

WEST VIRGINIA DIVISION OF GENERAL SERVICES

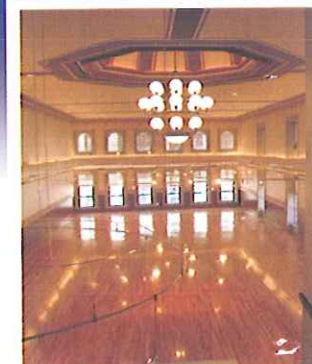
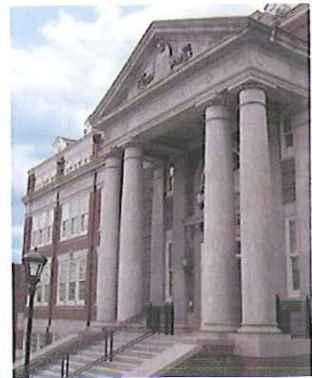
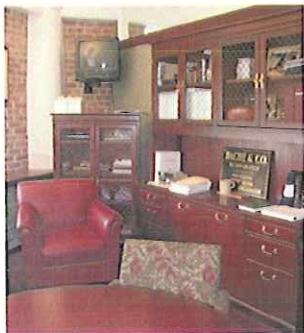
GSD136412: EOI Boiler Plant Upgrades



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WV PURCHASING
DIVISION



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

Solicitation

NUMBER
GSD136412

PAGE
1

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

RFQ COPY
TYPE NAME/ADDRESS HERE
*709060537
McKinley & Associates
1116 Smith Street - Suite 406
Charleston, WV 25301

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED
09/26/2012

BID OPENING DATE: 10/18/2012

BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-44		
DESIGN SERVICES TO UPGRADE THE BOILER PLANT B5 AND 6						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA DIVISION OF PURCHASING FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING PROPOSALS FROM QUALIFIED ARCHITECTURAL AND ENGINEERING FIRMS TO PROVIDE DESIGN SERVICES AND BIDDING DOCUMENTS TO COMPLETE BOILER PLANT UPGRADES IN BUILDINGS 5 AND 6 LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.						

SIGNATURE <i>Senette Allaire</i>	TELEPHONE (304) 340-4267	DATE 10/16/2012
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

DEFINITIONS:

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

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

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

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley & Associates

Authorized Signature: [Signature] Date: October 15, 2012

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 15 day of October, 2012

My Commission expires August 16, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 07/01/2012)





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

Solicitation

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1116 Smith Street - Suite 406
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DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED
10/15/2012

BID OPENING DATE:

10/18/2012

BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
THIS ADDENDUM IS ISSUED TO AMEND THE ORIGINAL SOLICITATION (GSD136412) PER THE ATTACHED.						
0001	1	LS		906-44		
DESIGN SERVICES TO UPGRADE THE BOILER PLANT B5 AND 6						
***** THIS IS THE END OF RFQ GSD136412 ***** TOTAL:						

SIGNATURE	TELEPHONE (304) 340-4267	DATE 10/16/2012
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

CERTIFICATION AND SIGNATURE PAGE

By signing below, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid or proposal for review and consideration; that I am authorized by the bidder to execute this bid or any documents related thereto on bidder's behalf; that I am authorized to bind the bidder in a contractual relationship; and that to the best of my knowledge, the bidder has properly registered with any State agency that may require registration.

McKinley & Associates

(Company)



(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

(304) 340-4267 / (304) 340-4269

(Phone Number)

(Fax Number)

October 16, 2012

(Date)

SOLICITATION NUMBER: GSD136412**Addendum Number: 1**

The purpose of this addendum is to modify the solicitation identified as ("Solicitation") to reflect the change(s) identified and described below.

Applicable Addendum Category:

- ☐ | Modify bid opening date and time
- ☐ | Modify specifications of product or service being sought
- ☒ | Attachment of vendor questions and responses
- ☐ | Attachment of pre-bid sign-in sheet
- ☐ | Correction of error
- ☐ | Other

Description of Modification to Solicitation:

To provide answers to all technical questions submitted in accordance with the provisions of the original solicitation (GSD136412)

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

ATTACHMENT A

GSD136412 Technical Questions and Answers

Q1. Section three, paragraph 3.1 statement "Replace incorrectly sized high pressure valves"

Verify which valves are being referenced (i.e. non-return valves?) What information is available to indicate there is a sizing issue with the valves?

A1. The valves are pressure by-pass valves. All valves are incorrect range, not rated high enough to open.

Q2. Section three, paragraph 3.2 statement "Upgrade, resize and relocate old heat exchangers"

How many heat exchangers are involved? Is the intent to replace all the original major steam to hot water heat exchanges in building 5 associated with the heating system?

A2. There are two heat exchangers. Yes

Q3. Section three, paragraph 3.3 statement "Eliminate domestic water tank requirement and eliminate tank from the floor."

Is the intent to provide domestic hot water for building 5 through an instantaneous heat exchanger? Is it intended to be via gas or the central steam plant?

A3. Central Plant. The central steam plant is not a source for domestic hot water.

Q4. Section three, paragraph 3.3, 3.4 & 3.5 statement "Eliminate the 10 packaged heating units from building #6 ..."

Will the "State" take care of asbestos abatement and coordination for all abatement activities required for the proposed renovations? Asbestos likely exists for the pathways between Building #5 and proposed extensions to Building #6 and likely be involved with removal of obsolete equipment including the existing domestic hot water system.

A4. Abatement has already occurred in proposed areas of the project. Any asbestos discovered will be removed by the State once the pathway to complete the scope of work is known.

Please add the following to the EOI in Section Three:

Building 36: Evaluate the current air flow restrictions, cold/hot spots, fresh air requirements, condition of HVAC equipment to include the chiller, boiler plant, HVAC system capacity and expected remaining useful life. Firm will provide recommendations to correct airflow issues by providing options and cost estimates.

Building Location: 321 Capitol Street, Charleston, WV 25301

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD136412

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

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

Addendum Numbers Received:

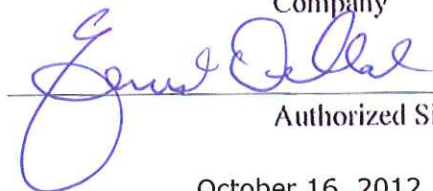
(Check the box next to each addendum received)

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

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

McKinley & Associates

Company



Authorized Signature

October 16, 2012

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.
 Revised 6/8/2012



MA156646000

CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
12/29/2011

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

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

PRODUCER Commercial Lines - (304) 232-0600 Wells Fargo Insurance Services of West Virginia Inc. #2 22nd Street, 2nd Floor Wheeling, WV 26003-3826	CONTACT NAME: Bri Harveth PHONE (A/C, No, Ext): (304)232-0600 E-MAIL ADDRESS: Bri.Harveth@wellsfargo.com FAX (A/C, No): (304)233-5536																					
INSURED McKinley & Associates, Inc. 32 20th Street, Suite 100 Wheeling, WV 26003	<table border="1"><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Hartford Accident and Indemnity Company</td><td>22357</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Hartford Accident and Indemnity Company	22357	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES **CERTIFICATE NUMBER:** 3733538 **REVISION NUMBER:** See below

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A		40WECZL7376 West Virginia	12/30/2011	12/30/2012	X WC STATUTORY LIMITS E L. EACH ACCIDENT E L. DISEASE - EA EMPLOYEE E L. DISEASE - POLICY LIMIT	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Evidence of Insurance.

