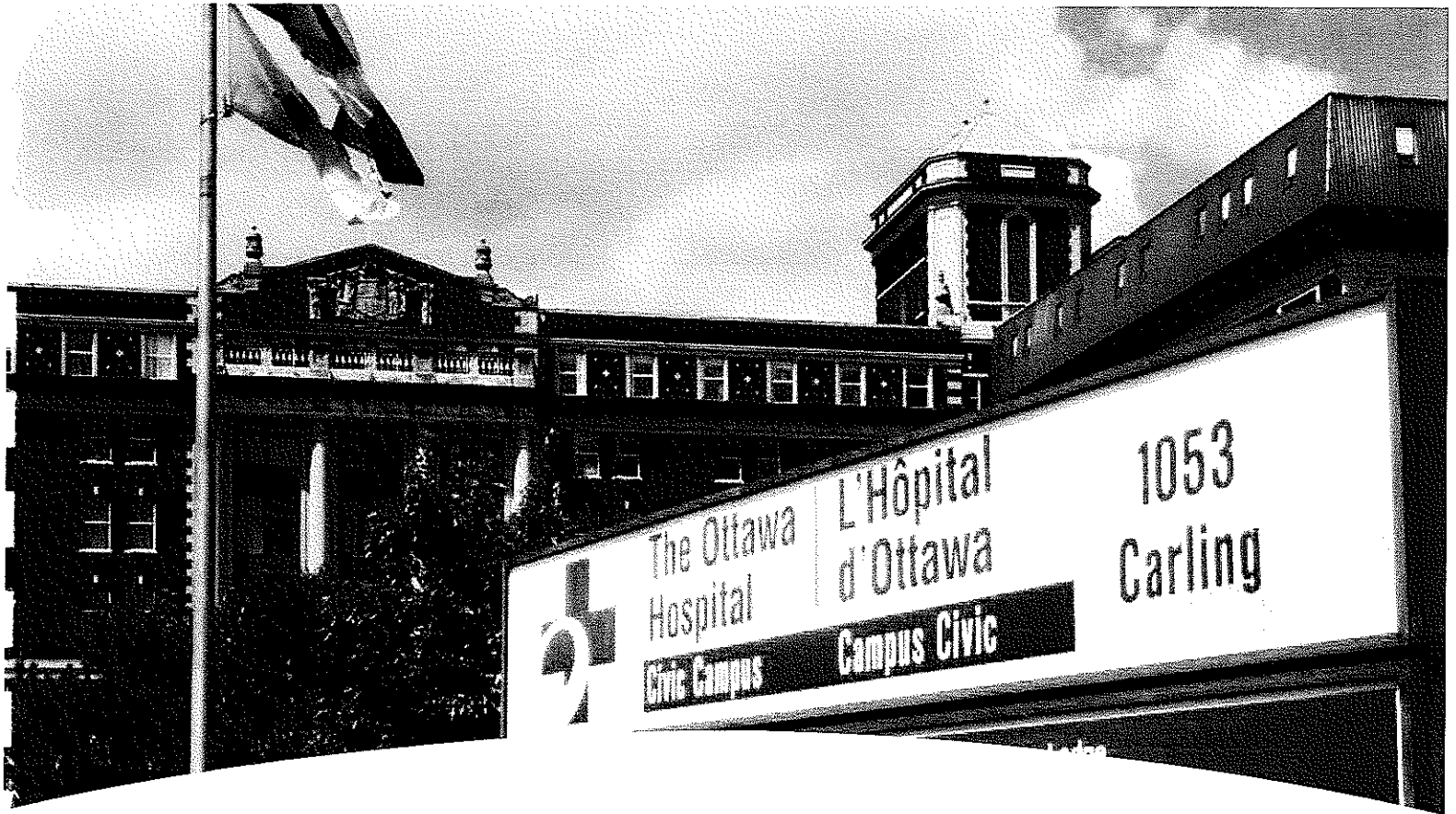
Honeywell Building Solutions

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SL-53-2012
January 2007
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Honeywell

case study



Energy management and infrastructure renewal program gives The Ottawa Hospital freedom to invest in patient care.

By recommending an energy savings performance contract, Honeywell offered a solution that would deliver both energy-efficiency upgrades and more operating dollars through a self-funded program. The agreement guaranteed the hospital would save more than \$2.6 million annually in utility costs.

Honeywell

A Lesson in Energy Savings

Guaranteed Energy and Facility Health

The Ottawa Hospital (TOH) is one of the largest and most respected healthcare organizations in Canada. Formed in 1998 through a merger between two academic hospitals and two community hospitals, TOH today accounts for approximately 4 million square feet of real estate across three campuses — Civic, General and Riverside. The commitment and expertise of the hospital's more than 1,200 physicians and 11,000 staff have earned it a reputation as the premier medical center in eastern Ontario for patients who require advanced clinical treatment.

"The Canadian healthcare system is constantly evolving," said Dr. Jack Kitts, CEO and president of TOH. "With the Ottawa community population growing and getting older, we need to be sure the hospital is ready for every patient we serve. That includes finding the most talented physicians and staff, as well as making the right capital investments in medical technologies and infrastructure to ensure our patients receive world-class healthcare."

Rising Costs and Low Visibility

After working its way through a difficult financial period in the late 1990s, TOH looked to sustain its fiscal strength for the long term. The hospital identified areas where it could be more efficient and drive additional funds into patient

care. Two areas that immediately rose to the top were energy costs and facilities infrastructure.

"During the early days of the merger, our attention was focused on how to bring teams together and deliver care, not on the buildings themselves," said Gino Picciano, COO and CIO of TOH. "To dedicate as many resources as possible to our patients, we knew we had to reduce overhead and expenditures within the organization. Better managing our energy consumption was a clear objective."

Lack of visibility into building systems also posed a significant challenge.

"Between the three main campuses, we have buildings that range anywhere from 30 years old to more than 90 years at the Civic facility," said Cameron Love, vice president of Facilities, Planning and Support Services for TOH. "With such a patchwork infrastructure, our ability to look across a campus from an automation perspective was virtually nonexistent. Years of deferred maintenance due to tight budgets hampered our ability to manage facilities in an efficient manner."

In addition, managing air quality, humidity levels, and heating and cooling of a facility are important from an infection control perspective. Without modern building systems, TOH was

unable to precisely regulate the various air requirements in particular areas of a building, such as isolation rooms.

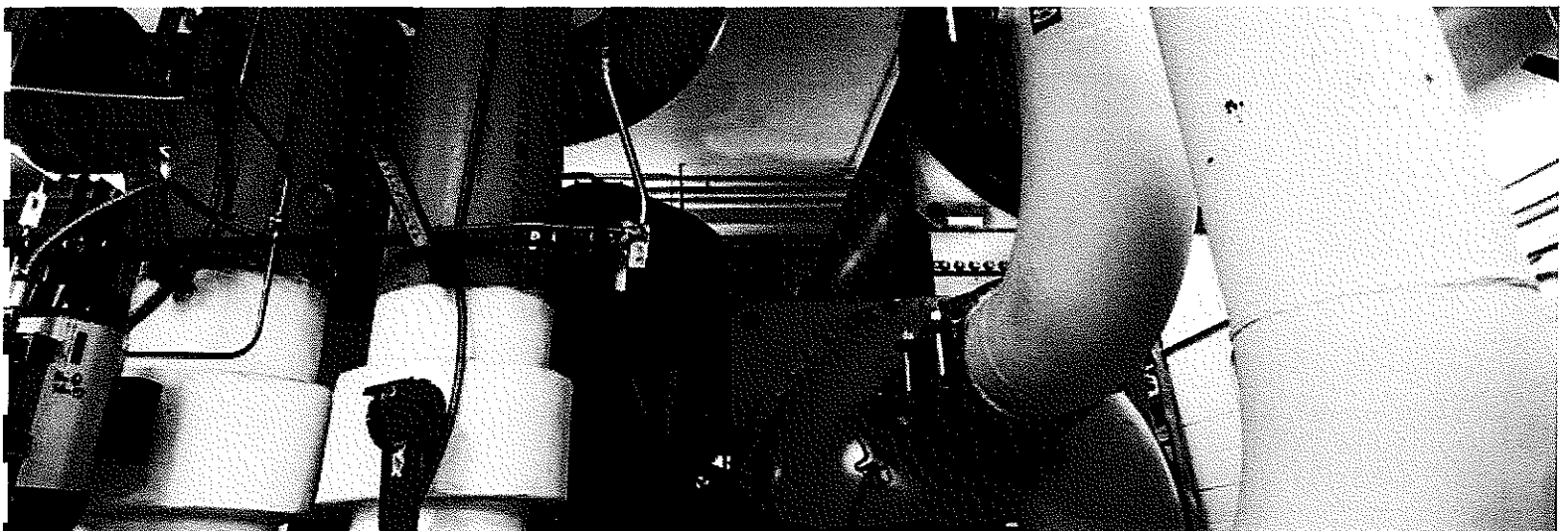
A Roadmap to Savings

Overall, TOH understood it needed to take action to bring energy costs in line and improve building performance. In 2002, the hospital conducted several internal audits to identify energy-saving opportunities and other areas where they could improve productivity.

