

WEST VIRGINIA GENERAL SERVICES DIVISION

EOI# GSD126462

**Architectural/Engineering Services
to Design House and Senate
Elevator Doors**

**Due: April 30, 2012
1:30 PM**



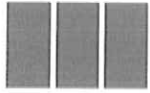
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WV PURCHASING
DIVISION



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



April 25, 2012

Krista Ferrell
Buyer Supervisor
Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

Dear Ms. Ferrell and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of General Services with our Expression of Interest for Architectural and Engineering services to design door upgrades to the House and Senate Elevators in the Main Capitol. Your project will be led by **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** as well as a **LEED Accredited Professional**. We are also proposing to dedicate additional professional design staff from our **Charleston Office**. As you will see in our submittal our "In House" MEP Department will be properly staffed to handle your needs. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

Historic Preservation is a passion for our firm. McKinley & Associates has been designing renovation projects since 1981. With offices in Charleston and Wheeling, WV and Washington, PA, we support a professional staff of 37 that includes: Architects; mechanical, electrical, plumbing / fire protection Engineers (MEP Engineers); Construction Administrators; Qualified Commissioning Agents; as well as a certified Interior Design department. These professionals are all In-House, and we have depth in each discipline. As the largest A/E Firm in the state we have been involve with many different renovation projects which allow us to use that experience in your project. 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 projects listed as a **National Historic Landmark (2 out of 16 in West Virginia)**! We have completed **over 60 historic projects** throughout the tri-state region, and have worked on many buildings that are over 100 years old.

McKinley & Associates has recently completed renovation and restoration to what many consider the most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the **Birthplace of West Virginia**. This was **built in 1859**, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. This stone structure was restored inside and out using careful research and coordination with the State Historic Preservation Office. The building is now a museum; tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest project is a special exhibit of thirteen Civil War battle flags. On September 23, 2011, McKinley & Associates was presented with the **2011 Heritage Tourism Award** from the **Preservation Alliance of West Virginia**, for our **achievements in preserving Independence Hall**.

We are committed to saving and rehabilitating our past. 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. The Maxwell Centre also won a Governor's Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award. For the relighting project of the Wheeling Suspension Bridge, a **National Historic Landmark** built in 1849, we won an award for Best Outdoor Lighting Design in Western Pennsylvania Area.

We have vast renovation experience and are familiar with projects that respect the historic nature of the building. Our team is uniquely experienced in renovation projects because we are similarly involved in the development of multiple structures, including our offices in Wheeling and Charleston. Our Headquarters in Wheeling is located in a 1908 YMCA structure that was restored and turned into professional office suites. Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out the damaged areas and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. Historic and modern materials must be researched since it is easy to damage existing materials by making snap decisions. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

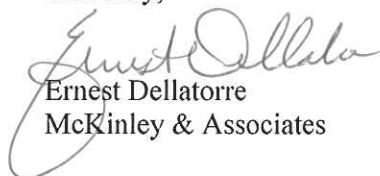
We have a great working relationship with the Division of Culture and History. Our past Historic Preservation experience includes extensive interaction with The Secretary of the Interior's Standards for the Treatment of Historic Properties. Our efforts include qualifying structures for the National Register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

McKinley has even 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.

With experience in historical preservation projects in so many different building types (office buildings, old warehouses, train stations, theaters, churches, schools, residential, etc.), we have gained the knowledge and insight to evaluate these unique project types, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you money.

Thank you for reviewing our submission and considering McKinley & Associates for your project.

Sincerely,



Ernest Dellatorre
McKinley & Associates



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



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

GSD126462

PAGE

1

ADDRESS CORRESPONDENCE TO ATTENTION OF

KRISTA FERRELL
304-558-2596

RFQ COPY

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*709060537
McKinley & Associates
The Maxwell Center / Suite 100
32 Twentieth Street
Wheeling, WV 26003

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DEPARTMENT OF ADMINISTRATION
GENERAL SERVICES DIVISION
BUILDING 1
1900 KANAWHA BOULEVARD, EAST
CHARLESTON, WV
25305 304-558-3517

| DATE PRINTED | TERMS OF SALE | SHIP VIA | F.O.B. | FREIGHT TERMS |
|--------------|---------------|----------|--------|---------------|
| 04/16/2012 | | | | |

BID OPENING DATE:

04/30/2012

BID OPENING TIME 01:30PM

| LINE | QUANTITY | UOP | CAT. NO. | ITEM NUMBER | UNIT PRICE | AMOUNT |
|---|----------|-----|----------|-------------|------------|--------|
| 0001 | 1 | LS | | 906-07 | | |
| A/E SERVICES TO DESIGN HOUSE AND SENATE ELEV DOORS | | | | | | |
| EXPRESSION OF INTEREST (EOI) | | | | | | |
| THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES TO DESIGN DOOR FOR SENATE AND HOUSE ELEVATORS IN BUILDING 1 (MAIN CAPITOL) LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS. | | | | | | |
| BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER. | | | | | | |
| NOTICE | | | | | | |
| A SIGNED EOI MUST BE SUBMITTED TO: | | | | | | |
| DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130 | | | | | | |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

| | | |
|-----------------------|----------------|-----------------------------------|
| SIGNATURE | TELEPHONE | DATE |
| <i>Ernest DelBate</i> | (304) 233-0140 | 4/25/2012 |
| TITLE | FEIN | ADDRESS CHANGES TO BE NOTED ABOVE |
| President | 55-0696478 | |

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

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.html 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).



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

Request for Quotation

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| RFC NUMBER |
| GSD126462 |

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| ADDRESS CORRESPONDENCE TO ATTENTION OF |
| KRISTA FERRELL 304-558-2596 |

RFQ COPY
TYPE NAME/ADDRESS HERE

*709060537
McKinley & Associates
The Maxwell Center / Suite 100
32 Twentieth Street
Wheeling, WV 26003

DEPARTMENT OF ADMINISTRATION
GENERAL SERVICES DIVISION
BUILDING 1
1900 KANAWHA BOULEVARD, EAST
CHARLESTON, WV
25305 304-558-3517

| DATE PRINTED | TERMS OF SALE | SHIP VIA | F.O.B. | FREIGHT TERMS |
|--------------|---------------|----------|--------|---------------|
| 04/16/2012 | | | | |

BID OPENING DATE: 04/30/2012 BID OPENING TIME 01:30PM

| LINE | QUANTITY | UOP | CAT NO | ITEM NUMBER | UNIT PRICE | AMOUNT |
|---|----------|-----|--------|-------------|------------|--------|
| THE EOI SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE EOI MAY NOT BE CONSIDERED: | | | | | | |
| SEALED EOI | | | | | | |
| BUYER: KRISTA FERRELL-FILE 21 | | | | | | |
| EOI. NO.: GSD126462 | | | | | | |
| EOI OPENING DATE: 04/30/2012 | | | | | | |
| EOI OPENING TIME: 1:30 PM | | | | | | |
| PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID: | | | | | | |
| (304) 233-4613 | | | | | | |
| CONTACT PERSON (PLEASE PRINT CLEARLY): | | | | | | |
| Ernest Dellatorre | | | | | | |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

| | | |
|--------------------------|----------------|-----------------------------------|
| SIGNATURE | TELEPHONE | DATE |
| <i>Ernest Dellatorre</i> | (304) 233-0140 | 4/25/2012 |
| TITLE | FEIN | ADDRESS CHANGES TO BE NOTED ABOVE |
| President | 55-0696478 | |

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

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 exceeds 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: *Eugene D. Allard* Date: April 25, 2012

State of West Virginia

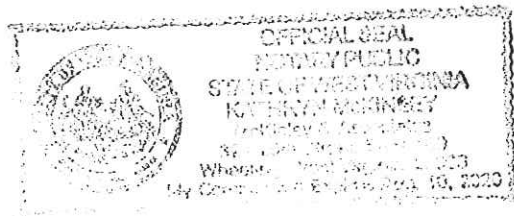
County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 25 day of April, 2012.

My Commission expires August 18, 2020, 20 .

AFFIX SEAL HERE

NOTARY PUBLIC *Lathin McKinley*



CONCEPT

McKinley & Associates has prepared a brief response to the evaluative criteria listed in the request for proposal's Concept (4.2.1) section.

Schedule of Work

Within the 60 day limit of design as set by the General Services Division, the following Design Work shall occur:

Week 1-2

Verify:

1. Verify existing conditions of the elevators and associated equipment
2. Draft plans, sections and include information from existing drawings gathered from General Service's archives.
3. Consult three (3) elevator manufacturers' modernization plans

Weeks 3-6

Design:

1. Include modernization information pertinent to this situation.
2. Consider ADA constraints
3. Consider Life Safety Code
4. Consider WV Elevator Code
5. Consider Historic Preservation parameters
6. Draft construction documents
7. Generate specification within the contract documents
8. Generate Front end and Technical specifications based on equality in manufacturer's products.

Weeks 7-8

Bidding:

1. Owner review, including, but not limited to:
 - Capitol Building Improvement Committee
2. Assist Owner in advertising Work.

For previous projects; McKinley has completed several new elevator installations in historic properties around the state (many are shown in the "4.2.4 Experience in Similar Projects" tab). These include the historic Capitol Theatre, the Catholic Heritage Center, and the Wagner Building to name a few: these were new elevators in new shafts designed to complement the existing historic context, structure and circulation patterns. We have also retrofitted elevators into existing shafts; for example, the elevator installed in the historic Maxwell Centre and the future elevator for the Fort Henry Club. The Maxwell Centre client was very aware of the importance of an inconspicuous alteration and insisted on maintaining the historic context. We accommodated this request with an enclosure that was designed to blend into the existing entrance/lobby area. McKinley's architects have also done studies on existing elevators (with the understanding that they wanted to modify and not replace) in many historic buildings for owner's who wish to plan for future work.