CERTIFICATE HOLDER

McKinley & Associates, Inc.
32 20th Street, Suite 100
Wheeling, WV 26003

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/14/2012

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

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

PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	CONTACT NAME: III, Lee Paul PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003	INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 12/15 Liability

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			EPP0146335	06/15/2012	06/15/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			EPP0146335	06/15/2012	06/15/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$			EPP0146335	06/15/2012	06/15/2015	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

PURCHASE ORDER #DPS0843

ARCHITECTURAL/ENGINEERING SERVICES

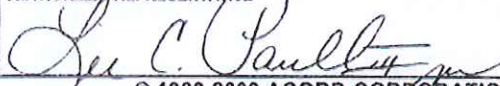
CERTIFICATE HOLDER

CANCELLATION

STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON STREET EAST
P O BOX 50130
CHARLESTON, WV 25305-0130

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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October 16, 2012

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

Re: GSD136412: EOI Boiler Plant Upgrades

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 complete boiler plant upgrades in Buildings 5 and 6 located on the West Virginia State Capitol Complex. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

Your project will be led by **Tim E. Mizer, PE, RA, QCxP**. He is a very talented and unique professional being a **Professional Engineer**, a **Registered Architect**, as well as a **Qualified Commissioning Process Provider**. He has a complete understanding of projects from both the engineering and architectural disciplines. He will assure that your projects are completed to your specifications on time and within budget. We are also proposing to dedicate additional professional design staff from our **Charleston Office**.

McKinley & Associates has been providing design services since 1981. With offices in Charleston and Wheeling, WV and Washington, PA, we support a professional staff of mechanical, electrical, plumbing/fire protection Engineers (**MEP Engineers**); **Architects**; **Construction Administrators**; **Commissioning Agents**; LEED Accredited Professionals; Recognized Educational Facility Professionals; as well as a certified Interior Design department. These professionals are all In-House. We also have depth in each discipline. As the largest A/E Firm in the state, we have been involved with hundreds of renovation projects which allow us to use that experience in your project.

Our mechanical/HVAC engineering staff has recently had special opportunities and experience related to various typical and atypical building types. For example, our engineering department has designed the first Chilled Beam HVAC System in the State of West Virginia, as well as one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State. We have a well rounded range of experiences, which you will see throughout our submittal, and we are not afraid to take on new challenges.

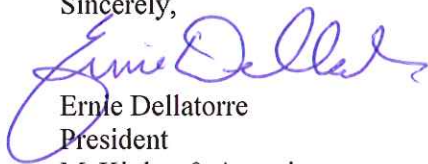
With our previous experience on hundreds of projects which involve boilers/HVAC renovations, upgrades, and repairs, our vast experience with codes, and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make this successful. Also, as your MEP Engineers/Architects and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state.

McKinley & Associates has a great working relationship with the Fire Marshal and we will design to the State's Fire and Life Safety code. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including State and Federal Agencies. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

We are committed to each of our projects and encourage you to check with our references. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because we LISTEN to their needs. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

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

Sincerely,



Ernie Dellatorre
President
McKinley & Associates
edellatorre@mckinleyassoc.com

Concept

McKinley & Associates has prepared a brief response to the evaluative criteria listed in the request for proposal's Concept (3.5.a) section.

- Provide a general discussion of the project and the firm's approach to addressing issues and concerns including anticipated concepts, proposed methods of design and project sequence as explained in the Background, Project and Goals. Include a discussion of similar previous projects and how these issues were resolved.

Over the years, McKinley & Associates has developed a reputation as experts in building renovating and upgrading. We have renovated numerous office spaces while occupied, turned eyesore buildings into modern offices, and brought historic treasures back to life. We know we have the ability to provide you with the services to make this project a success. We have completed hundreds of HVAC/boiler projects which allow us to use that experience in your project. We also have experience with multiple buildings utilizing the same systems, as well as projects with multiple phases.

To start your project, a kickoff meeting will be held with the West Virginia Division of General Services representatives, along with a facility walkthrough for all the design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase.

After this, we will verify the existing, or establish a new connected heating load of the facility, through the review of the existing conditions, existing drawings if available, and with discussions with the Owner. This would include any increased loads caused by a code related increase of ventilation air. This would be accomplished by running a block load energy simulation.

- Find out what the connected load of the two buildings is by reviewing drawings provided by the owner
- Establish a block load for each building, including ventilation

We will then specify new equipment, valves, and controls based on the information gained through the energy simulations in two phases:

Phase I

- Resize the incorrectly sized high pressure valves at B5 steam plant based on the above block loads
- Upgrade, resize and relocate old heat exchangers based on block loads, available space, and system requirements
- Remove domestic water tank
- Provide drawings & specs for above

Phase II

- Remove 10 package heating units from Building 6
- Design heat exchanger system to replace heat removed heating units above
- Provide drawing & specs for above

For addressing issues: Challenges that become apparent will be resolved quickly and personally; in addition, our Quality Assurance Program starts with a peer review, identifies and corrects problems, brainstorms design solutions, as well as helps maintain schedules and budgets, and more. McKinley & Associates has a good working relationship with the State of West Virginia; we have worked on many projects including two new state office buildings and many smaller renovation projects.

We know that we will have to sequence the new installations as to not disrupt the current occupants of the buildings, and we have vast experience with this from our hundreds of renovation projects; examples are seen throughout this submittal.

Recent Boiler Projects

United States Postal Service (USPS) Huntington – replacing hot water boiler with like-in-kind

USPS Monongahela – replacing hot water boiler with high efficiency condensing boiler

USPS Williamson – replacing hot water boiler with high efficiency condensing boiler

Oglebay Institute's Stifel Fine Arts Center – replacing steam boiler

Sisters of St. Joseph's - Mount St. Joseph Convent / Assisted Living – replacing hot water boiler with high efficiency condensing boiler

West Virginia University - Colson Hall – tying into Medium Pressure Campus steam and reducing to low pressure for heating

WVU Institute of Technology - Conley Hall – replacing a steam boiler with a hot water boiler

Southern West Virginia Community and Technical College - Wyoming Campus – replacing hot water boiler with high efficiency condensing boiler

Hancock County Schools - John D. Rockefeller IV Career Center – replacing hot water boiler with like-in-kind

Ohio County Schools - Bridge Street Middle School – As part of a HVAC renovation we converted a Cast Iron Sectional Boiler from Steam to Hot Water

Ohio County Schools - Madison Elementary School – replacing steam boiler for high efficiency hot water

Ohio County Schools - Ritchie Elementary School – replacing steam boiler

Ohio County Schools - Triadelphia Middle School – replacing steam boiler

Summers County Schools - Summers Middle School – replacing hot water boiler with high efficiency condensing boiler



Management & Staffing Capabilities

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Division of General Services. 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.**

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining **time and cost management, quality control and excellent communication** amongst the client and contractors.