Once the internal reviews were completed, TOH solicited the energy and building infrastructure expertise of several outside vendors to provide their perspective on the best way to tackle the hospital's issues.

Honeywell, which had a 25-year service and maintenance relationship with TOH, recommended an energy savings performance contract, offering a solution that would deliver both energy-efficiency upgrades and more operating dollars. The C\$17-million, 15-year performance contract with Honeywell — the largest of its kind in Canada — guaranteed TOH would save more than \$2.6 million annually in utility costs.

"The guaranteed savings really represented to us a newfound freedom," said Yves Trembley, chair of the Board of Governors for TOH. "It gave us more flexibility to invest that money right back into patient care."



Transformation of a Hospital

The hospital chose the Honeywell program and the company began installing energy conservation measures in the summer of 2004

The work included:

- Installation of a new state-of-the-art Enterprise Buildings Integrator (EBI) automation platform, which covers approximately 5,500 points of control for all three campuses
- Replacement of several chillers with more energy-efficient and environmentally-friendly models
- Retrofit of more than 45,000 light fixtures across all three campuses
- Upgrades to lighting at two parking garages
- Installation of high-efficiency hot water and heating boilers
- Replacement of existing motors and the addition of variable frequency drives
- Implementation of power factor correction systems
- Improvements to building envelopes to prevent energy leakage
- Installation of water conserving fixtures and reduction in process water usage

Benefits from the improvements materialized quickly. The new EBI system allowed the facilities staff to see an integrated view of a campus' HVAC system and optimize operations depending on variables like temperature or time of day. And in many cases, it helped them identify a problem before building occupants even realized there was an issue.

Replacement of chillers in the 1.5-million-square-foot General campus also created significant benefits, as the hospital was able to upgrade to CFC-free units and operate them more efficiently as a result of the tie-in and control via the EBI system. Service calls to the facilities staff to address fluctuations in temperature throughout the hospital also dropped sharply thanks to upgraded controls.

"We're able to see the operation of every fan, every pump and every major building operating system, and immediately determine how they are performing," said Brock Marshall, director of Engineering for TOH.

Improvements to building controls were only the beginning. With the new lighting in place, the staff began commenting on the significant before-and-after contrast, according to Love. "The environment looked cleaner, it seemed like a nicer facility to work in, and staff morale was noticeably higher."

In addition, the lighting upgrades to the parking garages made an immediate impact not only on the aesthetics of the building, but also the security and safety for patients, visitors and staff.

"Lighting in the parking garages had always been a problem. Some people didn't feel safe at night, and often coworkers would walk each other to their cars," Love said. "We received more positive comments on the parking garage improvements than any other part of the facility, which was a great benefit of the program."



Along the way, Honeywell's attention to the hospital's unique needs as a healthcare organization stood out to the staff. For example, most of the lighting and electrical upgrades took place in patient care environments, requiring Honeywell to work closely with clinical managers and staff to ensure the retrofit would not impede the hospital's ability to effectively care for its patients.

"It was absolutely paramount that we had a partner that would be able to manage the project in a very flexible manner taking into consideration the complexities and sensitivities of working in acute patient care environments. This work was dramatically different than replacing a lighting system in an office building," Love said.

Involving the Hospital Community

A unique feature to the performance contract included the introduction of an awareness program to foster a better understanding of energy conservation among hospital personnel, visitors and the surrounding community.

Honeywell, which jointly managed the program with TOH, kicked off the initiative early in the project's construction phase. Events such as Earth Day and Environment Week celebrations highlighted improvements at the hospital,



and included displays, contests and give-a-ways. Energy-saving tips and other conservation information also were shared through the monthly employee newsletter.

"The awareness program is a perfect example of how hospitals need to be creative and look beyond the usual means of financing and operating their facilities," Dr. Kitts said.

Environmental Stewardship

Since the overarching efficiency and conservation program was implemented, TOH has reduced natural gas consumption by 40 percent, electricity by 18 percent, steam by 23 percent and water by 5 percent. These reductions have curbed carbon dioxide emissions by nearly 12,000 tons annually, which has the same environmental impact as planting more than 39,000 trees or removing 2,300 cars from the road. In addition, the lighting retrofit resulted in recycling of fluorescent tubes and magnetic ballasts, totaling 9.8 tons of glass, 123 kg of aluminum, 154 kg of phosphorus and 1.02 kg of mercury.

As a result of the program's success, TOH was awarded the 2005 Energy Efficiency Award for Buildings, one of the Ontario Hospital Association's Green Health Care Awards.

"This project has allowed us to become far more environmentally-friendly and create a building platform to identify further initiatives in the future that will achieve further building and environmental efficiencies," Love said. "Because of our success in this area, we've been fortunate enough to

receive awards and grants from various organizations in Canada."

In addition, based on the financial and environmental benefits generated from the program, other hospitals have requested information from TOH about how to approach similar projects.

"We've become a focal point for many other hospitals within Ontario that have either called us or visited our campuses to see the level of success we've had," Love said.

Plans for an Efficient Future

Since the completion of phase one, TOH and Honeywell have built upon the relationship with a second phase of work that replaced the central heating plant and installed a new security system in the General and Civic Campuses. Implementation of a third phase — which will upgrade aging chillers with more efficient, environmentally-friendly equipment — began in January 2008. As TOH looks ahead at additional opportunities to improve its energy efficiency, the complete redevelopment of the Civic campus is number one on the agenda.

"While we've made a significant infrastructure investment in the Civic campus and dramatically improved the efficiency of the building operation, the reality is, from a lifecycle perspective, it makes more sense to build a new facility than continue to upgrade the current one," Love said. "The future is very much focused on how we approach the Civic rebuild project over the next 10 to 20 years, and find additional efficiencies through our partnership with Honeywell."

Snapshot

The Ottawa Hospital

Overview

- The Ottawa Hospital is one of the largest and most respected healthcare organizations in Canada with more than 1,200 physicians and 11,000 staff.
- Formed through a merger between two academic hospitals and two community hospitals in 1998, today TOH accounts for approximately 4 million square feet of real estate across three campuses — Civic, General and Riverside.

Situation

In hopes of sustaining its fiscal strength for the long term, TOH identified areas where it could be more efficient and drive additional funds into patient care. The hospital needed to take action to bring energy costs in line and improve building performance.

Solution

By recommending an energy savings performance contract, Honeywell offered a solution that would deliver both energy-efficiency upgrades and more operating dollars through a self-funded program. Specific conservation measures included:

- Building automation improvements
- Chiller, motor and drive replacements
- Lighting upgrades and retrofits
- Building envelope enhancements
- Water fixture upgrades

Honeywell Building Solutions

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a. Polaris

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HONEYWELL BRINGS FACILITY EXPERTISE TO NEW UNIVERSITY OF KENTUCKY HOSPITAL

State-of-the-Art Building Systems will Help Ensure a Comfortable, Safe and Secure Environment for Patients and Staff

MINNEAPOLIS, Sept. 15, 2009 – Honeywell (NYSE: HON) today announced that it has been awarded an \$11.9-million contract with the University of Kentucky to install integrated technology systems for the new Albert B. Chandler Hospital at the school's medical campus in Lexington, Ky. The project will use the latest building technologies to meet environmental, security and regulatory requirements critical to the healthcare industry.