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 we are similarly involved in the development of multiple structures. 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**.



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

(continued)

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.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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.

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.

SUSTAINABLE "GREEN" DESIGN

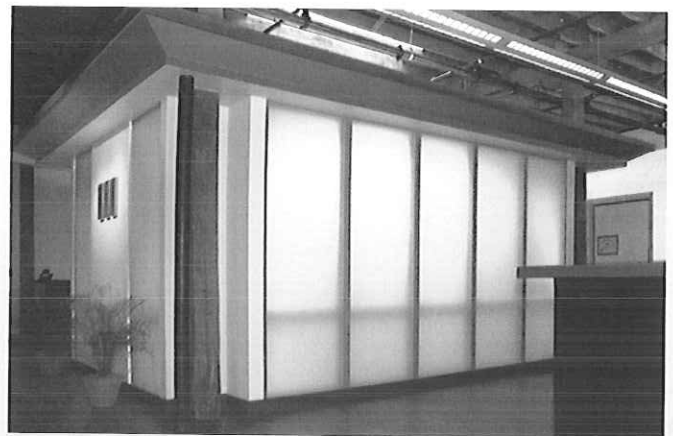
Buildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' **sustainability**.

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. In addition to design, we can complete **Commissioning Services**.

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.



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.



Hilltop Elementary School is one of our many projects that we designed using **energy efficient** and **sustainable design** 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. **This is one of only 9 LEED Certified projects in West Virginia!**

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). 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. In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **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 in **both the architectural and engineering fields**:

Michael S. Betsch, **LEED AP**

Bradley A. Crow, PE, **LEED AP, QCxP**

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

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

Our **LEED Certified Project** is (LEED Rating System in parentheses):

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

The First and Only LEED Certified School in the State of West Virginia!

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

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

SMART Office in Williamson, WV (LEED CI)

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

All of our current LEED Registered Projects are either under construction or in design with potential **LEED Platinum Certification** (SMART Office) or potential **LEED Silver Certification** (Cameron Middle/High 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.



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TEAM QUALIFICATIONS

McKinley & Associates has prepared a brief response to each of the evaluative criteria listed in the request for proposal's Firm / Team Qualifications (4.2.2) section. Much of the information is contained on other pages within this "Firm / Team Qualifications" tab, to which we refer for your convenience in locating the supporting documents.

- a. 1116 Smith Street
Suite 406
Charleston, WV 25301
(304) 340-4267
edellatorre@mckinleyassoc.com

Signed:


Ernie Dellatorre

- b. The names, functions, and resumes of our professionals whom are assigned to this project are all included within this "Firm / Team Qualifications" tab.
- c. McKinley & Associates brings multiple project experience with elevator modifications and upgrades. With our previous experience on hundreds of projects which involve renovations, upgrades, and repairs, our vast experience with codes, our experience on dozens of projects listed on the National Register of Historic Places, and our great working relationship with various state agencies; **we are available to start immediately upon our being selected, and will provide the necessary hours to complete your projects on time.**
- d. We are confident that our "**In-House**" staff of 37 has the talent and technology needed to make this successful. Also, as your Architect/Engineer and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state.
- e. If and when McKinley & Associates is honored to be offered a contract for the General Services Division's House and Senate elevator project; we would have no issues including 'section e' into the contract documents
- f. McKinley and Associates has not been involved in any litigation over the past five years.

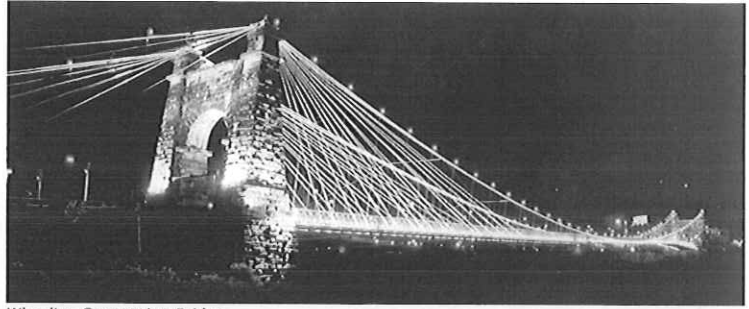


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QUALIFICATIONS

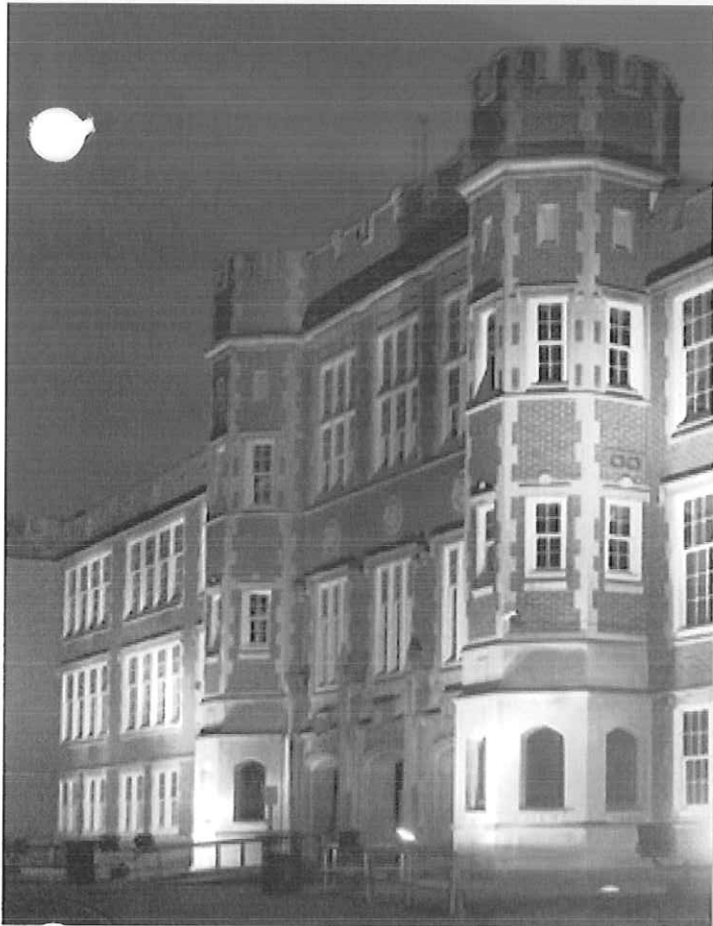
Founded in 1981, McKinley & Associates has become generally accepted as the **largest A/E firm in West Virginia**. We provided design services for projects representing more than \$100,000,000 annually in construction value.

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 10 years our firm has been awarded **4 prestigious AIA Honor and Merit Awards** for our works.



Wheeling Suspension Bridge

Historic Preservation is a passion for our firm. We are committed to saving and rehabilitating our past. Having an in-house staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We have completed **over 60 historic projects** throughout the tri-state region.



We have vast renovation experience, are familiar with projects that **respect the historic nature of the building**, and 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**, historically preserving buildings listed as **National Historic Landmarks**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

As West Virginia's largest A/E firm, our 37 person **Professional staff** includes: Architects; Mechanical, Electrical, & Plumbing/Fire Protection (MEP) Engineers; Interior Designers; LEED Accredited Professionals; Qualified Commissioning Agents; and Educational Planners. We have provided professional services in all 55 counties of West Virginia.

Parkersburg High School - Wood County Schools



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MANAGEMENT AND STAFFING CAPABILITIES

In the past **31 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 sixteen years together at McKinley & Associates.

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/lighting design by an Electrical 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.