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.

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.

The services we provide are different than most others. With our 35 member staff we have the ability to have registered architects and engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, Electrical design by an Electrical Engineer, Fire and Life Safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only **"In-House,"** we also have **depth** in numbers of each discipline in our firm. Day by day, side-by-side, our architects and engineers provide a daily cohesiveness to your project.

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

11 **eleven month walk-through** 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.

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

<u>PROJECT</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>	<u>+/-</u>
Wood Co. - Williamstown HS	\$11,635,000	\$11,253,000	\$382,000	-3.39%
Weirton State Building	\$4,291,000	\$4,083,000	\$208,000	-5.09%
Hancock Co. Schools	\$11,000,000	\$11,260,000	\$260,000	+2.36%
WV Northern Annex	\$7,900,000	\$6,850,000	\$1,050,000	-15.33%
WV Northern Phase II	\$1,200,000	\$1,194,000	\$6,000	-0.50%
Wheeling YMCA	\$2,200,000	\$2,100,000	\$100,000	-4.76%
WVU Colson Hall	\$5,400,000	\$5,500,000	\$100,000	+1.85%
John Marshall Fieldhouse	\$3,755,000	\$3,518,000	\$237,000	-6.73%
Central Elementary	\$3,037,000	\$3,017,000	\$20,000	-0.66%
Maxwell Centre	\$1,800,000	\$1,734,000	\$66,000	-3.81%

The Marshall County School Bond Project's total budget is \$37,000,000.
To date, we are \$1,000,000 under budget.

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.

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 the first LEED Certified school in the state of West Virginia; one of only 11 Certified projects in the State! Hilltop won a 2010 Gold Medal Green Building Award by Building of America. Hilltop also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the 2012 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the first-ever U.S. Department of Education Green Ribbon Schools!**



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.



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Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **3 LEED Accredited Professionals** (LEED AP and LEED AP BD+C) 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 **3 LEED® Accredited Professionals** on staff:

Michael S. Betsch, AIA, LEED AP

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 LEED Certified School in the State of West Virginia!

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

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

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

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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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 Construction Administrators / 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.



Firm / 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 (3.5.b) section. Much of the information is contained on other pages within this "3.5.b - Firm / Team Qualifications" tab, to which we refer for your convenience in locating the supporting documents.

- *Provide the name, address, phone number, e-mail address and signature of the firm's contact person responsible for the project and having full authority to execute a binding contract on behalf of the firm submitting the proposal.*

McKinley & Associates
1116 Smith Street - Suite 406
Charleston, WV 25301
P - (304) 340-4267
F - (304) 340-4269
edellatorre@mckinleyassoc.com

Signed:



Ernest Dellatorre
President

- *Provide the names, function and resume of individuals within the lead firm's organization who will be assigned to this project.*

Engineer / Architect / Commissioning Agent: Tim E. Mizer, PE, RA, QCxP
(Project Manager / Point of Contact)

Electrical Engineer: Darren S. Duskey, PE

Senior Mechanical Engineering Designer: William D. Ciprella

HVAC & Fire Protection Engineering Designer: Michael A. Heath

Plumbing & Electrical Engineering Designer: Scott D. Kain

Civil Site Engineering Designer: Allison M. Carmichael

Architect / LEED Accredited Professional: Thomas R. Worledge, AIA, LEED AP BD+C, REFP

Construction Administrator: Dana E. Womack, Jr.

* The resumes are found within this "3.5.b - Firm / Team Qualifications" tab.

Firm/Team Qualifications

- *The project team should have expertise in the A/E areas previously mentioned and required to complete this project. Provide information on all other project consultants, sub-consultants, and firms proposed to be employed by the lead firm for this project.*

We have vast experience in similar projects, and have expertise in all Engineering and Architectural areas previously mentioned. McKinley & Associates has been designing upgrade/renovation projects for over 31 years. As the largest A/E Firm in the state, we have been involved with many different HVAC/boiler projects which allow us to use that experience in your project. This experience includes office buildings, commercial/retail, schools, dormitories, warehouses and manufacturing facilities, labs, emergency facilities, and much more.

Here's a small sampling of similar projects:

United States Postal Service (USPS) Huntington – replacing hot water boiler with like-in-kind

USPS Monongahela – replacing hot water boiler with high efficiency condensing boiler

USPS Williamson – replacing hot water boiler with high efficiency condensing boiler

Sisters of St. Joseph's - Mount St. Joseph Convent / Assisted Living – replacing hot water boiler with high efficiency condensing boiler

Oglebay Institute's Stifel Fine Arts Center – replacing steam boiler

West Virginia University - Colson Hall – tying into Medium Pressure Campus steam and reducing to low pressure for heating

WVU Institute of Technology - Conley Hall – replacing a steam boiler with a hot water boiler

Southern West Virginia Community and Technical College - Wyoming Campus – replacing hot water boiler with high efficiency condensing boiler

Ohio County School - Madison Elementary School – replacing steam boiler for high efficiency hot water

Ohio County School - Ritchie Elementary School – replacing steam boiler

Ohio County School - Triadelphia Middle School – replacing steam boiler

Summers County School - Summers Middle School – replacing hot water boiler with high efficiency condensing boiler

More relevant examples are seen within the "3.5.d - Experience in Similar Projects" tab.

For this project, our technical expertise resides in-house. Our multi-discipline, full service professional staff includes mechanical/HVAC, electrical, plumbing/fire protection Engineers (MEP Engineers); Architects; Commissioning Agents; Construction Administration services; as well as LEED Accredited Professionals and a certified Interior Design department. We also have depth in numbers of each discipline in our firm. Our team members have been working up to sixteen years together at McKinley & Associates. Our "in-house" registered professional architects and engineers work together everyday and have done most of the projects here as a group, which gives us the ability to develop quality construction documents that an exclusively engineering firm cannot match.



Firm/Team Qualifications

- *Provide a statement of the firm's ability to handle the project in its entirety.*

With our previous experience on hundreds of projects which involve boilers/HVAC renovations, upgrades, and repairs, our vast experience with codes, and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make this successful. Also, as your MEP Engineers/Architects and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state. In addition to A/E design, we also have the ability to complete Commissioning Services. McKinley & Associates is also willing to dedicate more Engineering Designers, Architects, Interior Designers, LEED Accredited Professionals, and Construction Administrators - if they are needed - to make this project a success.