Honeywell was selected by a university evaluation committee to manage the integrated technology project, which includes building automation, lighting, fire alarm, security, nurse call and telecommunication systems. The 1.2-million-square-foot patient care facility, which includes capacity for more than 480 beds, will replace the university's existing hospital and provide diagnostic, treatment and emergency care as the only Level One trauma center in the region.

"We have a long history of helping hospitals boost comfort, safety and energy efficiency," said Paul Orzeske, president of Honeywell Building Solutions. "The new University of Kentucky hospital will be one of the most sophisticated medical facilities in the country, from a patient care and facility management perspective."

As part of the contract, Honeywell will help build the hospital's telecommunications and information technology (IT) infrastructure. This includes installing Category 6a (CAT6a) and fiber optic cabling throughout the facility, and assembling new 600 pair telephone cables. The cabling will serve as the 'central nervous system' of the facility on which all network-based systems will reside and communicate.

Honeywell will also install and integrate its ComfortPoint® control system, giving the hospital a flexible, cost-effective means of monitoring and managing heating, ventilation and air-

2-Albert B. Chandler Hospital

conditioning (HVAC) equipment. Leveraging the BACnet[®] communications protocol, ComfortPoint delivers a comprehensive, open and interoperable solution that cuts installation costs, as well as total cost of ownership.

ComfortPoint provides a single view of all HVAC information, such as temperature, system status and alarms, and gives users command and control options based on their authorization level. The programming and operating functions also are combined on the controllers' interface. For example, a technician could use the navigation menus and graphics to monitor temperatures throughout a facility and then expand the same menus to change the sequence of operation in an air-handling unit (AHU).

In addition, Honeywell will tie in its XLS3000 fire alarm system. The XLS3000 control panels will improve emergency-system response time during a fire, and ensure compliance with insurance, fire and building code regulations.

The panels also include the industry's first self-diagnostic tool — the System Maintenance Analysis and Reporting Tool (SMART) — which automatically tracks the testing and inspection requirements of fire alarm devices like smoke detectors, pull stations and output relay modules. SMART was developed in accordance with National Fire Protection Association (NFPA) standards and alerts building owners and inspectors to devices that haven't been tested as required.

Honeywell will pull these systems together via BACnet and Tridium Niagara Framework[®], a facility management platform that provides a cohesive, detailed view of all building technology from a central workstation. Niagara will control comfort, air quality and energy use to help administrators meet the complex regulatory requirements designed to keep patients and staff healthy, safe and secure. For example, Niagara will help:

- Validate critical temperatures in laboratory environments.
- Monitor air quality levels to ensure safe surgical operating environments.
- Provide the tracking and reporting necessary to verify compliance.

Because the university already uses the Niagara platform across other campus buildings, it will be able to protect and enhance its existing investment, requiring less training for facility managers who are already familiar with the system.

Along with HVAC and life-safety equipment, Honeywell will incorporate access control and digital video equipment, and install the Hill-Rom NaviCare[®] Nurse Call system to help connect patients and caregivers. The system will provide a geographic view of where nurses are located

3-Albert B. Chandler Hospital

across the facility using radio-frequency identification (RFID) tags and a wireless mesh network, allowing faster communication when patients request assistance. Intelligent alerts also can automatically be sent from a patient's bed directly to the caregiver, improving response times during medical emergencies.

The hospital, which is being built by Turner Construction, is expected to open in phases beginning with its emergency department in summer 2010. Once construction is complete, Honeywell will provide ongoing fire alarm inspection and testing services.

Honeywell International (www.honeywell.com) is a Fortune 100 diversified technology and manufacturing leader, serving customers worldwide with aerospace products and services; control technologies for buildings, homes and industry; automotive products; turbochargers; and specialty materials. Based in Morris Township, N.J., Honeywell's shares are traded on the New York, London, and Chicago Stock Exchanges. For more news and information on Honeywell, please visit www.honeywellnow.com. Honeywell Building Solutions is part of the Honeywell Automation and Control Solutions business group, a global leader in providing product and service solutions that improve efficiency and profitability, support regulatory compliance, and maintain safe, comfortable environments in homes, buildings and industry. For more information about Building Solutions, access www.honeywell.com/buildingsolutions.

This release contains "forward-looking statements" within the meaning of Section 21E of the Securities Exchange Act of 1934. All statements, other than statements of fact, that address activities, events or developments that we or our management intend, expect, project, believe or anticipate will or may occur in the future are forward-looking statements. Forward-looking statements are based on management's assumptions and assessments in light of past experience and trends, current conditions, expected future developments and other relevant factors. They are not guarantees of future performance, and actual results, developments and business decisions may differ from those envisaged by our forward-looking statements. Our forward-looking statements are also subject to risks and uncertainties, which can affect our performance in both the near- and long-term. We identify the principal risks and uncertainties that affect our performance in our Form 10-K and other filings with the Securities and Exchange Commission.

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MANAGEMENT AND STAFFING CAPABILITIES

In the past 29 years we have extensive experience with similar projects. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to start immediately upon our being selected. We can and will perform for you on time. This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to fourteen years together at McKinley & Associates.

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.

Our Quality Assurance Program starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

The areas of expertise for each member coincides with his/her Role in this Contract. With our large staff we have the ability to have registered architects and engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, electrical design by an Electrical Engineer, fire and life safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only "In-House," we also have depth in numbers of each discipline in our firm.

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 these meetings.

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

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 12 years which has now been 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.



RESOURCES

Our firm utilizes a state of the art computer system, which allows all professionals to access the central computer server based in the Wheeling office. This system is operated by a full time MIS Director, who is responsible for daily backups and maintains the system integrity as to security and working efficiency. We are always connected to the internet.

Here is a partial list of our software we use:

ACT! 2000
Adobe Acrobat 9.0 Professional
Adobe Creative Suite 3 Design Premium
AIA Contract Documents Electronic Format
Architectural Graphic Standards V 3.0
ASCE Standard
Autodesk Autocad Architecture 2011
Autodesk Autocad MEP 2011
Autodesk Autocad Civil 3D 2011
Autodesk Ecotect Analysis
Carmel Design Build 4.0
Climate Consultant 3
COMcheck 3.2.1
Corel Draw 12
Cummins Power Suite
Deltek Vision
Dreamweaver
EELabs 3.1
Enercalc 5.6
eQUEST 2.02
HAP 4.34
Lite Pro
Macromedia Freehand 8
Masterspec
Microsoft Office 2007
Ram Advantage 6.0
Storm Water detention/Retention Design Tool
Sweet's
USPS Building Design Standards