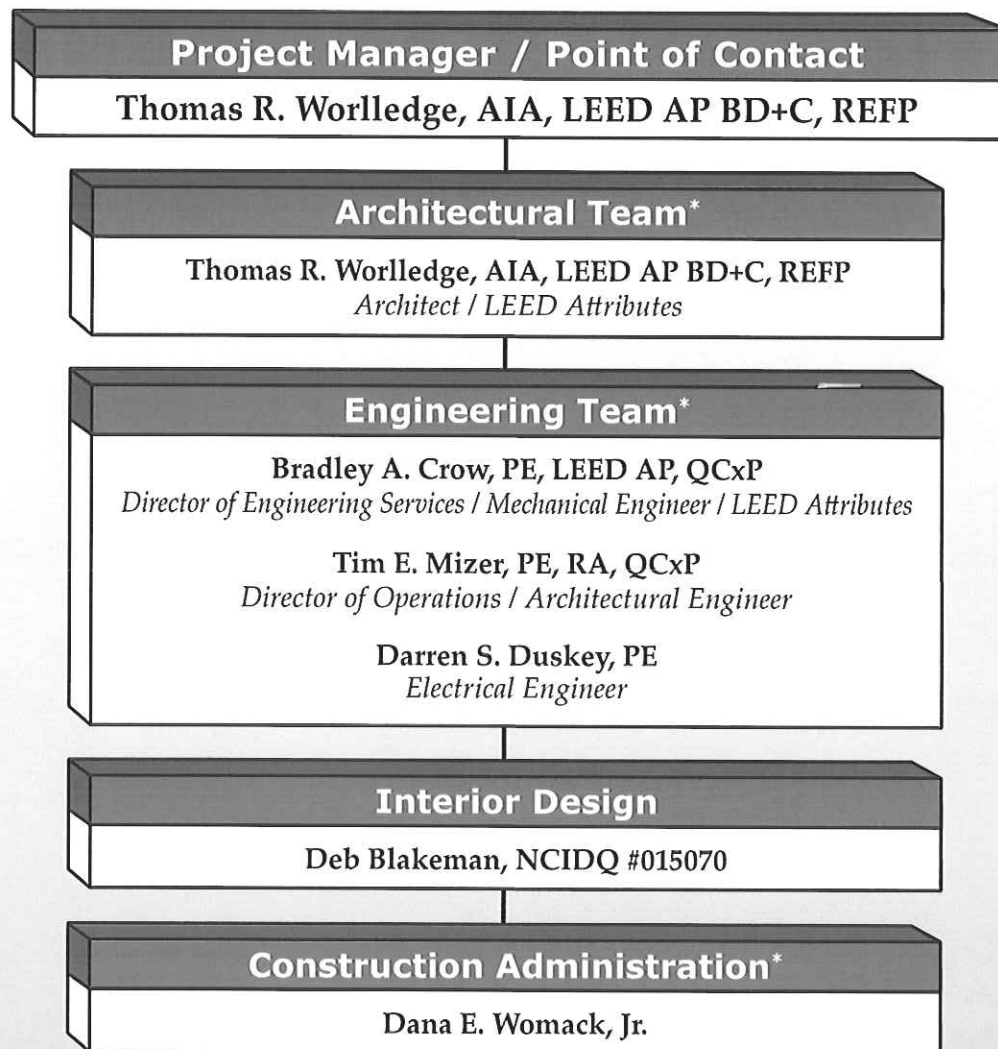
We hold **weekly meetings** to discuss your project, the budget, schedule and quality assurance. We provide **Documented Minutes** of all of our meetings and encourage the Owner to participate in these meetings.

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. It should be noted that McKinley & Associates has been performing our eleven month walk-through for the past **15 years** as part of our Standard of Care, and it only recently has 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.

We also have an **Interior Design department**. Basic interior design services include determining the owner's project requirements, timetable and budget; analyzing space requirements; operating procedures; communication relationships; way finding (signage, directories, fire escape plan); furnishings and finishes; creating an inventory of existing conditions and determining future needs.

DESIGN TEAM FLOW CHART



* McKinley & Associates is willing to dedicate more Architects, Engineers, LEED Accredited Professionals, and Construction Administrators if they are needed.

There will also be architectural and engineering designers assigned to this project, whom are not listed on this sheet, but are seen in the Organizational Chart in the "Project Organization" tab.

Architect / LEED Accredited Professional

● **THOMAS R. WORLLEDGE, AIA, LEED AP BD+C, 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
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Thomas R. Worlledge is a skilled Architect with over 28 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award in Sustainable Design) and placed in national design competitions. As a **LEED Accredited Professional** and 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. He also teaches other design professionals in the art of High Performance School design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation and historic preservation project, the \$20 million Williamstown High School renovation and historic preservation project, and the \$12 million West Virginia State Office Building in Logan to name a few. 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 ACHIEVEMENTS:

Architect:

West Virginia State Building in Logan, WV (LEED Registered)

SMART Office in Williamson, WV (LEED Registered)

McKinley & Associates Charleston Area Office (2009 WV AIA Design Award winner)

Hilltop Elementary School - Marshall County Schools (**LEED Certified** Project)

WV State Police Academy - Renovations to Buildings A, B, and C (Dormitories); New Building D (Shooting Range Control Center) and Multi-Purpose Building

West Virginia State Police - New Logan Detachment

West Virginia University - University Police Building

WVU Institute of Technology - Maclin Hall Dormitory

Southern WV Community & Technical College

Wood County Schools - Parkersburg High School, Parkersburg High School Link project, & Williamstown High School

Boone County Schools - Honors Academy



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Mechanical Engineer / LEED Accredited Professional

BRADLEY A. CROW, PE, LEED AP, QCxP

Director of Engineering Services



EDUCATION:

West Virginia Institute of Technology
B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Maryland
Pennsylvania

LEED® Accredited Professional

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Director of Engineering
Wheeling, West Virginia (2005 to present)

BDA Engineering
Director of Engineering
Pittsburgh, Pennsylvania (2001-2005)

Tri-State Roofing
Sales / Estimator / Project Leader
Davisville, West Virginia (2000-2001)

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

SUMMARY OF EXPERIENCE:

Mr. Crow is a Professional Engineer, a **LEED Accredited Professional**, and a Qualified Commissioning Provider. He has been the Director of Engineering Services at McKinley & Associates since 2008. His broad experience gives him the ability to understand and coordinate the various MEP systems within a buildings envelope in both new design and existing structures. He has headed numerous MEP projects for various building systems ranging from educational, commercial offices, retail, dormitories, and medical facilities. He has recently designed a Chilled Beam HVAC System for the Cameron Middle/High School Facility which will be the first of its kind in West Virginia.

NOTABLE PROFESSIONAL EXPERIENCES:

Mechanical Engineer

WV Independence Hall renovations and historic preservation

Capitol Theatre renovations and historic preservation

Charleston Area Alliance Building - Warehouse to Office Buildout

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

Bennett Square Office Building renovations and historic preservation

Dr Ganzer Office Building renovations

Wheeling Island Fire Station

Cabela's Eastern Distribution Center

Panhandle Cleaning & Restoration warehouse and office building

Wood County Schools (\$63+ million renovations/historic preservation)

WVU Colson Hall renovations

WVU State Fire Training Academy / Jackson's Mill

WVU Institute of Technology - Maclin Hall renovations

Cameron Middle School/High School (LEED Registered)

Hilltop Elementary School (**LEED Certified**)

West Virginia Army National Guard (WVARNG) - Multi-Purpose Building & Mountaineer Challenge Academy at Camp Dawson

USPS - Charleston P&DC HVAC Renovation

USPS - Martinsburg Processing and Distribution Center

USPS - Clarksburg Chiller Replacement

West Virginia State Police Academy - multiple buildings

WVSP - New Logan Detachment

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



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Architectural Engineer / Architect

TIM E. MIZER, PE, RA, QCxP

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

Qualified Commissioning Process Provider

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:

West Virginia State Building in Logan, WV (LEED Registered)

West Virginia State Building in Weirton, WV

Wheeling Island Casino - various projects

Braxton County Senior Citizen Center

Cabela's Eastern Distribution Center

West Virginia State Police - renovations and new detachments
Also surveyed, reviewed, projected, budgeted, and documented
72 police facilities statewide

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

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

West Virginia Army National Guard - Multi-Purpose Building at
Camp Dawson in Kingwood, WV

Panhandle Cleaning & Restoration warehouse and office building

WV Independence Hall

Capitol Theatre

Grant County Schools / multiple upgrade projects

Hancock County School Bond Project (\$56 million)

Marshall County School Bond Project (\$38 million)

Marshall County Schools - Hilltop Elementary (LEED Certified)

Wood County School Bond Project (\$63 million)

WVU State Fire Training Academy



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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
Pennsylvania

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 over 15 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

West Virginia Independence Hall

Capitol Theatre

Bennett Square Office Building

Dr Ganzer Office Building

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

West Virginia State Office Building in Weirton, WV

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

Panhandle Cleaning & Restoration warehouse and office building

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

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

Marshall County Schools - Cameron Middle/High School (LEED)

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

WVSP Headquarters (*Upgrade electrical service*)

United States Postal Service - statewide post offices

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

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV



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Project Coordinator (Construction Administrator)

DANA E. WOMACK, Jr.

EDUCATION:

Marshall University
A.A.S. Occupational Development - 2005

PROFESSIONAL EMPLOYMENT:

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

RBS Construction Inc.
Project Manager
Nitro, WV (2007-2009)

Providence Construction
Superintendent
Teays Valley, WV (2007)

G&G Builders
Superintendent-in-Training (2005-2006)
Cement Finisher (2002-2005)
Scott Depot, WV

United Parcel Service
Preloader
South Charleston, WV (1999-2002)

United States Air Force
Security Forces (Sr. Airman)
Tinker Air Force Base, OK (1996-1999)

SUMMARY OF EXPERIENCE:

Mr. Womack brings various knowledge to the Project Coordinator role; skills which included a cross-trained background of project management / coordination, on-site supervisor, administering contracts from start up to project close out, as well as field work as a cement finisher, preloader, and law enforcement officer. With credentials spanning across all aspects of construction, Dana has a unique ability to work with owner and contractor alike and get the project completed on time and within budget.

NOTABLE PROFESSIONAL EXPERIENCES:

Construction Administration for:

West Virginia State Building in Logan, WV (LEED Registered)
Cement Mason Training Building in Parkersburg
West Virginia State Police Academy renovations
West Virginia State Police - Logan Detachment
Boone County Schools - Boone County Honors Academy, Brookview Elementary, Madison Middle, & Scott High Schools
Summers County High - Summers County Schools
Southern WV Community & Technical College - Williamson Campus HVAC and Roof
Southern WV Community & Technical College - Wyoming/McDowell Campus HVAC

Project Manager

Manage projects from Preconstruction meeting to project close out. Develop construction schedules, manage on-site personnel, coordinate with subcontractors and work with suppliers to ensure materials are delivered to the jobsite on time. Work closely with the architects and engineers to complete the projects on time, within budget and to the owner's satisfaction.