McKinley & Associates has a good working relationship with the Fire Marshal and we will design to the States Fire and Life Safety code. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including State and Federal Agencies. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

- *Provide a statement of the firm's acceptance and full understanding that any and all work produced as a result of the contract will become property of the Agency and can be used or shared by the Agency as deemed appropriate.*

If and when McKinley & Associates is honored to be offered a contract for the Boiler Plant Upgrades project; we would have no issues including this into the contract documents.

- *Provide a description of any litigation or arbitration proceedings, including vendor complaints filed with the State's Purchasing Division, disputes with other Agencies of the State of West Virginia that involved legal representation by either party relating to the firm's delivery of design services, if applicable. Also, any disputes with other Agencies of the State of West Virginia that involved legal representation by either party.*

McKinley & Associates has not been involved in any litigation over the past five years. Our Firm's commitments to projects start with partnering with our clients and consultants as a preventive measure to disputes. By clarifying roles, responsibilities, and expectations we are able to minimize our litigation exposure. As the lead Architect, if a dispute does occur, our objective becomes to get the problem resolved by getting all parties involved together to resolve the matter without litigation.



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.

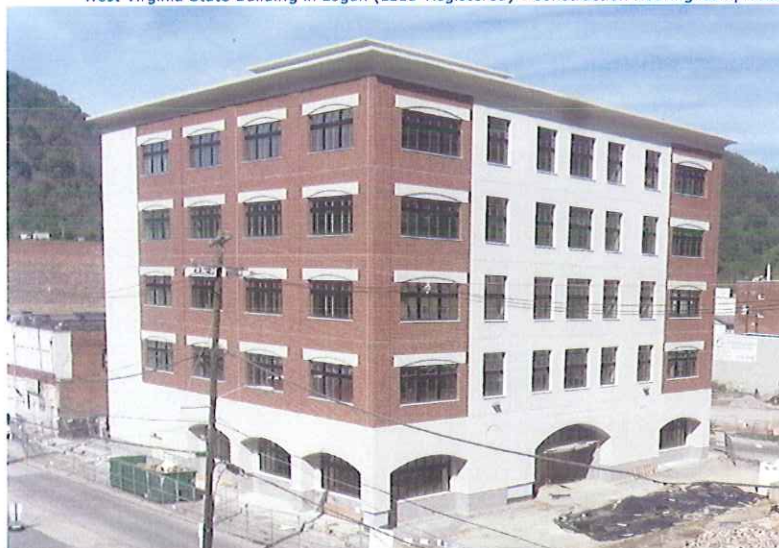
Cameron Middle/High School (LEED Registered) - Construction Nearing Completion



Hilltop Elementary School (LEED Certified)



West Virginia State Building in Logan (LEED Registered) - Construction Nearing Completion



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

Our mechanical/HVAC engineering staff has recently had special opportunities and experience related to various typical and atypical building types. For example, our engineering department has designed the first Chilled Beam HVAC System in the State of West Virginia (*in the \$32 million, 130,000 SF Cameron Middle/High School - pictured top left*), as well as one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State. We have a well rounded range of experiences and are not afraid to take on new challenges.



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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.

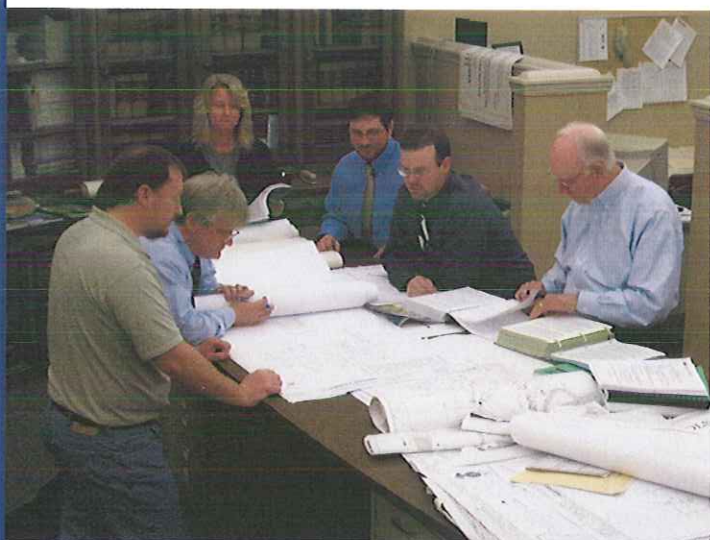
As the schematic/concept plans are developed, the Project Manager typically presents the plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture. Once a consensus is reached, the plans advance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

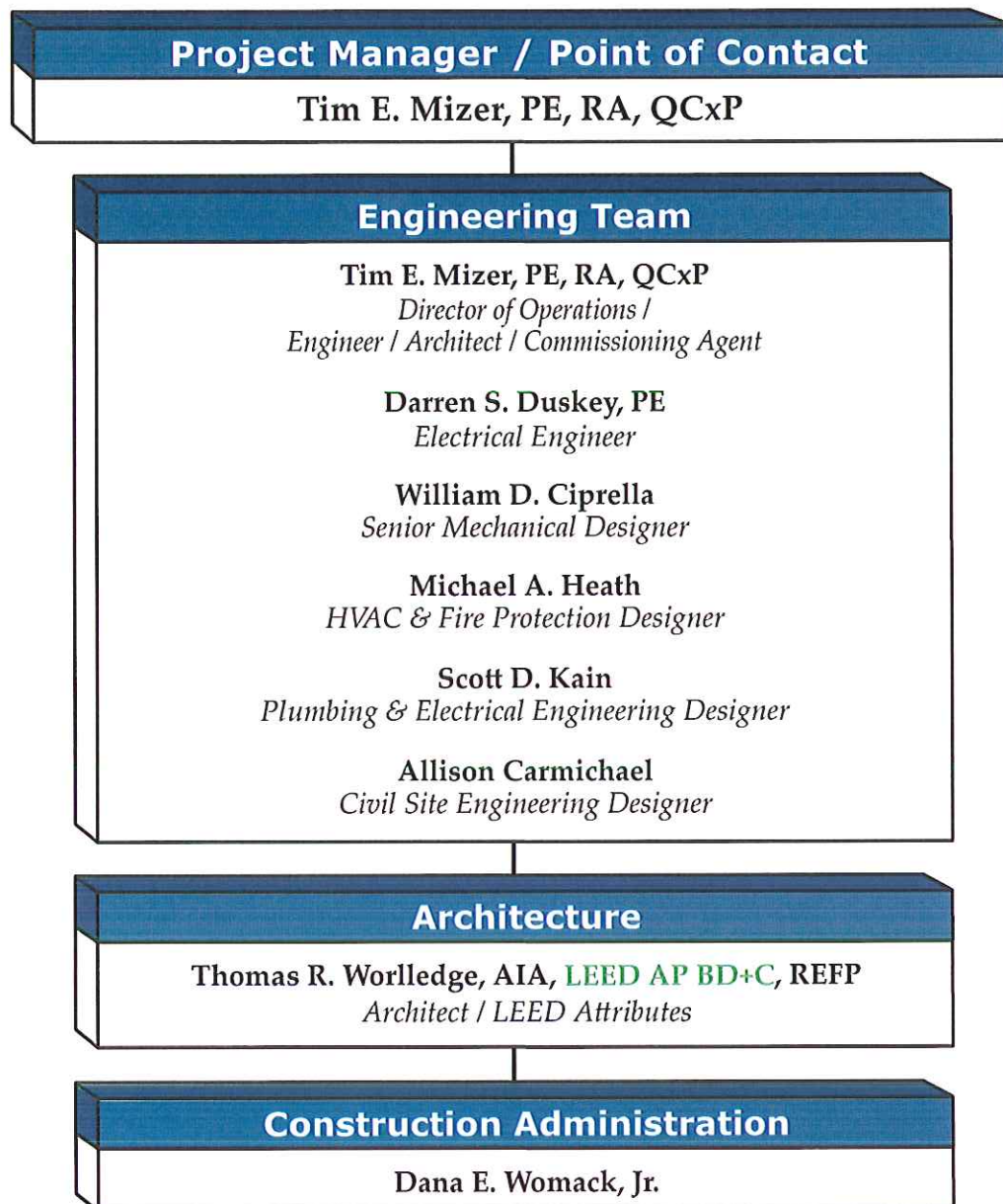
During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies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