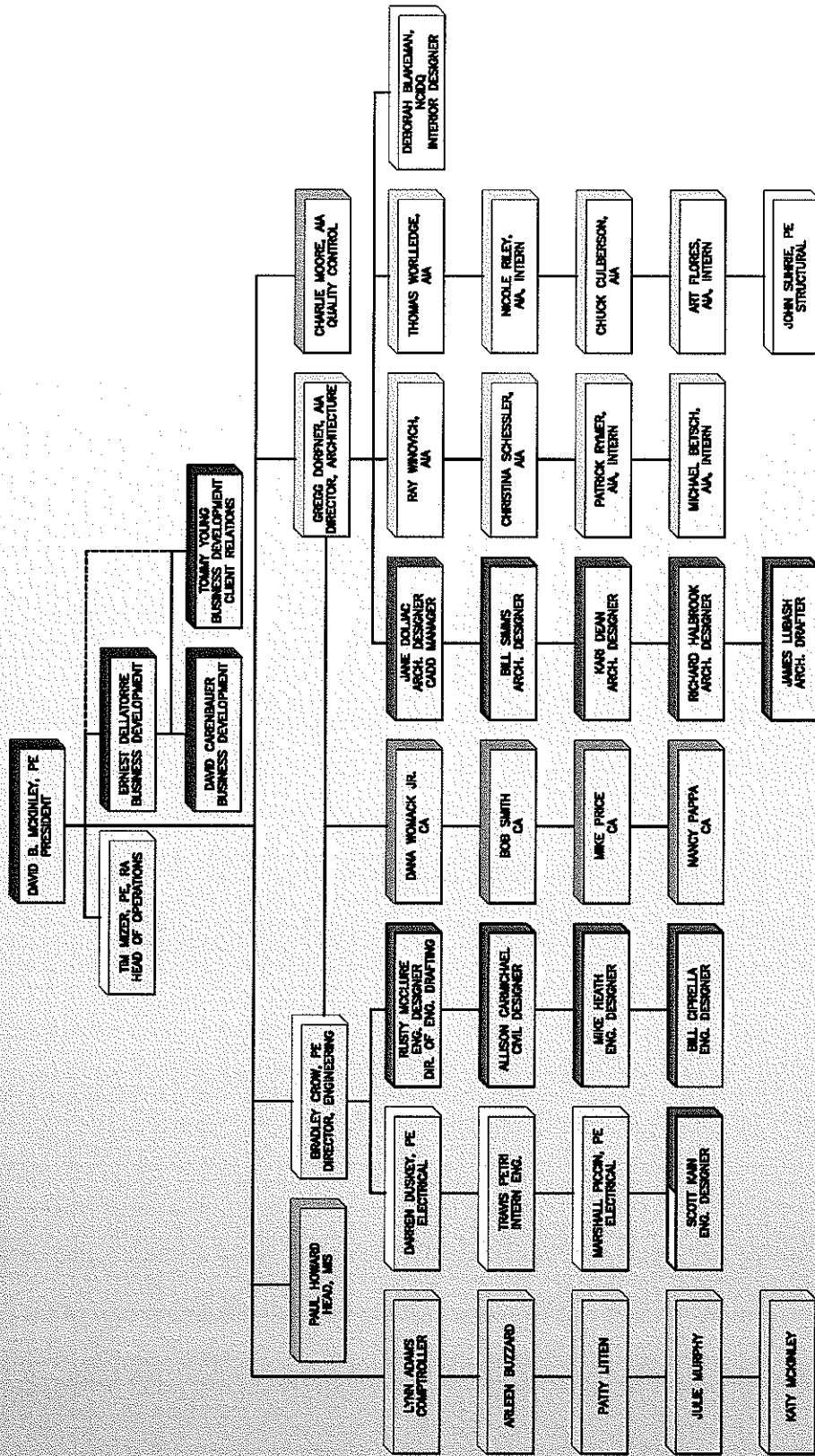
For all of our Clients we require a set of Operation & Maintenance Manuals be submitted as Close-out Documents. Often a videotaped demonstration of the instruction session(s) for each piece of equipment is required for future reference by the Owner's staff. Equipment specific Maintenance Agreements can be incorporated into the construction documents if the Owner believes staff availability might be sporadic. Also, testing, adjusting and balancing are provided by a third party entity to insure proper operation of MEP equipment. The Eleven-Month Walk-thru is specified to follow-up on the status of the completed work and to make it possible to review equipment maintenance and operation before the warranties expire. Lastly, modern HVAC systems have electronic monitoring options so that alerts are issued immediately upon detection. In addition, third party monitoring agreements of HVAC systems and Security Systems can be specified.

The time frame expectation for Project Closeout is defined in the front end of the Project Manual in the Specifications so that the contractors are aware of the requirements before submitting a bid. Our Construction Administrators monitor progress during the project and verify that closeout documents are submitted in a timely manner upon Substantial Completion, and they can specify tools and goals (such as deadlines or monetary values) to encourage compliance.

ORGANIZATION CHART

REVISED 11--9--2009

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN
ORGANIZATION CHART



Mechanical Engineer / LEED Accredited Professional **BRADLEY A. CROW, PE, LEED AP**

Director of Engineering Services



EDUCATION:

West Virginia Institute of Technology
B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Pennsylvania

LEED® Accredited Professional

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Director of Engineering Services
Wheeling, WV (2005 to present)

BDA Engineering
Design Engineer
Pittsburgh, PA (2001-2005)

Tri-State Roofing
Sales Engineer
Davisville, West Virginia (2000-2001)

Ravenswood Polymers
Site Engineer
Ravenswood, West Virginia (1997-2000)

SUMMARY OF EXPERIENCE:

Mr. Crow is an exciting and innovative Engineer who is on the cutting edge of his profession, being both a Professional Engineer as well as a LEED® Accredited Professional. His passion for his work translates into incredible design for his clients. His broad experience includes design for HVAC and plumbing for educational facilities, office buildings, shopping centers, apartment buildings, and other commercial and institutional facilities. Brad also has experience as a Site Engineer and Sales Engineer, which provides an unique understanding for problem solving.

NOTABLE PROFESSIONAL EXPERIENCES:

Mechanical Engineer

Southwest Cancer Institute Treatment Center (50,000 SF)

River Cancer Center / New Jersey

Illinois Cancer Center

Utah Cancer Center

Monroeville MRI

Marshall County Schools - Sherrard HVAC

Summers County Middle School HVAC

Wetzel County Schools - New Martinsville HVAC

Wood County Schools (\$63+ million renovations)

WVU Colson Hall Renovations

WVU State Fire Training Academy / Jackson's Mill

West Virginia Army National Guard (WVARNG) - Multi-Purpose Building at Camp Dawson

WVARNG Mountaineer Challenge Academy

USPS - Charleston P&DC HVAC Renovation

USPS - Clarksburg Chiller Replacement

California University of PA (2-170 Bed Dorms). Geothermal Heating & Cooling System

Independence Hall HVAC

Wheeling Island Fire Station

Mt. Lebanon Municipal Building renovation (70,000 SF)

Architect / LEED Accredited Professional

THOMAS R. WORLLEDGE, AIA, LEED AP, REFP

Charleston Office Area Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Virginia
Pennsylvania
Ohio

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Thomas R. Worlledge is a skilled Architect with over 20 years experience who has received state wide design awards and placed in national design competitions. As a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and is the president of the state chapter of the AIA.

NOTABLE PROFESSIONAL EXPERIENCES:

VAMC Addition/Renovation, Huntington, WV

Addition to replace all the clinical areas, renovation of the original hospital into hospital rooms, and the addition of medical air and vacuum systems. A total of 192,600 SF combining new addition and renovation of an existing VA Hospital. These additions and renovations cost \$47 million.

VAMC Addition/Renovation, Clarksburg, WV

Addition to replace all the clinical areas and renovation of the original hospital into hospital rooms. The clinical addition includes an emergency room, surgery and recovery suites, a 15-bed ICU, an expanded clinical laboratory, a modernized imaging service that includes CT scan and diagnostic nuclear medicine capabilities, and inpatient and outpatient pharmacies. The primary care outpatient clinics are supported by specialty clinics for oncology, mental hygiene, PTSD, urology, surgery, dermatology, optometry, and otolaryngology.

VAMC Addition/Renovation, Beckley, WV

A 14,000 SF renovation project of the Oncology Center including a first floor build out, a second floor structure without finishes, and a foundation system and structural system to support the third floor of the Oncology Suites / Security Police Suites (2003).

Also, the renovation of the recovery area for out patient surgery at Wing 5 West's Same Day Surgery Center and an addition for Specialty Clinics. These projects included a renovation of the central computer room and motion-sensing lighting controls (2005).

Architect / LEED Accredited Professional

CHRISTINA SCHESSLER, AIA, LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1986

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Pennsylvania
Ohio

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

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

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

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

SUMMARY OF EXPERIENCE:

Ms. Schessler has 20 years of experience working one on one with a wide range of educational, professional, liturgical, medical and commercial clients. She is adept at developing space and utilization programs with clients who are unfamiliar with the architectural design process. Christina can provide direction to Clients who wish to develop a design and document program that is intended to achieve LEED Certification. Her skills include construction document preparation, consultant coordination and construction administration experience. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets.