Southern and Southwestern Regional Jails
Montrose Elementary Elevator Addition
Putnam PSD New Maintenance Garage

Superintendent

Role during projects was on-site supervisor for all aspects of job completion. Managed job site personnel, maintained a safe work place environment, and led the team toward job completion with proper time management.

Security Forces (Sr. Airman) - Tinker Air Force Base, OK
Assistant Non Commission Officer In Charge of the Security Police Armory. Security Police Officer, duties included guarding priority A, B, and C aircraft and patrolling base as law enforcement officer.



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NATIONAL REGISTER OF HISTORIC PLACES

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit an assortment of historic preservation/restoration/renovation projects we have successfully completed that are listed on the National Register of Historic Places:



WV Independence Hall (former Wheeling Custom House)*

Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History

Project Cost: \$1.2 million

Reference: Travis Henline

304/238-1300



Wheeling Suspension Bridge relighting*

Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation

Project Cost: \$285,000

Reference: Jeremy Morris

304/232-3087



Parkersburg High School

Parkersburg, WV (NRHP Reference #: 92000895)

Customer: Wood County Schools

Project Cost: \$20.3 million

Reference: William Niday

304/420-9663



B. & O. Building (formerly a passenger station)

Wheeling, WV (NRHP Reference #: 79002596)

Customer: West Virginia Northern Community College

Project Cost: \$1.8 million

Reference: Dr. Martin Olshinsky

304/233-5900



Mount Saint Joseph convent

Wheeling, WV (NRHP Reference #: 07001418)

Customer: Sisters of St. Joseph

Reference: Sister Marguerite O'Brien

304/232-8160

**In addition to being on the National Register of Historic Places, these projects are also National Historic Landmarks (2 of the 16 in West Virginia!)*

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NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



404 South Front Street (Harry C. and Jessie F. Franzheim House)
Wheeling, WV (NRHP Reference #: 89000183)
Customer: McKinley & Associates
Project Cost: \$300,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



203 South Front Street (John McLure House)
Wheeling, WV (NRHP Reference #: 91001013)
Customer: McKinley & Associates
Project Cost: \$300,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



Orrick Global Operations Center (former Wheeling Stamping Building)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)
Customer: Orrick, Herrington & Sutcliffe LLP
Project Cost: \$8 million
Reference: Will Turani
304/231-2629



Wagner Building (formerly a sugar warehouse)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)
Customer: The Maxwell Partners
Project Cost: \$6.2 million
Reference: Dennis Kozicki
304/232-2280



Maxwell Centre (formerly a YMCA)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)
Customer: The Maxwell Partners
Project Cost: \$2.3 million
Reference: Dennis Kozicki
304/232-2280

NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



Capitol Theatre (former Capitol Music Hall)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling Convention & Visitors Bureau
Project Cost: \$1.2 million
Reference: Frank O'Brien
304/233-7709



Catholic Heritage Center (formerly an auto parts warehouse)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)
Customer: Catholic Diocese of Wheeling / Charleston
Project Cost: \$2.9 million
Reference: Darryl Costanzo
304/233-0880



304 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$275,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



400 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$250,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



402 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$200,000
Reference: Tim E. Mizer, PE, RA
304/233-0140

NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



Willow Glen (Johnson Camden McKinley House)
Wheeling, WV (NRHP Reference #: 83003251)
Customer: David B. McKinley
Reference: David B. McKinley
304/232-3801



St. Matthews Episcopal Church
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: St. Matthews Episcopal Church
Project Cost: \$500,000
Reference: The Rev. Mark E. Seitz
304/233-0133



Phillips Gardill Kaiser & Altmeyer
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: Phillips Gardill Kaiser & Altmeyer
Project Cost: \$500,000
Reference: C. J. Kaiser
304/232-6810



Hazel Atlas Building
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: West Virginia Northern Community College
Project Cost: \$4 million
Reference: Dr. Martin Olshinsky
304/233-5900



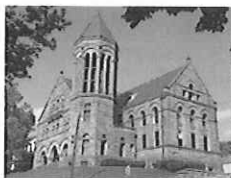
Bennett Square (former Ohio County Public Library Building)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)
Customer: McKinley Properties, LLC
Project Cost: \$6.8 million
Reference: David H. McKinley
304/230-2400

NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



Woodburn Hall
Morgantown, WV (in Woodburn Circle - NRHP#: 74002014)
Customer: West Virginia University



Stewart Hall
Morgantown, WV (NRHP Reference #: 80004034)
Customer: West Virginia University



Stifel Fine Arts Center (Edemar)
Wheeling, WV (NRHP Reference #: 91001728)
Customer: Oglebay Institute

PROJECT ORGANIZATION

McKinley & Associates has prepared a brief response to each of the evaluative criteria listed in the request for proposal's Project Organization (4.2.3) section. Much of the information is contained on other pages within this "Project Organization" tab, to which we refer for your convenience in locating the supporting documents.

- a. Please see the "Firm / Team Qualifications" tab to see the personnel assigned to this project. The McKinley & Associates organization chart, and a copy of the proposed project team (design team flow chart), are included within this tab. The locations of the McKinley & Associates offices are:

Charleston Enterprise Center
1116 Smith Street
Suite 406
Charleston, West Virginia 25301

— The Architecture, Engineering, and Construction Administration will be performed by our staff in our Charleston Office

The Maxwell Centre
Thirty-Two - Twentieth Street
Suite 100
Wheeling, West Virginia 26003

— Engineering support services will be performed by our staff in our Wheeling Office

- b. For a **proposed project schedule**, please see the first page of the "Concept" tab.

We know we can provide our services within the **project time frame**. There are many ways in which we will respond expeditiously to your needs. For one, our Charleston Office is **less than 5 minutes away** from the proposed project. Our "In-House" registered professional architects and engineers work together everyday, have done most of the projects here as a group, and have the ability to make difficult schedules work. These team members have been working up to sixteen years together at McKinley & Associates. We are structured for efficiency; we also have **depth** in numbers of each discipline in our firm.

In 2006, we designed an extensive (\$6 million) renovation of Maclin Hall, a historic 53,900 SF dormitory building on the campus of WV Tech, **in less than a month (along with a construction time of only 6 months)**. 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.

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**.

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 governmental, educational, medical, 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.



Firm Information

Tim Mizer, PE, RA, QCxP
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Brad Crow, PE, LEED AP, QCxP
Director of Engineering

Date of Incorporation

1981 Wheeling, West Virginia

Number of Professionals

| Total Size | 37 |
|--------------------------|----|
| Architects | 8 |
| Engineers | 5 |
| Construction Admins | 4 |
| Arch./Eng. Designers | 10 |
| Interior Designers | 1 |
| Quality Controllers | 2 |
| REFPs | 3 |
| LEED APs / LEED AP BD+Cs | 4 |
| QCxP | 2 |
| MIS | 1 |

Location

Headquarters

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

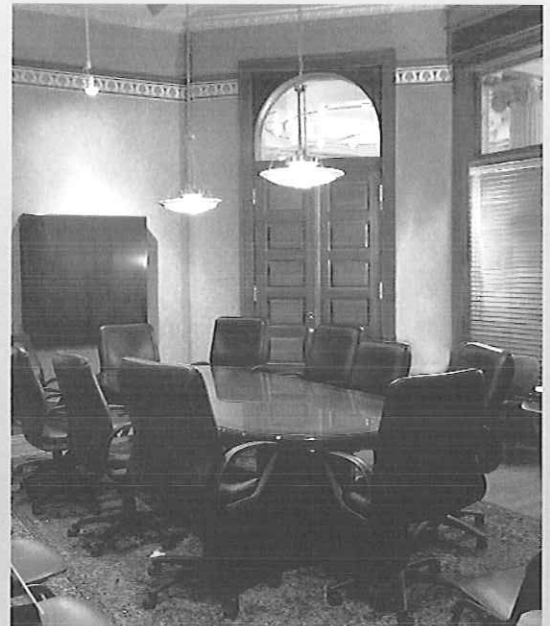
Satellite Offices

Charleston Enterprise Center
1116 Smith Street
Suite 406
Charleston, West Virginia 25301
P: 304-340-4267
F: 304-340-4269