Design Team



McKinley & Associates is willing to dedicate more Architects & Designers, Engineers & Designers, Interior Designers, LEED Accredited Professionals, Recognized Educational Facilities Planners, and Construction Administrators if they are needed. These professionals are seen in the Organizational Chart on the following page.



Tim E. Mizer, PE, RA, QCxP

Director of Operations

Architectural Engineer / Architect / Commissioning Agent

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
Engineer / Architect / Commissioning Agent
Wheeling, West Virginia (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, North Carolina (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. In addition, he is also a Qualified Commissioning Provider. Mr. Mizer is the Director of Operations for the company.

NOTABLE PROFESSIONAL EXPERIENCES:

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

West Virginia State Office Building in Weirton, WV

Orrick Building (Office Building renovation/upgrades)

Maxwell Centre (Office Building renovation/upgrades)

Wagner Building (Office Building renovation/upgrades)

Bennett Square Office Building renovation/upgrades

Dr. Ganzer Office Building renovation/upgrades

Big Sandy Superstore Arena

WVU Colson Hall (office/classroom building renovation/upgrades)

Panhandle Cleaning & Restoration (office building and warehouse)

West Virginia Independence Hall historic preservation/renovation

Capitol Theatre historic preservation/renovation

Wheeling Island Casino - various projects including boiler upgrade

Cabela's Eastern Distribution Center (1.2 million SF; including 32,670 SF administrative office building)

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

Marshall County Schools (\$38+ million)

Wood County School Bond Project (\$63+ million)

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

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



Darren S. Duskey, PE

Electrical Engineer

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
Pennsylvania
Ohio

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2002 to present)

Pickering Associates
Parkersburg, WV (1997-2002)

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

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

SUMMARY OF EXPERIENCE:

Mr. Duskey has nearly 20 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 State Building in Logan, WV (LEED Registered)

West Virginia State Building in Weirton, WV

Big Sandy Superstore Arena

Bennett Square Office Building

Panhandle Cleaning & Restoration warehouse and office building

Dr Ganzer Office Building

WVSP Headquarters (Upgrade electrical service)

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

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

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

United States Postal Service - statewide post offices

Cabela's Eastern Distribution Center [*New large (~1,200,000 SF) distribution center services, electrical design*]

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

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

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

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

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

Mount Saint Joseph Convent



William D. Ciprella

Senior Mechanical Designer

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

ASHRAE

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2009 to present)

Burt Hill
Pittsburgh, PA (2007-2009)

McKinley & Associates
Wheeling, WV (2005 to 2007)

Astorino Branch Engineers
Pittsburgh, PA (1995-2005)

SUMMARY OF EXPERIENCE:

Mr. Ciprella brings over 45 years experience designing HVAC systems for industrial, institutional, and commercial facilities. He has 26 years experience using Autocad software, and twelve years using Microstation software. In addition, Bill has 35 years experience using computerized heating and cooling load calculation software. He has worked on the UPMC Cancer Centers, UPMC Passavant East Wing Addition, various projects at the Children's Hospital of Pittsburgh, Presbyterian Hospital of Pittsburgh, and various VAMCs in Pennsylvania.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Big Sandy Superstore Arena

West Virginia University - Colson Hall (office & classroom building)

Mount Saint Joseph Convent

West Virginia Army National Guard - Multipurpose Building

United States Postal Service - Boiler in Williamson, WV

United States Postal Service - Boiler in Grafton, WV

United States Postal Service - Boiler in Huntington, WV

United States Postal Service - Boiler in Monongahela, PA

United States Postal Service - Clarksburg, WV

United States Postal Service - Charleston, WV

United States Postal Service - HVAC & Windows in Altoona, PA

United States Postal Service - New Cumberland, PA

United States Postal Service - Corry, PA

United States Postal Service - HVAC in Washington, PA

Wetzel County Schools - Long Drain Elementary HVAC

Wetzel County Schools - New Martinsville School HVAC

Wetzel County Schools - Magnolia High School

Wetzel County Schools - Center for Children & Families

Wetzel County Schools - Maintenance Facilities

Wood County Schools - Blennerhassett Middle School HVAC and Boiler

Wood County Schools - Parkersburg High School

Wood County Schools - Parkersburg South High School

Wood County Schools - Williamstown High School

Wood County Schools - Franklin Elementary School HVAC

Wood County Schools - Kanawha Elementary HVAC

Michael A. Heath

HVAC & Fire Protection Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
HVAC & Fire Protection Designer
Wheeling, WV (2007 to present)

Janus, Inc.
AutoCAD Designer / Project Manager
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler
Fire Protection Designer
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.
Fire Protection Designer
Pittsburgh, PA (2000-2002)

SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

NOTABLE PROFESSIONAL EXPERIENCES:

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

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

Cameron Middle School/High School in Cameron, WV (LEED Registered Project)

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

Madison Elementary School boiler

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary HVAC

John Marshall Fieldhouse

McNinch Elementary School

Sherrard Middle School

Cameron Elementary School addition

Capitol Theatre

West Virginia Independence Hall



Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Engineering Designer
Wheeling, WV (2001 to present)

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, fire protection, and electrical. He has also worked for various McKinley & Associates' projects that needed mechanical, structural, and architectural elements. In addition, Mr. Kain has also provided 3D renderings for various projects over the past 10 years.