NOTABLE PROFESSIONAL EXPERIENCES:

Project Architect

Beaver Valley Burn Building site development

Valley Ambulance addition

Bethany College Health and Wellness Center, renovation

The Beaver County Medical Center, Women's Health Center

The Beaver County Medical Center, Rheumatology Expansion

Braxton County Senior Citizen Center

Wheeling Island Fire Station

WVU Fire Training Academy / Jackson's Mill, WV

Grant County Schools / Multiple Projects

New Hope Youth Home addition / Beaver, PA

City Theatre, Storefront Restoration / Pittsburgh, PA

Passavant Memorial Homes, Kohler Hall Renovation

Architect

The Midwife Center for Birth & Women's Health, Birthing Suites / Pittsburgh, PA (**Non-Profit**)

Master Plan study for DePaul Institute for the hearing impaired

Indiana University of PA, Uhler Hall Additions and Renovations

Project Designer

United Cerebral Palsy Center, renovations and additions / Washington, PA (**Non-Profit**)

St. Clair Hospital, Woman's Breast Cancer Health Clinic

Children's Home of Pittsburgh, interior renovations (**Non-Profit**)

LEED Accredited Professional / Architectural Designer

MICHAEL S. BETSCH, LEED AP



EDUCATION:

Drexel University (Philadelphia, PA)
Bachelor of Architecture - 2007

Delaware Technical and Community College
Associate, Architectural Engineering - 2000

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

U.S. Green Building Council

LEED® Accredited Professional

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2008 to present)

Stantec Architecture
Wilmington, DE; New York; and Vancouver
(2007-2008)

The Breckstone Group
Wilmington, DE (2006-2007)

Staikos Associates Architects
Wilmington, DE (2000-2006)

SUMMARY OF EXPERIENCE:

Mr. Betsch's project experience includes new construction as well as renovation of existing structures. Projects types include government, liturgical, private high security, educational, office, retail, institutional, residential, and historic preservation.

Mr. Betsch has proven success working with highly intricate project delivery scenarios such as phased renovations to active mission critical command and control centers, and modernization of highly publicized actively used government historical centers such as New York City's City Hall. With over 8 years of experience Mr. Betsch has had the opportunity to work for a varied group of clients in the US, Canada, and the Middle East. These clients have included Foreign Governments, Integrated Defense Providers, State and local governments, Historic Societies, Educational Providers, Public and Private Corporations, Condo Associations, and Private Home owners. As a LEED® Accredited Professional Mr. Betsch works to bring sustainable design solutions to work for the benefit of his clients and the community.

NOTABLE PROFESSIONAL EXPERIENCES:

Arkansas Emergency Operations Center / Little Rock, AR
Programming, master planning, and design development
documentation for this statewide emergency operations center

Burnaby Mountain Sports and Medicine Center / Simon Fraser University in Vancouver, British Columbia
Design charette for a new facility which includes a roof top soccer field, clinics, offices, a field house, retail, grocery store, and aquatic center with an Olympic sized swimming pool

Pelleport Wellness Center / Wilmington, DE
Schematic and design development for adaptive use of a historic carriage house for use as a wellness center with aquatic therapy suite

Montgomery County Emergency Operations Center / Montgomery County, MD
Programming, planning, design and contract documents for a 10,500 SF multimedia operations theater for 45 responders with support spaces, media briefing, etc.

Montgomery County Emergency Communications Center / Montgomery County, MD
Programming, master planning, design and preparation of contract documents for a 57,000 SF emergency communications facility

Connections / Smyrna, DE
Renovation and expansion of a halfway house serving mentally challenged and addiction rehabilitation patients

Architectural Engineer / Architect

TIM E. MIZER, PE, RA

Director of Operations

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Ohio

Registered Architect in:

Ohio

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
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:

A very talented and unique professional who is registered both in engineering and architecture. Mizer's background as an Architectural Engineer has provided him with a total understanding of the engineering components which provides a cohesiveness on all of his projects. Being also a Registered Architect, he understands designing to allow for the engineering disciplines, including his responsibility of project management and design. Mr. Mizer is the Head of Operations for the company.

NOTABLE PROFESSIONAL EXPERIENCES:

Project Coordinator

Marshall County Schools (38+ mil.)

Design Engineer

West Virginia State Police - new detachments in Morgantown, Wheeling and Berkeley.
Also surveyed, reviewed, projected, budgeted, and documented 72 police facilities statewide

Site Engineer

Hancock County Middle School - new building & site

Site Engineer

WVU Fire Academy - new building & site

Project Architect / Engineer

Hope VI Phase II - new building development

Design Engineer

Barnesville (OH) Schools - new buildings

Design Engineer

Wheeling Island Casino - various projects

Design Architect / Engineer

USPS - designed over 100 Post Offices throughout West Virginia for ADA compliance

Design Architect / Engineer

USPS Clarksburg - MPO Renovation to historic building
Work also included HVAC and cooling tower

Design Engineer

WV Army National Guard - Mountaineer Challenge Academy



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ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Electrical Engineer

DARREN S. DUSKEY, PE

EDUCATION:

The Ohio State University
B.S. Electrical Engineer - 1993

Marshall University
Graduate courses in Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:
West Virginia
Ohio

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2002 to present)

Pickering Associates
Parkersburg, WV (1997-2002)

Magnetic Specialty, Inc.
Marietta, OH (1995-1997)

Inland Products, Inc.
Columbus, OH (1993-1995)

SUMMARY OF EXPERIENCE:

Mr. Duskey has 10 years of experience in the industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

NOTABLE PROFESSIONAL EXPERIENCES:

Electrical Engineer

Wetzel County Hospital (*Addition and renovation*)

Marietta Memorial Hospital (*Addition and renovation*)

WVSP Headquarters (*Upgrade electrical service*)

WVSP detachment in Berkeley County (*Upgrade electrical service, renovations*)

United States Postal Service - statewide post offices

West Virginia State Building in Weirton, WV

WV Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV

West Virginia University - Colson Hall (*Upgrade electrical service, including medium voltage distribution, renovations*)

WVU Institute of Technology - Maclin Hall (*Upgrade electrical service, renovations*)

WVU State Fire Training Academy in Jackson's Mill, WV

Chapmanville Regional High School - Logan County Schools (*New school service, electrical design*)

Cabela's Eastern Distribution Center [*New large (~1,000,000 SF) distribution center services, electrical design*]

Weir High School - Hancock Co. Schools (*Upgrade electrical service*)

West Virginia Northern Community College - The Education Center (*Upgrade electrical service, renovations*)

Parkersburg High School - Wood County Schools (*Upgrade electrical service, including medium voltage distribution, and renovation work*)

Parkersburg South High School - Wood county Schools (*Upgrade electrical service, renovations*)

Interior Designer

DEB BLAKEMAN, NCIDQ #015070



National Council for
Interior Design Qualification

EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

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

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

Deb Blakeman has 25 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

NOTABLE PROFESSIONAL EXPERIENCES:

Interior Designer

Marshall University / Robert C. Byrd Biotechnology Center (Interior Furnishing and Finishes)

Interior Designer

Governor Wise, Governor Underwood, and Governor Caperton / Staff Offices (Furnishings, Finishes, and Space Planning)

Interior Designer

Treasurer John D. Perdue / Unclaimed Properties Division (Space Planning and Furnishings) / Treasurer's Office and Staff Office (Window Treatments, Furnishings, Finishes, and Space Planning)

Interior Designer

Sisters of St. Joseph - Convent / Assisted Living renovation project

Interior Designer

Braxton County Senior Center

Interior Designer / Sales

WV Graduate College (Furnishings)

Interior Designer / Sales

WV Credit Union (Space Planning, Furnishings and Finishes)

Adjunct Professor

University of Charleston

Interior Designer

West Virginia University - Colson Hall, WVU - State Fire Training Academy, & WVU's Institute of Technology - Maclin Hall