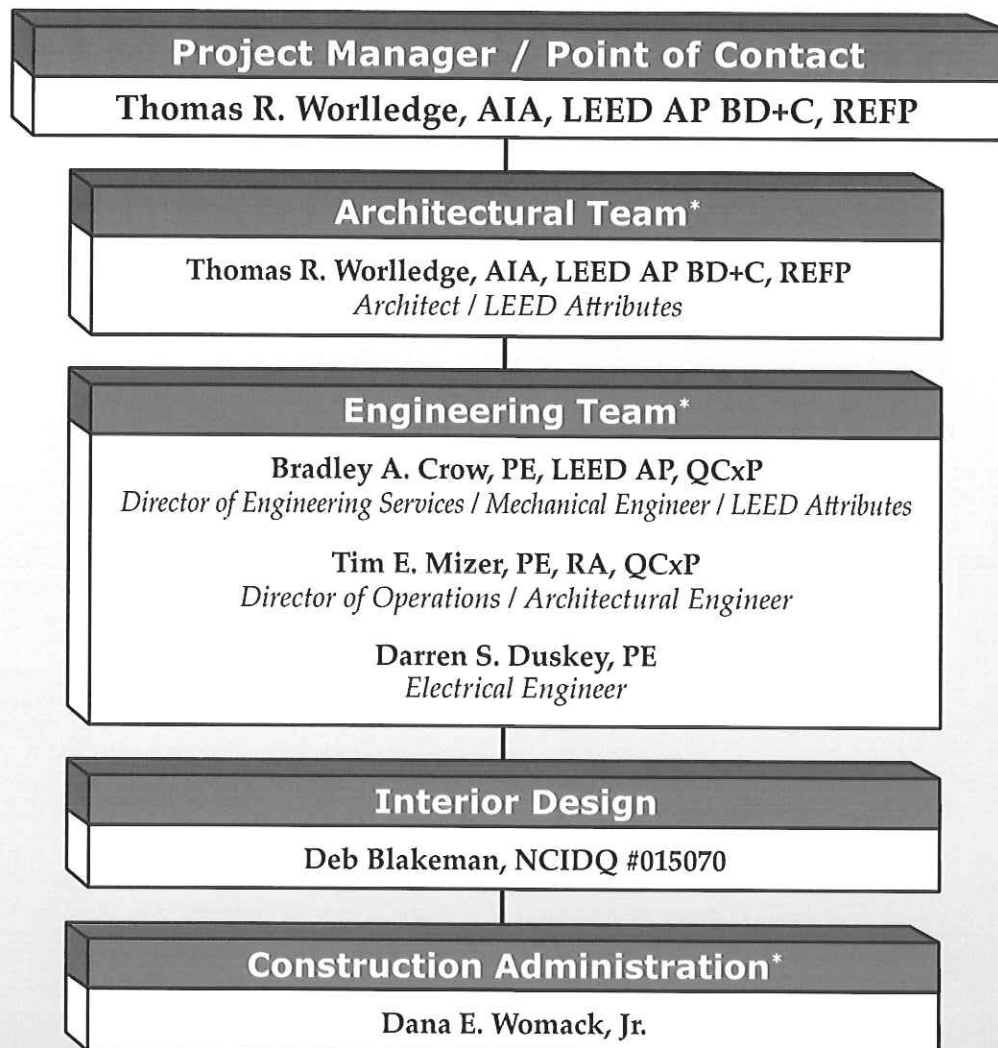
Washington Trust Building
6 S. Main Street
Suite 1028
Washington, Pennsylvania 15301
P: 724-223-8250
F: 724-223-8252

Credentials

McKinley & Associates is a member of the following **organizations**:
CEFPI, AWI, WVDC, AIA, NFPA, NCARB, ASCE, ASPE, BOCA, ASHRAE, ACI International



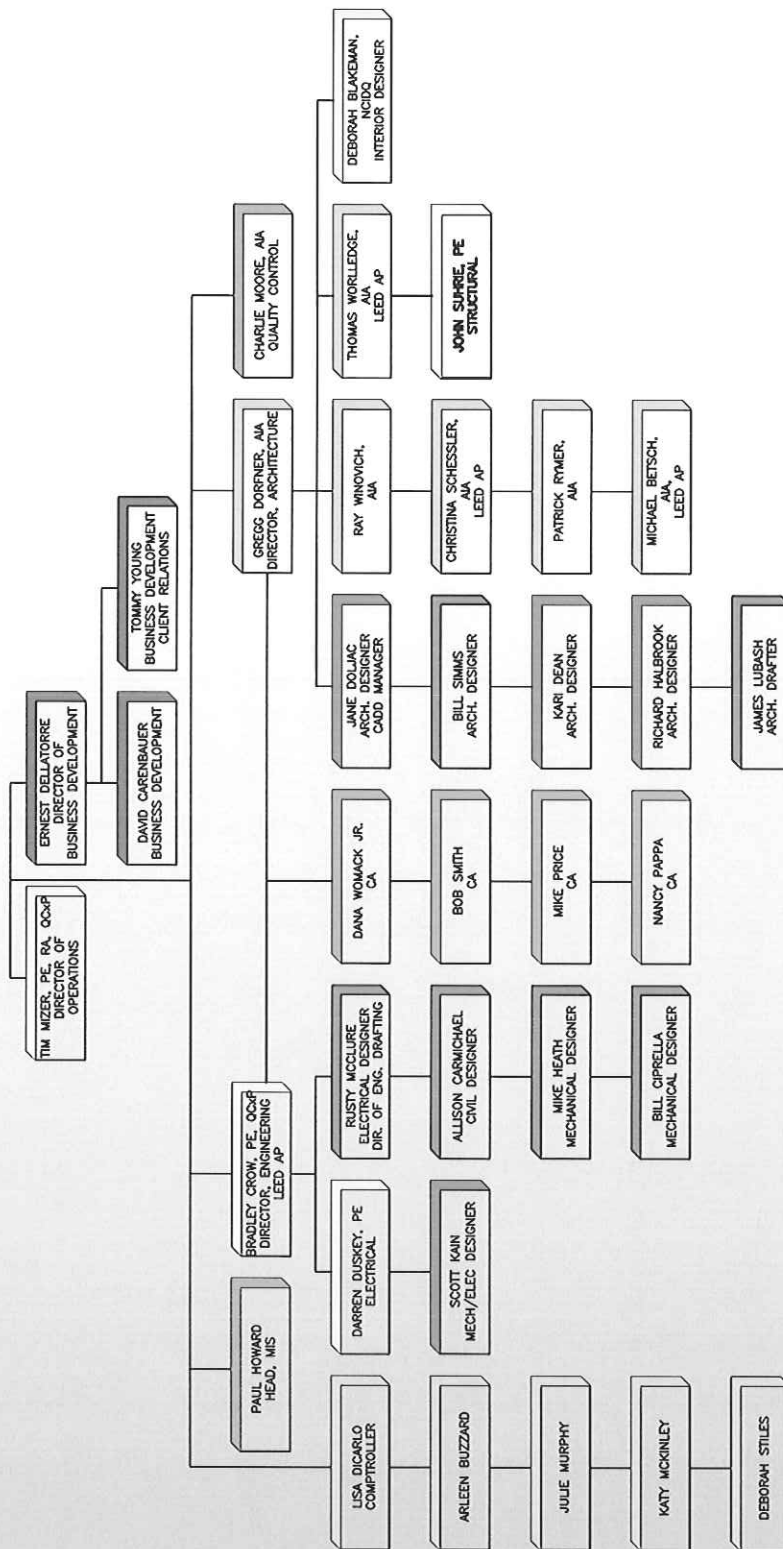
DESIGN TEAM FLOW CHART



* McKinley & Associates is willing to dedicate more Architects, Engineers, LEED Accredited Professionals, and Construction Administrators if they are needed.

There will also be architectural and engineering designers assigned to this project, whom are not listed on this sheet, but are seen in the Organizational Chart on the following page.

ORGANIZATION CHART



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 fast-tracked 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 a 14,480 SF maintenance building, a 32,670 SF administrative office building, a 12,000 SF employee lunch room, 300 trailer parking spaces, 750 employee parking spaces, and 90 loading docks.

West Virginia University's Institute of Technology - Maclin Hall



In 2006, we designed an extensive (**\$6 million**) renovation of **Maclin Hall**, a historic **53,900 SF** dormitory building on the campus of WV Tech. This project had **two fast-tracked** aspects to it; there was only **1 month** for design, along with a construction time of only **6 months**. Even with this extremely short timeline, we were still able to bring the project in under budget. The project included redesigning the shared areas, new finishes, new roof, and restoration of the exterior, new HVAC, and more.

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



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name
Orrick Building

Project Location
Wheeling, West Virginia

Project Description

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. The building houses the international law firm Orrick. This 100 year old warehouse, the former Wheeling Stamping Building, was renovated to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included structural, mechanical, civil, electrical and fire suppression systems. The atrium/lobby included a four-story open-air design, a skylight, a glass wall for the entryway, 2 elevators, a stair tower, and multiple bridges/walkways. This building became the company's **Global Operations Center**; no other firm has a 24/7 facility that rivals it. The GOC provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, around the clock. This project was recognized and awarded an AIA Merit Award. The building is found in the Wheeling Warehouse Historic District (NRHP#: 02001530), in the National Register of Historic Places.



Type of Service Provide

- Historical Preservation Projects
- Elevators
- Building Exteriors
- Office Facilities
- Exterior Façade Repair
- Existing Building Renovations
- Life Safety Compliance Projects
- Interior Design
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects



Project Size

88,000 SF approx.
\$8 million

Name of Project Owner

Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304/231-2629



Date of project completion

Construction completed in 2002

Any additional information deemed relevant

Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. This security system features we had to incorporate, understand, and design by included: a card access system that allows a single card with multiple-levels of access programmed into that card at front door, NOC, elevators, loading dock, stairs, and other sections to be developed; there is not a full time receptionist; glass break and motion detectors on the ground level; an intercom at the front door; and finally, security cameras are placed at the loading dock, rear parking lot, and front door.

Project Name
Wagner Building

Project Location
Wheeling, West Virginia

Project Description

Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the **National Register of Historic Places** (in Wheeling Warehouse Historic District - NRHP#: 02001530) and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built in the 1930s, and after being vacant for over 30 years, McKinley & Associates totally renovated this 7-story structure in **phases**, and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.

Work included total design of mechanical, electrical and fire suppression systems as well as all architectural components, exterior renovations, window replacements, and a total gut of the interior. ADA compliance design, including **elevator replacements**, was also a major part of this project. The building next door was demolished to create a parking lot for the various companies. Our firm also worked within the **Standards of the Department of Interior** for this 60,000 square-foot structure. This \$6.2 million office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River.