NOTABLE PROFESSIONAL EXPERIENCES:

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

United States Postal Service - multiple projects

West Virginia State Police - multiple projects

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

Maxwell Centre Office Building

Orrick Building Office Building

Wagner Building Office Building

Bennett Square Office Building

Cameron Middle School/High School (LEED Registered)

Hilltop Elementary School (LEED Registered)

Ohio County Justice Center

Marshall County Justice Center

Capitol Theatre

Catholic Heritage Center

WV Independence Hall

OVMC Nurses Residence Hall

West Virginia University - Colson Hall renovations/upgrade

West Virginia University - State Fire Training Academy

West Virginia University - Stalnaker Hall roof replacement

WVU Institute of Technology - Maclin Hall

West Virginia Northern Community College - B. & O. Building

West Virginia Northern Community College - Education Center

Wood County Schools - Parkersburg High School

Wood County Schools - Parkersburg South High School

Wood County Schools - Williamstown High School

Allison M. Carmichael

Civil Site Designer

EDUCATION:

Youngstown State University
B.S. Civil Engineering Technology - 2000

Kent State University
Architectural Drafting Technology - 1983

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Civil Site Designer
Wheeling, WV (2006 to present)

Lynn, Kittinger & Noble Inc.
Staff Engineer
Warren, OH (2003-2006)

Engineering Services & Consultants Inc.
Staff Engineer
Youngstown, OH (2001-2003)

The Cafaro Company
Civil Engineering Technologist
Youngstown, OH (1992-2001)

A. C. Charnas & Associates
Drafter, Soil Technician
Warren, OH (1983-1992)

SUMMARY OF EXPERIENCE:

An extremely talented Designer with experience in planning, governmental permitting, design, construction documents, cost analysis and procurement, request for information during construction and inspections. Her qualifications include experience with site development for commercial, industrial, institutional, and residential properties.

NOTABLE PROFESSIONAL EXPERIENCES:

Responsibilities include design work and project management of site development projects that include commercial, institutional and residential

Concentration is in Zoning, Storm water management and Phase II Water Quality site implementation

Managed projects with clients to plan and design sites for residential, commercial and industrial use; from conceptual stage to securing project approvals for construction

Designed and developed contract documents

Estimated site construction costs

Performed construction inspection

Supervised and instructed co-employees on engineering projects

Secured project approvals through local, state and federal governmental organizations

Examples of projects included a residential subdivision consisting of fifty-five 0.50-acre lots; an 8-acre residential retirement facility; and an 18-acre construction and demolition debris landfill

Commercial Projects include banking, retail and restaurant sites; either stand-alone sites or outparcel development

Institutional Projects include additions, renovations and new site development



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

Charleston Office Area Manager



Architect / Educational Specialist / LEED Accredited Professional

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Tennessee
Virginia
West 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

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 29 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 fast-tracked \$6 million WVU IOT Maclin Hall renovation project, and the West Virginia State Office Building in Logan (LEED Registered) 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 EXPERIENCES:

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)

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

West Virginia University - University Police Building renovations

WVU Institute of Technology - Maclin Hall renovations

Southern WV Community & Technical College upgrades

Boone County Schools - Honors Academy

Boone County Schools - Brookview Elementary School Phase I & II

Marshall County Schools - McNinch Elementary School

Marshall County Schools - Sherrard Middle School

Wood County Schools - Parkersburg High School

Wood County Schools - Williamstown High School

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

Dana E. Womack, Jr.

Construction Administrator

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Construction Administrator
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 Construction Administrator 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 Administrator for:

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

West Virginia State Police Academy renovations

Cement Mason Training Building in Parkersburg

Williamson Campus HVAC and Roof - Southern WV Community & Technical College

Wyoming/McDowell Campus HVAC - Southern WV Community & Technical College

DigiSo (Digital and Social) Media Incubator - West Virginia State University's Gus R. Douglass Institute

Boone County Honors Academy - Boone County Schools

Brookview Elementary School - Boone County Schools

Madison Middle School - Boone County Schools

Scott High School - Boone County Schools

Ritchie County Middle/High School HVAC - Ritchie County Schools

Summers County High - Summers County Schools

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.

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.



Project Organization

McKinley & Associates has prepared a brief response to each of the evaluative criteria listed in the request for proposal's Project Organization (3.5.c) section. Much of the information is contained on other pages within this "3.5.c - Project Organization" tab, to which we refer for your convenience in locating the supporting documents.

- *Provide information on the personnel who will manage and persons proposed to be assigned to the project. Provide locations of firm's offices and indicate from where the project will be managed and the work performed. Provide a project organizational chart including key personnel and the proposed organization of the project team.*

Please see the "3.5.b - Firm / Team Qualifications" tab to see the personnel assigned to this project. The project organizational chart/proposed project team (the "Design Team" page), are included within this tab. The locations of our offices where the project will be managed and the work performed are:

Charleston Enterprise Center
1116 Smith Street
Suite 406
Charleston, WV 25301

The Maxwell Centre
32 Twentieth Street
Suite 100
Wheeling, WV 26003

- *Provide a statement or evidence of the firm or team's ability to provide services.*