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Construction Administrator

MICHAEL L. PRICE

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Member:

Wheeling Central Catholic Boosters
Our Lady of Peace Church
O.L.P. Basketball Coach

Vice President:

Circus Saints & Sinners

Former President:

Mt. Olivet Baseball Association

PROFESSIONAL EMPLOYMENT:

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

Wheeling Hospital
Project Administration Carpentry Dept.
Wheeling, WV (2006-2009)

Main Street Bank
Foreclosure Property Inspector
Wheeling, WV (2003-2009)

Michael Price Construction, LLC
Owner
Wheeling, WV (2004-2007)

J.D. Fletcher Construction
Foreman, Supervisor and Estimator
St. Clairsville, OH (1989-2004)

National Road Utility Company
Sales, Product Inventory and Delivery
(1987-1989)

Real Contracting and Drywall
Framer, Finisher
(1985-1987)

SUMMARY OF EXPERIENCE:

Mr. Price has 26 years of experience in residential and commercial construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. He was a project administrator for the Wheeling Hospital Cancer Center, Wheeling Hospital Children's Rehab Center, Wheeling Hospital Breast Center Expansion, Wheeling Clinic Visiting Nurses Association (VNA) Expansion, and the Howard Long Wellness Center renovation to name a few health care clients. He will bring the following expertise to your projects: Qualified in commercial building in medical environment; Responsible for scheduling and project completion; Supervisor over employees and subcontractors; Management experience as job superintendent and owner; Quality control of all trades; Maintained good working conditions and safety standards according to building codes; Close work with architects, project managers in print takeoff and redesign; Performed purchasing and inventory of construction project materials; Experience in bidding and estimating; Excellent communication skills, works extremely well with employees and customers, highly dependable and responsible; Highly skilled in framing and finished carpentry, synthetic stucco, all types of drywall work; Qualified heavy machine operator such as skid steer and backhoe, etc.; Qualified residential housing inspector for Main Street Bank; and finally, Technical experience in plumbing and electrical.

NOTABLE PROFESSIONAL EXPERIENCES:

Construction Administrator for:

West Virginia Independence Hall renovations

Capitol Theatre building renovations

Pedestrian Bridge - West Virginia Northern Community College

J.B. Chambers Performing Arts Center at Wheeling Park High School - Ohio County Schools

Madison Elementary - Ohio County Schools

The Highlands Public Services Center

Community Action Southwest Senior Center

Maysville Elementary - Grant County Schools

New Martinsville Elementary - Wetzel County Schools

Project Administrator for:

Wheeling Hospital - Cancer Center, Children's Rehab Center & Breast Center Expansion

Wheeling Clinic - Visiting Nurses Association (VNA) Expansion

Howard Long Wellness Center renovation

CONSTRUCTION ADMINISTRATION & ON-SITE REPRESENTATION

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architect

Responsible for All Construction Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

Typically On-Site Once Every Two Weeks

(Provide Additional On-Site Representation if Requested)



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

PROJECT APPROACH & PERFORMANCE DATA

The work to be performed by your design team is very clear. To evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Department of Health and Human Resources, the Bureau for Health and Health Facilities.

The most important element of the entire process becomes communication from you. We use and welcome your input throughout this Jackie Withrow Hospital project.

The services we provide are different than most others. With our 40+ member staff we have the ability to have registered architects and engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, Electrical design by an Electrical Engineer, Fire and Life Safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only "In-House," we also have depth in numbers of each discipline in our firm. Our Architectural staff provides you with an exceptionally talented group that will walk you through your project to completion. Day by day, side-by-side, our architects and engineers provide a daily cohesiveness to your project.

Our Quality Assurance Program starts with our peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

The firm uses a number of different cost estimating procedures depending on the type and size of project. Our ability to design within budget is shown in the following, which represent some of our recently bid projects:

<u>PROJECT</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Maxwell Centre	\$1,800,000	\$1,734,000	-3.81%
Weirton State Building	\$4,291,000	\$4,083,000	-5.09%
WV Northern Annex	\$7,900,000	\$6,850,000	-15.33%
WV Northern Phase II	\$1,200,000	\$1,194,000	-0.50%
Hancock Co. Schools	\$11,000,000	\$11,260,000	+2.36%
Wood Co. - Williamstown HS	\$11,635,000	\$11,253,000	-3.39%
Ohio Co. Schools	\$2,800,000	\$2,675,000	-4.67%
Wheeling YMCA	\$2,200,000	\$2,100,000	-4.76%
WVU Colson Hall	\$5,400,000	\$5,500,000	+1.85%
Central Elementary	\$3,037,000	\$3,017,000	-0.66%
John Marshall Fieldhouse	\$3,755,000	\$3,518,000	-6.73%

QUALITY CONTROL

Quality control at McKinley & Associates, Inc. is a constant process which begins with the 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 complex and innovative projects is founded upon our commitment to this process.

During the design phases all 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.

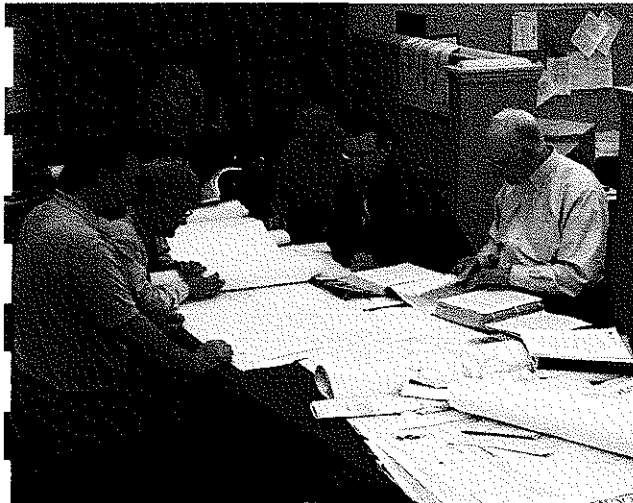
As the schematic/concept plans are developed, the Project Manager typically presents the plans for review and comments to a plan group depending on the nature of the work; e.g., engineers commenting on the engineering and architects critiquing the architecture. Once a consensus is reached, the plans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

Prior to the completion of each phase, a set of project documents is issued to each discipline and consultant 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.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, the project architect reviews the documents and compares the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A final review is made by the principal-in-charge.

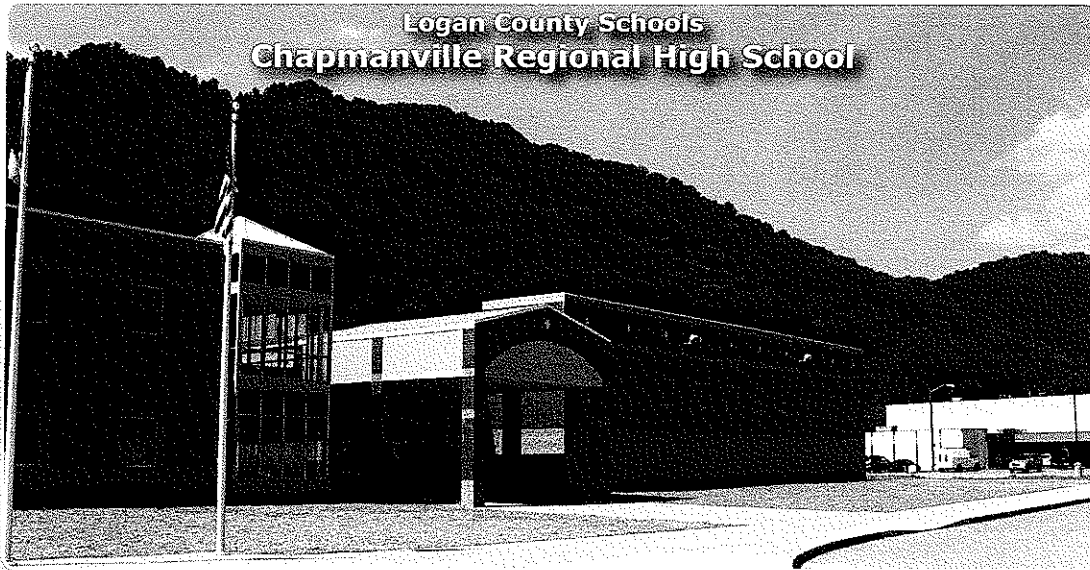
During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies of the final documents are distributed to the client and consultants 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 is 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.