Type of Service Provide

Historical Preservation Projects
Elevators
Building Exteriors
Office Facilities
Exterior Façade Repair
Existing Building Renovations
Life Safety Compliance Projects
Interior Design
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects

Project Size

60,000 SF approx.
\$6.2 million

Name of Project Owner

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

Date of project completion

Construction completed in 2004

Additional information deemed relevant

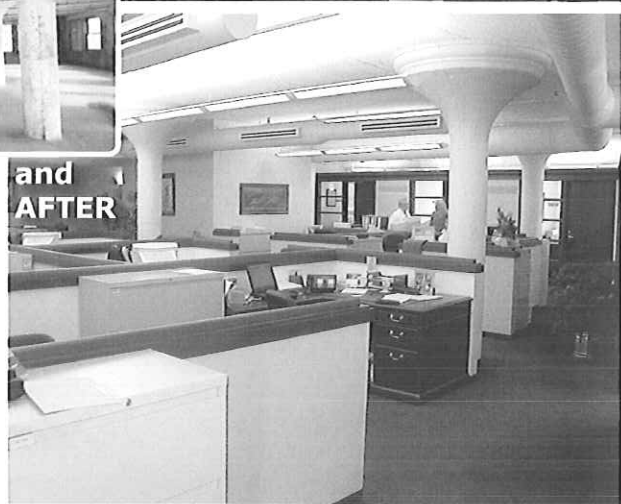
This project was challenging due to the fact that it was renovated on a floor-to-floor basis (in multiple phases).



and
AFTER



BEFORE



and
AFTER



Project Name
Maxwell Centre

Project Location
Wheeling, West Virginia

Project Description

The Maxwell Centre is now Wheeling's premier business address. In just over a year, **this former YMCA facility** became the home for over 100 professionals in two law firms, an accounting company, and McKinley & Associates. Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley & Associates led the way for this total renovation and restoration of a **1908 structure**. The Maxwell Centre represents the firm's effort in protecting the historic fabric of Wheeling. Work on this **five story office building** included a new **elevator**, researching the architectural past, as well as all new systems, including; mechanical, electrical, plumbing and fire and life safety. All design work and construction administration was completed by our firm. **The building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places.**

Type of Service Provide

- Historical Preservation Projects
- Elevator
- Building Exteriors
- Office Facilities
- Exterior Façade Repair
- Existing Building Renovations
- Life Safety Compliance Projects
- Interior Design
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects

Project Size

51,000 SF approx.
\$2.3 million

Name of Project Owner

Mr. Dennis Kozicki
McKinley Properties, LLC
32-20th Street, Suite 300
Wheeling, WV 26003
304/232-2280

Date of project completion

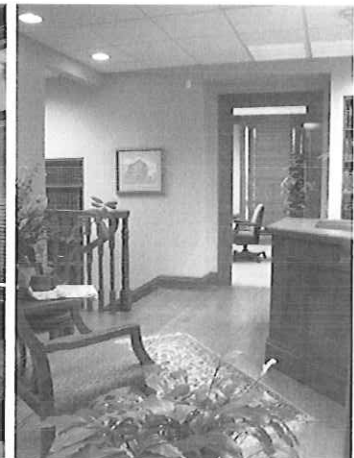
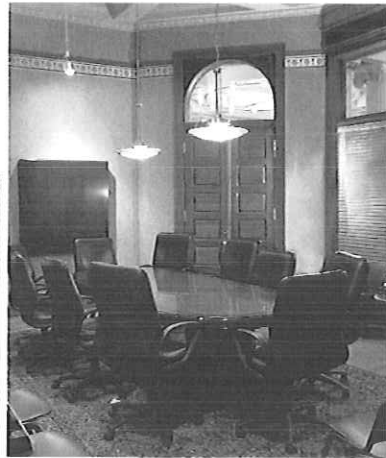
Construction completed in 1998

Any additional information deemed relevant

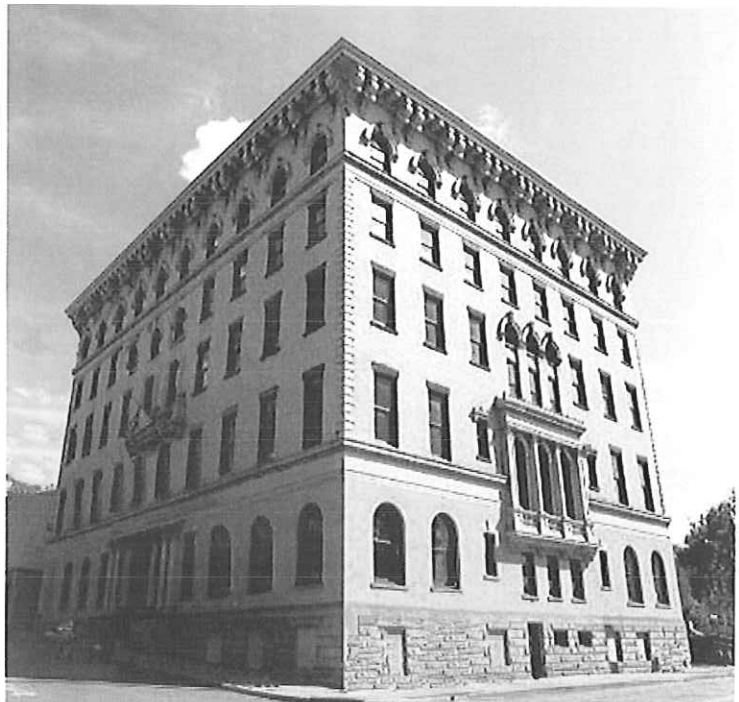
The Maxwell Centre was recognized and awarded a West Virginia AIA Honor Award, a Governors Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



**BEFORE
and AFTER**



Elevator



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name
Bennett Square

Project Location
Wheeling, West Virginia

Project Description

In 2011, Phase I was completed on Bennett Square; a historic 3-story, 22,000 SF rehabilitation project of the old Ohio County Public Library Building in Wheeling, WV. Phase II is currently under design. The finished project houses "Class A" office space in beautifully restored surroundings. The scope of work includes preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included a new roof with multiple skylights, both restored and new windows, doors, paint, stairwell upgrades, terra cotta restoration, exterior masonry pointing, and a new elevator. Phase II will complete the "Class A" office fit-out for the second floor. The project budget for Phase I was approximately \$6.8 million dollars. Documentation for state and federal tax credits is also a part of this project.

Type of Service Provide

- Historical Preservation Projects
- Elevators
- Building Exteriors
- Office Facilities
- Exterior Façade Repair
- Existing Building Renovations
- Life Safety Compliance Projects
- Interior Design
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects

Project Size

22,000 SF approx.
\$6.8 million (only includes Phase I)

Name of Project Owner

Mr. David H. McKinley
McKinley Properties, LLC
2100 Market Street
Wheeling, WV 26003
304/230-2400

Date of project completion

Phase I construction completed in 2011

Any additional information deemed relevant

The building is located in the Centre Market Square Historic District (NRHP#: 84003651) in the National Register of Historic Places. Because Bennett Square is listed, a (successful) review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by WV SHPO and the Federal Department of the Interior.



BEFORE



and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name
Capitol Theatre

Project Location
Wheeling, West Virginia

Project Description

An overall Master Plan was completed for the Capitol Theatre, and it resulted in multiple construction phases to reopen the historic theater. **Phase 1** of Capitol Theatre restoration included life safety and code improvements to the historic building directly related to the facilities re-opening. McKinley & Associates worked with several groups having authority over the building to work out a plan that met both the life safety requirements and the time constraints of the owner. A final plan was put into place that included 5 separate prime contracts **fast tracked** to achieve reopening of the theatre. With a **tight schedule of 6 months** from master planning to occupancy, a **hands on approach** was used to ensure the **historic fabric of this building was maintained while these improvements were implemented**. Improvements in Phase 1 included full building sprinklering, full building fire alarm, and temporary bathrooms. **Phase 2** included 2 six-foot wide, 5 story, free standing exit stairs with a scissor configuration. Finally, **Phase 3** included a **new elevator and shaft**, ADA compliance, and a concession and restroom build out.

Type of Service Provide

- Historical Preservation Projects
- Elevator
- Building Exteriors
- Interior Façade Repair
- Existing Building Renovations
- Life Safety Compliance Projects
- Interior Design
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects

Project Size

82,000 SF approx.
\$2.3 million

Name of Project Owner

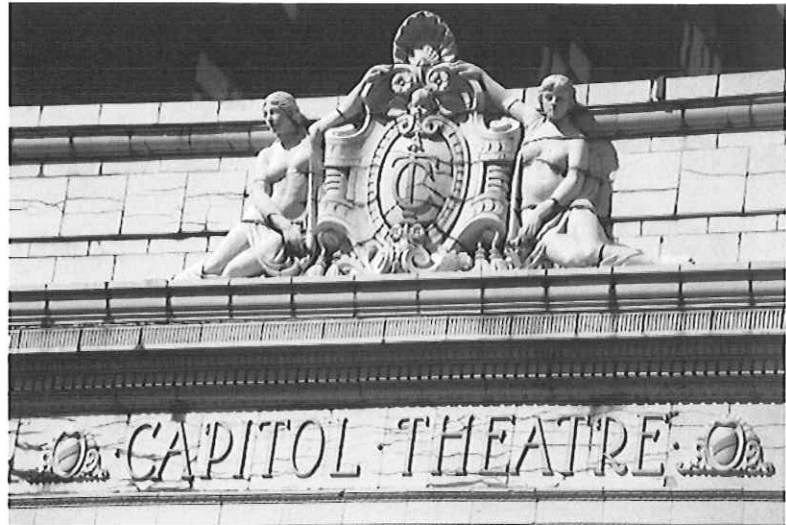
Mr. Frank O'Brien
Wheeling Convention & Visitors Bureau
1401 Main Street
Wheeling, WV 26003
304/233-7709

Date of project completion

Construction completed in 2011

Any additional information deemed relevant

The **Capitol Theatre** (also known as the Capitol Music Hall) was **originally built in 1928**. In 2007, it was closed due to code violations. Two years later, the theater was bought by the Wheeling Convention & Visitors Bureau, and McKinley & Associates was honored to become the Architects and Engineers on this restoration project. After Phase I was completed, **the theater reopened on September 23, 2009**.