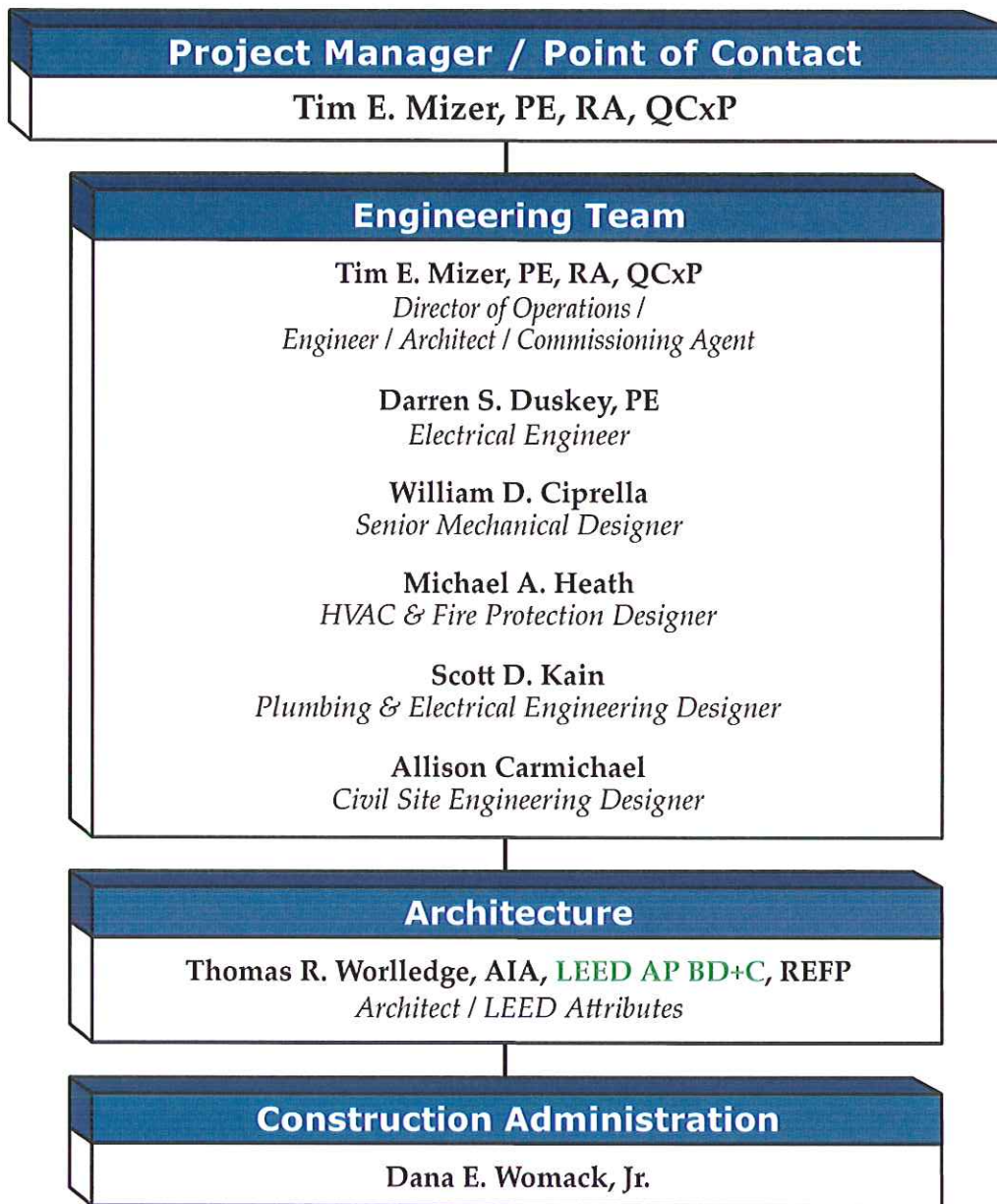
We know we have the ability to provide you with the services to make this project a success. We have completed hundreds of HVAC/boiler projects which allow us to use that experience in your project. We have experience with tie-in projects involving multiple buildings utilizing the same systems [seen in many business parks, school campuses (both Higher Ed like WVU, as well as PK-12), industrial parks, and more]. We have experience with projects that involved Phasing. We have experience with projects that were completed with continued occupancy by the Owner. We have experience with projects that were completed with a short time frame.

There are many ways in which we will respond expeditiously to your needs. Throughout the years we have worked on many "fast-track" projects, achieving success by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. For example, the shell of the former Wheeling Stamping Building was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the Orrick Corporation; their Global Operations Center); the TeleTech National Call Center was designed and constructed in 8 Months; Maclin Hall at WVU Institute of Technology was designed in 1 Month and renovated in 5 months; and the \$40 million Cabela's Eastern Distribution Center is a 1.2 million SF commercial warehouse that was completed in two fast-tracked phases.

We also have experience working with projects that were completed in multiple phases, as well as constructed while the building was occupied. The Wagner Building was designed and constructed on a floor-by-floor basis; specialized for each tenant in this 7-story office building. Phase I for the Bennett Square office building renovation was recently completed and occupied, and involved the first and third floors; Phase II is currently under design, and will complete the "Class A" office fit-out for the second floor.

More detailed project examples, focusing on Boiler upgrades, are seen within the "3.5.d - Experience in Similar Projects" tab.

Design Team



McKinley & Associates is willing to dedicate more Architects & Designers, Engineers & Designers, Interior Designers, LEED Accredited Professionals, Recognized Educational Facilities Planners, and Construction Administrators if they are needed. These professionals are seen in the Organizational Chart on the following page.



Corporate Information

Firm History

Founded in 1981, McKinley & Associates is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive professional services in **Architecture, MEP Engineering, Commissioning, LEED (Green) Design, Educational Planning, Interior Design and Construction Administration**. We have a broad range of skill and experience for projects involving governmental, educational, medical, commercial, religious, recreational operations and more. 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.

Charleston Area Alliance Building



McKinley & Associates' Charleston Office

Washington Trust Building



McKinley & Associates' Washington (PA) Office

Firm Information

Tim Mizer, PE, RA, QCxP
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Date of Incorporation

1981 Wheeling, West Virginia

Number of Professionals

Total Size	35
Architects	8
Engineers	3
Construction Admins	4
Arch./Eng. Designers	10
Interior Designers	1
Quality Controllers	2
Educational Planners	2
LEED APs / LEED AP BD+Cs	3
Commissioning Agents	1
MIS	1

Locations

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, WVEDC, AIA, NFPA, NCARB, ASCE, ASPE, BOCA, ASHRAE, ACI International

The Maxwell Centre



McKinley & Associates' Wheeling Headquarters



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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. Teletch 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 boiler / HVAC, and more.

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



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

2 United States Postal Service Open-Ended IQ Contracts

Project Location

Appalachian Area & Erie/Pittsburgh Area

Project Description

McKinley & Associates currently has 2 multiple year open-end agreements (Indefinite Quantity Contract for Architect / Engineering / Commissioning Services) with the United States Postal Service. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-11-J-0012, which includes the State of West Virginia (55 counties), 34 counties and 9 independent cities in Southwest Virginia, as well as parts of Tennessee], which was just awarded on December 13, 2011. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). For West Virginia, we currently are under our third consecutive multiple year open-ended contract. McKinley & Associates has designed over 100 Post Offices for ADA compliance. We have designed dozens of other Post Office facilities and engineering projects for the USPS, both new and addition / rehabilitation. **A majority of the projects we have completed for the USPS over the past 20 years have been various boiler / HVAC projects, including these recent boiler examples:**

Huntington Processing & Distribution Center (Huntington, WV) – replacing hot water boiler with like-in-kind

Project Cost: \$201,000

Date of Completion: July 2009

Monongahela Main Office (Monongahela, PA) – replacing hot water boiler with high efficiency condensing boiler

Project Cost: \$330,000

Date of Completion: April 2012

Williamson Main Office (Williamson, WV) – replacing hot water boiler with high efficiency condensing boiler

Project Cost: \$422,000

Date of Completion: March 2012

Construction Cost and Type of Services

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

Project Size

Various sizes and costs - these projects were completed under multi-year open-ended agreements

Name of Project Owner

Mr. Don Mackey
United States Postal Service
27497 Albert Pick Road
Greensboro, NC 27498
304/665-2894

Mr. Jonathan E. Maschak
United States Postal Service
P. O. Box 2000
Warrendale, PA 15095
724/776-6343

Date of project completion

Multiple Years

Any additional information deemed relevant

McKinley & Associates is currently under our **third consecutive** multiple year open-ended contract in West Virginia.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

GSD136412

Project Name

Big Sandy Superstore Arena

Project Location

Huntington, West Virginia

Project Description

For the Big Sandy Superstore Arena (the former Huntington Civic Center) project, McKinley & Associates was instrumental in modernizing the existing boiler, and added independent controls for the Conference Center. We replaced an existing Cleaver-Brooks Model CB-200-150 Combination Gas-Oil Hot Water Boiler and Pump with 2 Fulton VTG-3000DF Combination Gas-Oil Condensing Boilers (Gas only) having a capacity of 2,640 MBH output each, and two 800 GPM Pumps (1 normal and 1 stand-by).