COST EFFECTIVE DESIGN



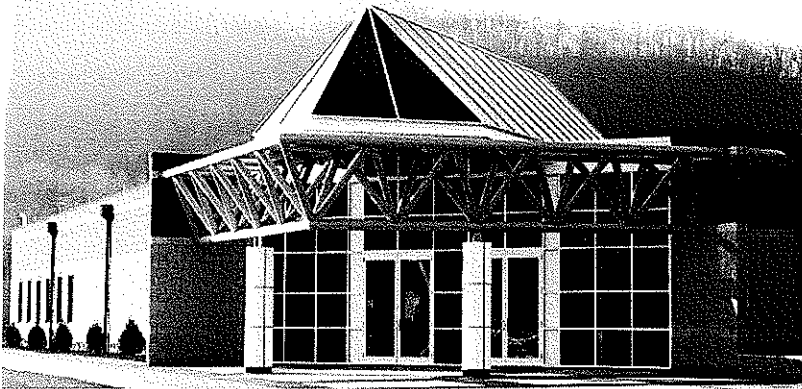
- Most Cost Effective New School Design in the Past 4 Years
- CRHS's final price ~ \$158.41/SF – source: SBAWV (includes site development, building construction, and all FF&E)
- New High School State Average in 2005 ~ \$188.26/SF
- 138,500 Square Feet
- Total Non-Owner Change Orders – 0.65%
- Official Dedication – June 1, 2007



- SBA's 2009 Limit on New Elementary School Design ~ \$217/SF
- Hilltop Elementary's final price ~ \$167/SF (includes site development, building construction, and all FF&E)
- 49,700 Square Feet
- Total Non-Owner Change Orders – 0.83%
- Construction complete with potential LEED Silver Certification

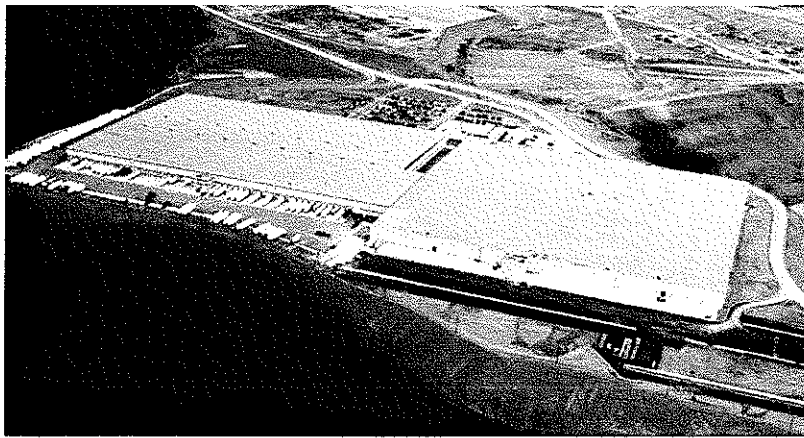
FAST-TRACKING

Throughout the years we have worked on many "fast-track" projects such as the Cabela's Eastern Distribution Center in Wheeling, WV, Maclin Hall at West Virginia University's Institute of Technology in Montgomery, WV, as well as TeleTech National Call Center in Moundsville, WV. We achieved success by maintaining time and cost management, quality control and excellent communication amongst the client and contractors.



TeleTech National Call Center

When **TeleTech** needed to move into a new call center in **6 months**; McKinley & Associates got the call. Teletech is a **\$10 million** project, and included in the structure are the following: sophisticated computer and communication systems with over 450 stations, 500 employee parking spaces, cafeteria, office and training rooms along with calling areas. The **58,000 SF** building came in on time, on schedule, and on budget, and it became a **prototype for all of the company's buildings**.



Cabela's Eastern Distribution Center

The **Cabela's Eastern Distribution Center** is a commercial warehouse that was completed in two phases. The building measures **1.2 million SF**, and is one of the largest buildings in the State of West Virginia. Included with the **\$40 million** structure are 300 trailer parking spaces, 750 employee parking spaces and storage area.

West Virginia University's Institute of Technology - Maclin Hall



In 2006, we designed an extensive (**\$5M**) renovation of **Maclin Hall**, a historic **53,900 SF** dormitory building on the campus of WV Tech, in **less than a month**. The project included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms.

We are confident that our design team can meet your timeline.



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

Request for Quotation

RFQ NUMBER
 HHR10103

PAGE
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
 ROBERTA WAGNER
 304-558-0067

VENDOR

RFQ COPY
 TYPE NAME/ADDRESS HERE

McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

SHIP TO

HEALTH AND HUMAN RESOURCES
 OFFICE OF PROPERTY MANAGEMENT
 VARIOUS LOCALES AS INDICATED

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/20/2010				

BID OPENING DATE: 06/15/2010 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
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001	1	JB	EOI			
A&E SERVICES FOR JACKIE WITHROW HOSPITAL CAPITOL IMP						

RECEIVED

2010 JUN 15 A 10:12

PURCHASING DIVISION
 STATE OF WV

EXPRESSION OF INTEREST
 (EOI)
 PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES

THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST TO PROVIDE ARCHITECTURAL CONSULTING AND ARCHITECTURAL & ENGINEERING SERVICES FOR PRIORITIZING THE CAPITAL IMPROVEMENTS FOR JACKIE WITHROW HOSPITAL FOR THE REDUCTION OF ENERGY COST ASSOCIATED WITH UPGRADES AND REDESIGN OF CURRENT HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS, PER THE ATTACHED SPECIFICATIONS

TECHNICAL QUESTIONS CONCERNING THIS SOLICITATION MUST BE SUBMITTED IN WRITING TO ROBERTA WAGNER VIA MAIL AT THE ADDRESS SHOWN IN THE BODY OF THIS EOI, VIA FAX AT 304-558-4115, OR VIA EMAIL AT ROBERTA.A.WAGNER@WV.GOV. DEADLINE FOR ALL TECHNICAL QUESTIONS IS 06/02/2010 AT THE CLOSE OF BUSINESS. ANY TECHNICAL QUESTIONS RECEIVED WILL BE ANSWERED BY FORMAL ADDENDUM ISSUED BY THE PURCHASING DIVISION AFTER THE DEADLINE HAS LAPSED.

NOTICE

A SIGNED EOI MUST BE SUBMITTED TO:

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Ernest Della</i>	TELEPHONE (304) 233-0140	DATE 6/14/10
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FEIN Business Development	55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE
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WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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

Request for Quotation

RFQ NUMBER
 HHR10103

PAGE
 2

ADDRESS CORRESPONDENCE TO ATTENTION OF:
 ROBERTA WAGNER
 304-558-0067

RFQ COPY
 TYPE NAME/ADDRESS HERE
 McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

HEALTH AND HUMAN RESOURCES
 OFFICE OF PROPERTY MANAGEMENT
 VARIOUS LOCALES AS INDICATED

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/20/2010				

BID OPENING DATE: 06/15/2010 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
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DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 BUILDING 15
 2019 WASHINGTON STREET, EAST
 CHARLESTON, WV 25305-0130

THE EOI SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE EOI MAY NOT BE CONSIDERED:

SEALED PROPOSAL

BUYER: ROBERTA WAGNER-FILE 22

EOI. NO.: HHR10103

EOI OPENING DATE: 06/15/2010

EOI OPENING TIME: 1:30 PM

PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR EOI:

(304) 233-4613

CONTACT PERSON (PLEASE PRINT CLEARLY):

Ernest Dellatorre

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Ernest Dellatorre</i>	TELEPHONE (304) 233-0140	DATE 6/14/10
TITLE Business Development	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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