Project Name
West Virginia Independence Hall

Project Location
Wheeling, West Virginia

Project Description

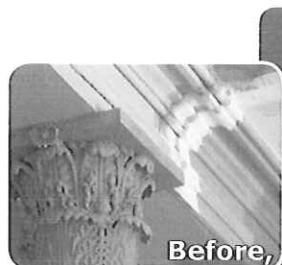
The West Virginia Division of Culture & History engaged the professional services of McKinley & Associates to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. The windows, roofing and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. **The project scope was to and has maintained the historic character of the interior and exterior.**

All 44 of the **double-hung wood windows** (5'W x 9'H with an arched top sash) have been fully restored and reglazed. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This **metal roofing** is emblematic of the period of 1859 when the original structure was completed. A portion of the **interior plastering** in the third floor Courtroom and the entire first floor exhibit area (formerly a US Post Office) were restored, eliminating or concealing previously botched attempts; included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Sections of the original wood flooring were carefully removed and replaced. **Plaster repair work** included new ceiling surfaces and **custom decorative mouldings**. **Interior restoration** included paint color matching and new faux graining on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character**. Two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration.

In addition to the aesthetic improvements in this historic preservation project, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless. The building is now in its **152nd year**. We are proud to say, that with our contribution, Independence Hall is prepared for the next 150 years.

Type of Service Provide

Historical Preservation Projects
Building Exteriors
Interior Façade Repair
Existing Building Renovations
Life Safety Compliance Projects
Interior Design
Programming
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects



Courtroom Column Capital and Crown Molding



Project Size

22,000 SF
\$1,200,000

Name of Project Owner

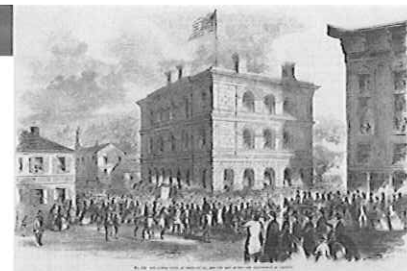
Mr. Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304/558-0220

Date of project completion

Construction completed in 2011

Any additional information deemed relevant

Originally built in 1859, the **Wheeling Custom House** is considered to be the **birthplace of West Virginia**. The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970 (NRHP Reference #: 70000660), and was designated as a **National Historic Landmark** in 1988. On September 23, 2011, **McKinley & Associates** was presented with the **Heritage Tourism Award** from the **Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name
Weirton State Office Complex

Project Location
Weirton, West Virginia

Project Description

The Weirton State Office Complex (Building 34) in Weirton is a \$4 million state-of-the-art building that houses judicial offices along with storage and office space. This two-story, 39,500 SF office building was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. Also included was site work. This State Office Building accommodates the Bureau of Employment Programs, the Department of Health and Human Resources, the Division of Motor Vehicles, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board.



Type of Service Provide

New Building
Elevators
Building Exteriors
Office Facilities
Life Safety Compliance Projects
Interior Design
Programming
Sprinkler and Fire Alarm Projects

Project Size

39,500 SF
\$4 million

Name of Project Owner

Mr. David Oliverio
State of West Virginia
General Services Division
900 Kanawha Boulevard East
Martinsburg, WV 25305
304/558-2317

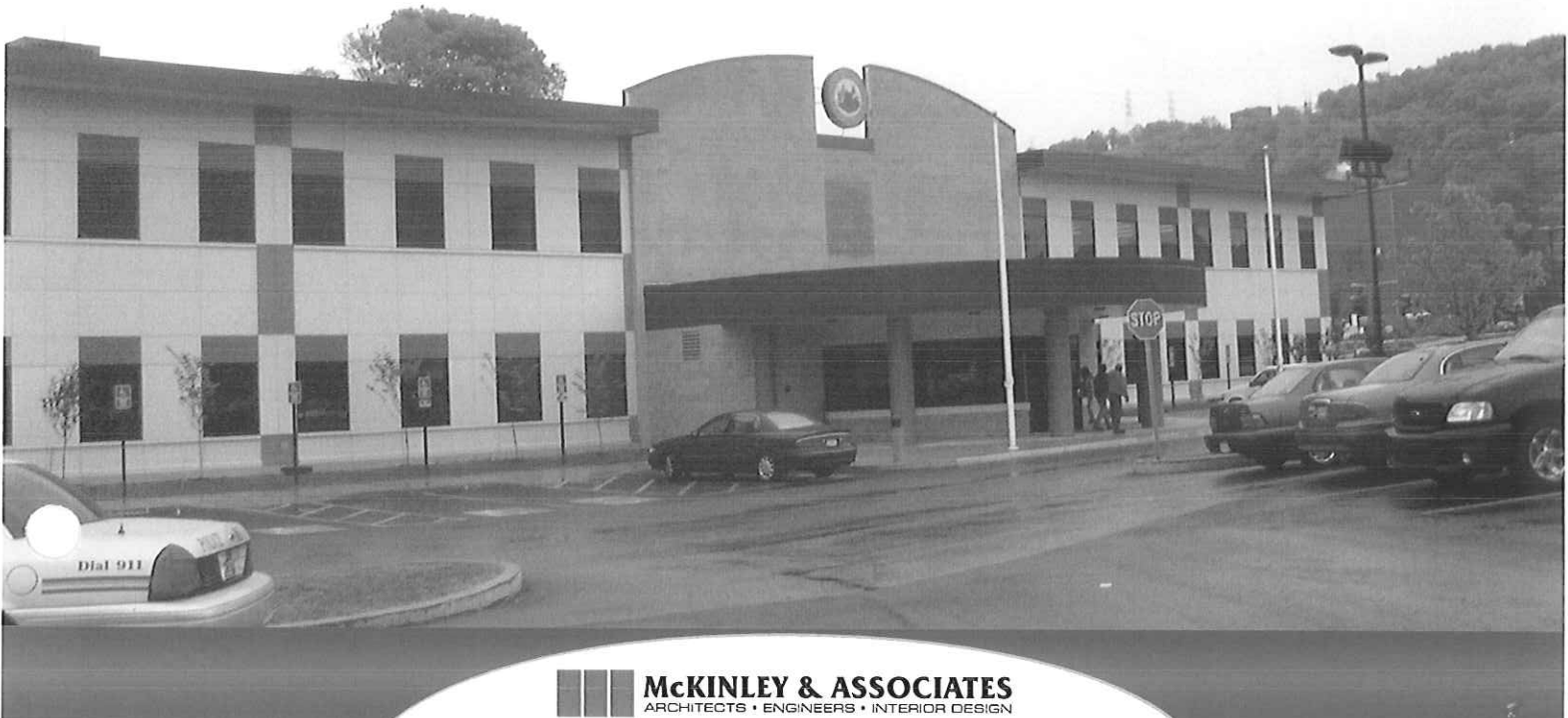


Date of project completion

Construction completed in 2006

Any additional information deemed relevant

For security, the entire building has swipe-card access, CCTV video monitoring and other surveillance equipment, an x-ray machine, metal detector, an employee-only entrance, uninterruptible power supply, bullet-proof glazing and tinted/reflective glazing,



Project Name

Colson Hall
West Virginia University

Project Location

Morgantown, West Virginia

Project Description

McKinley & Associates completed a renovation / restoration project on Colson Hall at the downtown campus of West Virginia University in Monongalia County, West Virginia. The scope of work was to take this **existing historical building** and readapt it for use as a **faculty office building** with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design. **An elevator was replaced**, and the building was renovated and provided with all new systems. The upgraded HVAC system was tied into the central campus chiller and steam system. The windows were restored by following the Historic Treatment of Wood Windows specifications. The project also included an exterior façade repairs and a roof replacement. We were able to take this historic landmark in the city of Morgantown, and restore it to its original appearance while keeping the aesthetics of the building untouched.