Request for Quotation

RFQ NUMBER
HHR10103

PAGE
3

ADDRESS CORRESPONDENCE TO ATTENTION OF
ROBERTA WAGNER
304-558-0067

PROPERTY

McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

SHIP TO

HEALTH AND HUMAN RESOURCES
 OFFICE OF PROPERTY MANAGEMENT
 VARIOUS LOCALES AS INDICATED

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
05/20/2010				

BID OPENING DATE: **06/15/2010** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
***** THIS IS THE END OF RFQ HHR10103 ***** TOTAL:						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *[Signature]* TELEPHONE: (304) 233-0140 DATE: 6/14/10

FEIN: 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE PROVIDED



State of West Virginia
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ADDRESS CORRESPONDENCE TO ATTENTION OF
ROBERTA WAGNER 304-558-0067

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VENDOR

McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

SHIP TO

HEALTH AND HUMAN RESOURCES
 OFFICE OF PROPERTY MANAGEMENT
 VARIOUS LOCALES AS INDICATED

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/26/2010				

BID OPENING DATE: 06/15/2010 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
1. TO ADD AN ADDITIONAL LOCATION, HOPEMONT HOSPITAL, TO THIS EOI, AS AN ADD ALTERNATE, PENDING RECEIPT OF FUNDING APPROVAL FOR ARRA REVIEW COMMITTEE.						
2. ADDENDUM ACKNOWLEDGEMENT IS ATTACHED. THIS DOCUMENT SHOULD BE SIGNED AND RETURNED WITH YOUR BID. FAILURE TO SIGN AND RETURN MAY RESULT IN DISQUALIFICATION OF YOUR BID.						
EXHIBIT 10						
REQUISITION NO.: HHR10103						
ADDENDUM ACKNOWLEDGEMENT						
I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.						
ADDENDUM NO.'S:						
NO. 1 .. <input checked="" type="checkbox"/>						
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I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF TH						

SIGNATURE <i>Justin Walker</i>			SEE REVERSE SIDE FOR TERMS AND CONDITIONS		
TITLE Business Development		FEIN 55-0696478	TELEPHONE (304) 233-0140	DATE 6/14/10	
ADDRESS CHANGES TO BE NOTED ABOVE					

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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 Department of Administration
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 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
 HHR10103

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ADDRESS CORRESPONDENCE TO ATTENTION OF
 ROBERTA WAGNER
 304-558-0067

VENDOR

RFQ COPY
 TYPE NAME/ADDRESS HERE

McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

SHIP TO

HEALTH AND HUMAN RESOURCES
 OFFICE OF PROPERTY MANAGEMENT
 VARIOUS LOCALES AS INDICATED

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/26/2010				

BID OPENING DATE: 06/15/2010 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
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ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.
 VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.

Just Della
 SIGNATURE
 McKinley & Associates
 COMPANY
 June 14, 2010
 DATE

NOTE: THIS ADDENDUM ACKNOWLEDGEMENT SHOULD BE SUBMITTED WITH THE BID.

REV. 09/21/2009

END OF ADDENDUM NO. 1

SIGNATURE <i>Just Della</i>		SEE REVERSE SIDE FOR TERMS AND CONDITIONS	
TITLE Business Development	FEIN 55-0696478	TELEPHONE (304) 233-0140	DATE 6/14/10
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001	1	JB	EOI			
A&E SERVICES FOR JACKIE WITHROW HOSPITAL CAPITOL IMP						
***** THIS IS THE END OF RFQ HHR10103 ***** TOTAL:						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *Just Della* TELEPHONE: (304) 233-0140 DATE: 6/14/10

TITLE: Business Development FEIN: 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

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06/03/2010				

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LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 2						
1. QUESTIONS AND ANSWERS ARE ATTACHED. 2. ADDENDUM ACKNOWLEDGEMENT IS ATTACHED. THIS DOCUMENT SHOULD BE SIGNED AND RETURNED WITH YOUR BID. FAILURE TO SIGN AND RETURN MAY RESULT IN DISQUALIFICATION OF YOUR BID. EXHIBIT 10						
REQUISITION NO.: HHR10103						
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FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE	

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SEE REVERSE SIDE FOR TERMS AND CONDITIONS		
SIGNATURE 	TELEPHONE (304) 233-0140	DATE 6/14/10
FILE Business Development	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE I AM THE VENDOR



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0001	1	JB	EOI			
A&E SERVICES FOR JACKIE WITHROW HOSPITAL CAPITOL IMP						
***** THIS IS THE END OF RFQ HHR10103 ***** TOTAL: _____						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *[Signature]* TELEPHONE: (304) 233-0140 DATE: 6/14/10

FILE: Business Development FEIN: 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

HHR10103 ADDENDUM #2

TO RESPOND TO VENDOR QUESTIONS AS FOLLOWS:

1. **QUESTION:** DO THE 10% RETAINAGE AND THE LIQUIDATED DAMAGES CLAUSES APPLY TO THIS PROJECT?

RESPONSE: YES.

2. **QUESTION:** UNDER 3.1 GENERAL REQUIREMENTS: "THE PROSPECTIVE VENDOR MUST BE A LAWFULLY RECOGNIZED ARCHITECTURAL FIRM ENGAGED IN THE DESIGN AND CONSTRUCTION MANAGEMENT." DOES THIS MEAN THE LEAD FIRM HAS TO BE AN ARCHITECTUAL FIRM, OR CAN A MEP FIRM BE THE LEAD ON THE PROJECT WITH AN ARCHITECTURAL FIRM AS THEIR CONSULTANT?

RESPONSE: REVISE SECTION 3.1 GENERAL REQUIREMENTS TO READ: "THE PROSPECTIVE VENDOR SHOULD BE A LAWFULLY RECOGNIZED ARCHITECTURAL FIRM ENGAGED IN THE DESIGN AND CONSTRUCTION MANAGEMENT." YES, AN MEP COULD BE LEAD, BUT AN ARCHITECTUAL FIRM WOULD BE NEEDED TO DEAL WITH HISTORIC PRESERVATON AND DESIGN ISSUES ONCE A SYSTEM IS RECOMMENDED.

NO OTHER CHANGES AT THIS TIME.



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ADDRESS CORRESPONDENCE TO ATTENTION OF:
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LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 3						
1 QUESTIONS AND ANSWERS ARE ATTACHED.						
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ADDENDUM NO S:						
NO. 1 ✓						
NO. 2 ✓						
NO. 3 ✓						
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SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Justin Diller</i>	TELEPHONE (304) 233-0140	DATE 6/14/10
FEIN Business Development 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE	

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SIGNATURE <i>Ernst Callahan</i>	TELEPHONE (304) 233-0140	DATE 6/14/10
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SIGNATURE *[Signature]* TELEPHONE (304) 233-0140 DATE 6/14/10

TITLE Business Development FEIN 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

HHR10103 ADDENDUM #3

TO RESPOND TO VENDOR QUESTIONS AS FOLLOWS:

1. **QUESTION:** Do you have a preference on Control companies?

RESPONSE: There would be no particular preference on the controls. We would be looking to the A&E for recommendations of systems and **controls** that could bring energy savings at the most affordable price. We would prefer to have the ability to access information remotely through a web-based access to determine performance and make adjustments, while also trouble shooting problems within the system.

NO OTHER CHANGES AT THIS TIME.

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

West Virginia Code §5A-3-10a states: 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 the debt owed is an amount greater than one thousand dollars in the aggregate

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

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities "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 exceed five percent of the total contract amount

EXCEPTION: The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this 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

Under penalty of law for false swearing (*West Virginia Code §61-5-3*), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated

WITNESS THE FOLLOWING SIGNATURE

Vendor's Name: McKinley & Associates

Authorized Signature: *[Handwritten Signature]* Date: June 14, 2010

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 14 day of June, 2010

My Commission expires August 4, 2018, 20

AFFIX SEAL HERE

NOTARY PUBLIC *[Handwritten Signature]*