Type of Service Provide

Historical Preservation Projects
Elevator
Building Exteriors
Office Facility
Classroom Facility
Exterior Façade Repair
Existing Building Renovations
Life Safety Compliance Projects
Landscape Design
Interior Design
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects

Project Size

35,000 SF
\$5.6 million

Name of Project Owner

Mr. Robert Moyer
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304/293-2873

Date of project completion

Construction completed in November of 2007

Any additional information deemed relevant

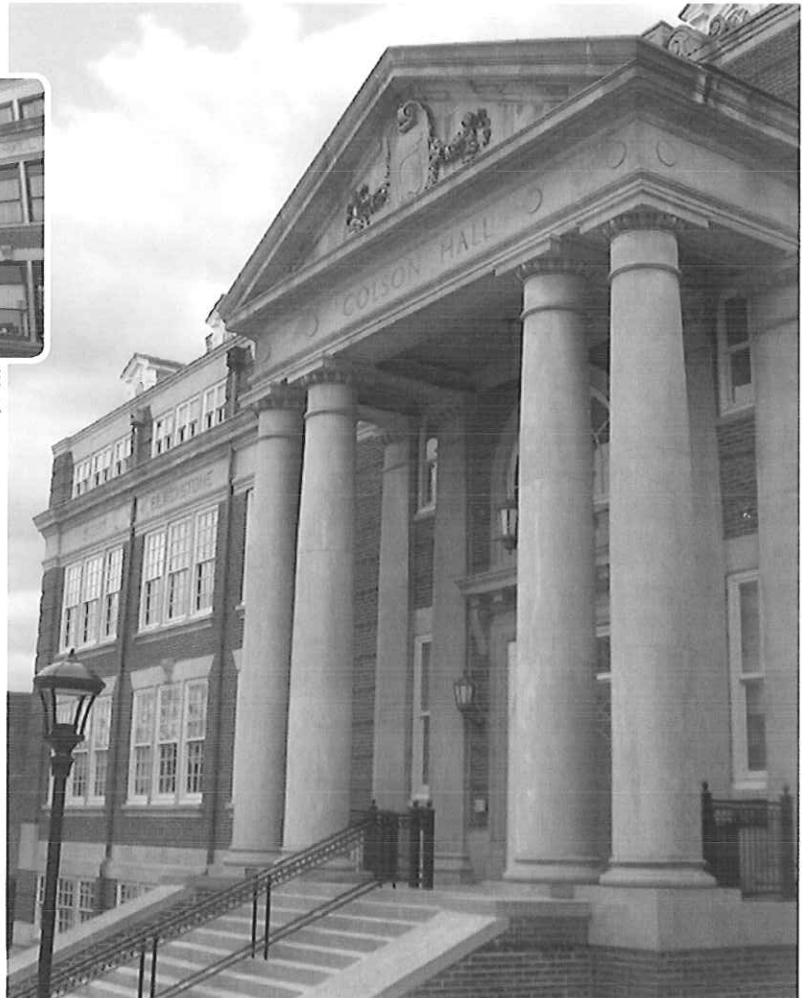
During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original appearance. Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.



BEFORE
and AFTER



BEFORE
and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name
Maclin Hall
WVU Institute of Technology

Project Location
Montgomery, West Virginia

Project Description

A **comprehensive renovation** to the historic Maclin Hall dormitory, originally built in 1938, on the campus of WV Tech in Montgomery, WV. The \$6 million project was **designed in a month**, and included redesigning the shared areas, new finishes, new roof, **new elevator**, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities.

Type of Service Provide

Elevator
Building Exteriors
Exterior Façade Repair
Existing Building Renovations
Residence Halls
Life Safety Compliance Projects
Interior Design
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects

Project Size

53,900 SF
\$6 million

Name of Project Owner

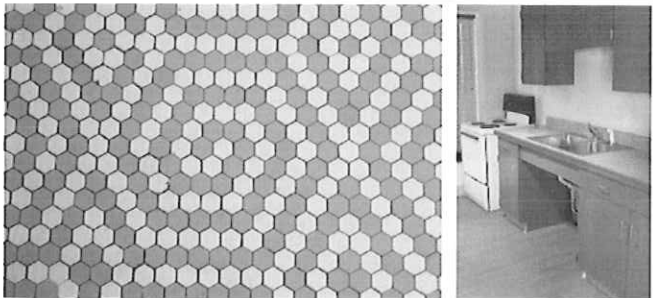
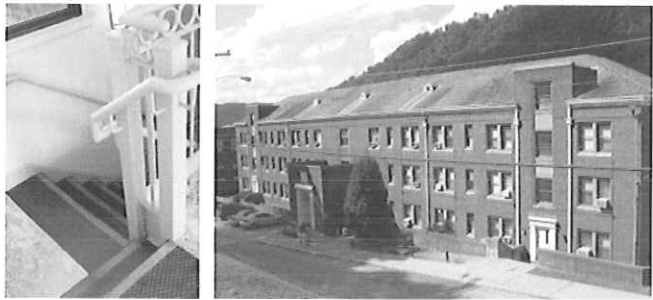
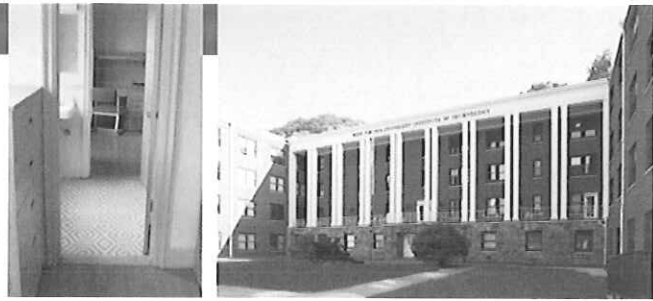
Mr. James Darling
West Virginia University Institute of Technology
405 Fayette Pike
Montgomery, WV 25136
304/442-3104

Date of project completion

Construction completed in 2007

Any additional information you deem relevant

This project had **two fast-tracked** aspects to it; there was a **design time of only 5 weeks**, along with a **construction time of only 6 months**. This project was **fast-tracked throughout the summer of 2007**, so the building could be occupied by students for the start of the 2007-2008 school year. **Even with this extremely short timeline, we were still able to bring the project in under budget.** The project has had subsequent **phases**, and we are currently completing the design on a boiler replacement, which is used by both Maclin Hall and Conley Hall.



**BEFORE
and AFTER**



Project Name

B. & O. Building
West Virginia Northern Community College

Project Location

Wheeling, West Virginia

Project Description

The goal of the B. & O. Building was to upgrade the old railroad station into a facility that could be used for academic research and education. The building was built in 1908, and is on the **National Register of Historic Places**. Work included demolition of existing interior walls and acoustical tile ceilings; exterior renovations, providing gypsum board partitions, interior finishes, associated lighting, HVAC, plumbing, laboratory furnishings, data and communications work; and new equipment and furnishings for Chemistry Laboratory, new furnishings and expansion of the Micro-Biology Laboratory, and refurbishing of equipment in the A & P Laboratory. This project was completed in **multiple phases**, and was constructed while the building was occupied during the school year. It involved remodeling on the second, third and fourth floors, and the renovations included faculty offices, classrooms, a library, elevators, and 3 science laboratories.

Type of Service Provide

- Historical Preservation Projects
- Elevators
- Building Exteriors
- Exterior Façade Repair
- Existing Building Renovations
- Life Safety Compliance Projects
- Landscape Design
- Classroom and Office Facilities
- Laboratory Facilities
- Interior Design
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects

Project Size

74,000 SF
\$1.8 million

Name of Project Owner

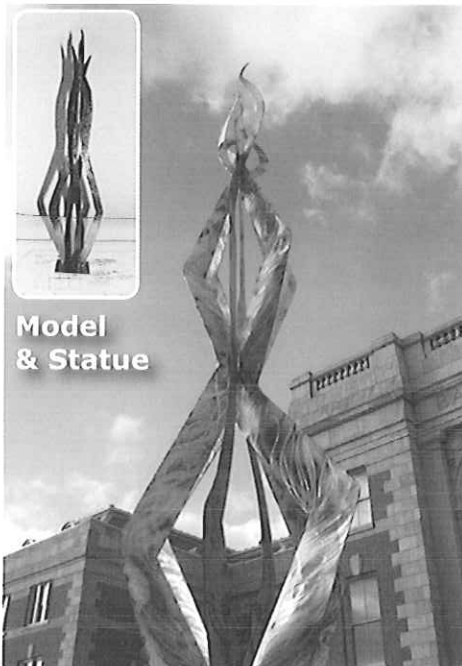
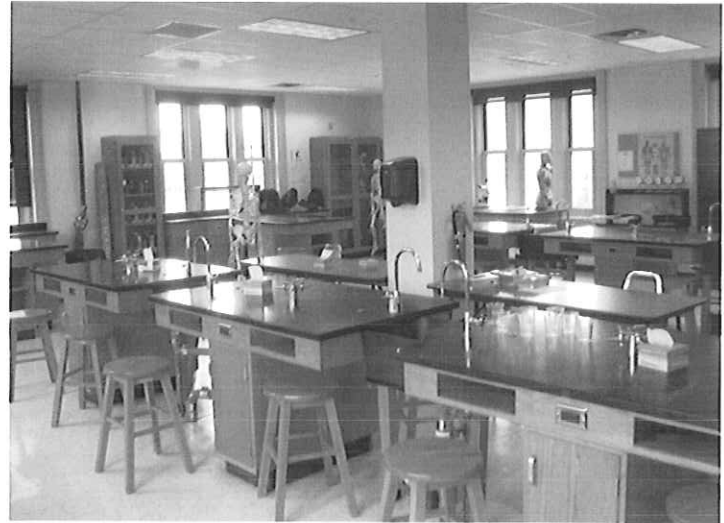
Dr. Martin Olshinsky
WV Northern Community College
1704 Market Street
Wheeling, WV 26003
304/233-5900

Date of project completion

Construction completed in 2006

Any additional information you deem relevant

In addition to the building renovation, we also completed the B. & O. Building's South Plaza, which included newly constructed parking areas and a landscaped gathering place for students and pedestrians. The scope of work involved taking an old vacant lot behind the main classroom building and cleaning it up by removing old stone footing, column pieces and foundations. A gathering area with a "Flame of Knowledge" statue (specially designed and donated by McKinley & Associates) was placed in the center of the lot. This plaza area was raised above the 2 parking areas, which are on each side, to give it more dominance of the space.



Model
& Statue