This project also includes the renovation and redesign of the Convention/Conference Center meeting rooms, where we converted 6 Break out rooms into 3, and developed them as "smart rooms." With smart media boards and projectors, one of the rooms is designed as a video conference room for up to 50 participants. In addition, we replaced the Conference Center dividing walls in the Riverside Suite; renovated the restrooms for the VIP Room and added a family restroom in the front lobby; and built a catering room in the backstage area for the performers and their crews.

Construction Cost and Type of Services

- Building Exteriors
- 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

100,000+ GSF
\$800,000

Name of Project Owner

Mr. Brian Sipe
Big Sandy Superstore Arena
1 Civic Center Plaza
Huntington, WV 25701
304/466-6000

Date of project completion

Currently Under Construction

Any additional information deemed relevant

The Conference Center is a 15,000 square foot facility. It houses a registration area, suites, large meeting rooms, small meeting rooms, and banquet facilities for up to 350 persons. The center is served by its own entry lobby, lounge, restroom facilities and catering kitchen. The center hosts weddings, receptions, reunions, proms, trade shows, holiday parties, office functions, job fairs, conferences and more.



GSD136412

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

West Virginia University: Colson Hall



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. Work included architectural elements as well as **major mechanical** and electrical systems design. The **upgraded boiler system** was tied into the medium pressure, central campus chiller and steam system, and reduce to low pressure for heating. The Boiler / HVAC System consists of (2) Variable Volume Air Handling Units with Hot Water and Chilled Water Coils, and Enthalpy Controlled Economizer. The AHUs provide heating and cooling through a series of Variable Air Volume Boxes with Hot Water Reheat Coils. The exterior spaces also have finned tube radiation to compensate for the building envelope loss. The Chilled Water is provided from the campus Chilled Water Plant and is fed through the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. The Hot Water is developed through a Shell-n-Tube Heat Exchanger. The steam, from the Campus System is converted to Hot Water and distributed throughout the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. A complete Direct Digital Control System was installed to provide all programming and alarm notification.

The scope of work was to take this existing historical building and readapt it for use as a faculty office building with additional classrooms. The building was renovated and provided with all new systems. 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. The Contractor was TEDCO Construction.

Construction Cost and Type of Services

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



**BEFORE
and AFTER**



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.

Project Name

West Virginia University Institute of Technology:
Maclin Hall



Project Location

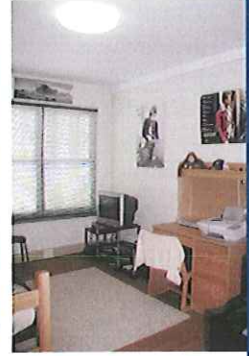
Montgomery, West Virginia

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 less than a month, and included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF dormitory, 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. The project has had subsequent phases, and we recently completed a \$240,000 boiler replacement which is used by both Maclin Hall and Conley Hall. This involved replacing a steam boiler with a hot water boiler.



BEFORE and AFTER



Construction Cost and Type of Services

- 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

Main renovation completed in August of 2007,
Boiler replacement completed in February of 2012

Any additional information deemed relevant

This project had two fast-tracked aspects to it; there was a design time of only 1 month, along with a construction time of only 5 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.



GSD136412

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

**Southern West Virginia Community & Technical College:
Wyoming/McDowell Campus**

Project Location

Saulsville, West Virginia

Project Description

This boiler / HVAC renovation project for the Southern WV Community & Technical College involved the **replacement of a boiler plant with a new high efficiency plant, including 2 condensing boilers, 2 pumps, breeching, concrete pads, and hydronic accessories.** Also included was the replacement of a 75 ton rooftop unit, including duct modification, roof work, crane, electric, piping, and more. In addition, a new DDC controls system was installed and custom programming was written for this 22,800 SF project. We **reduced the energy usage** for the building by installing high efficiency equipment and controlling the entire HVAC system via custom programming that utilizes **energy saving techniques.** The contractor was Elco Mechanical Contractors, Inc.

Construction Cost and Type of Services

Office Facility
Classroom Facility
Existing Building Renovations
Programming
HVAC Upgrades
Electrical Upgrades



Project Size

22,800 SF
\$293,700

Name of Project Owner

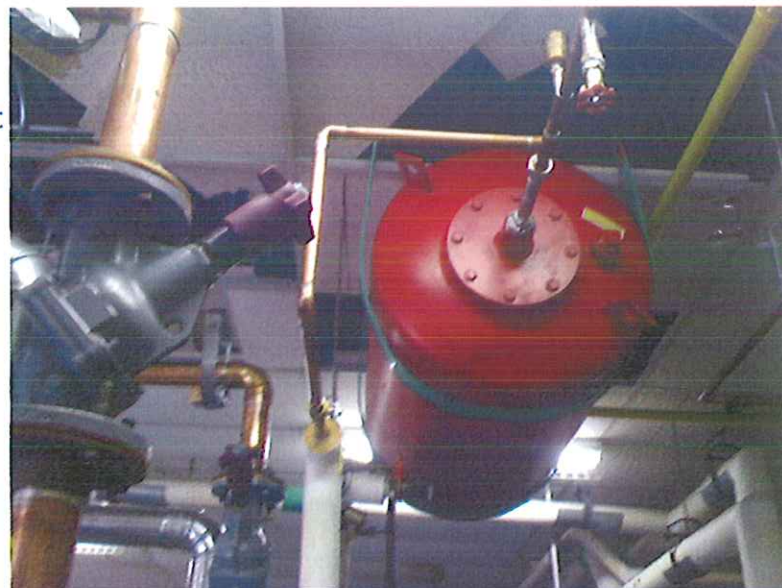
Mr. Samuel Litteral
Southern WV Community & Technical College
2900 Dempsey Branch Road
Mount Gay, WV 25637
304/896-7426

Date of project completion

Construction completed in 2010

Any additional information deemed relevant

Due to the restrictions from the funding source, the project was designed in a shortened timespan. This project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project.



Project Name

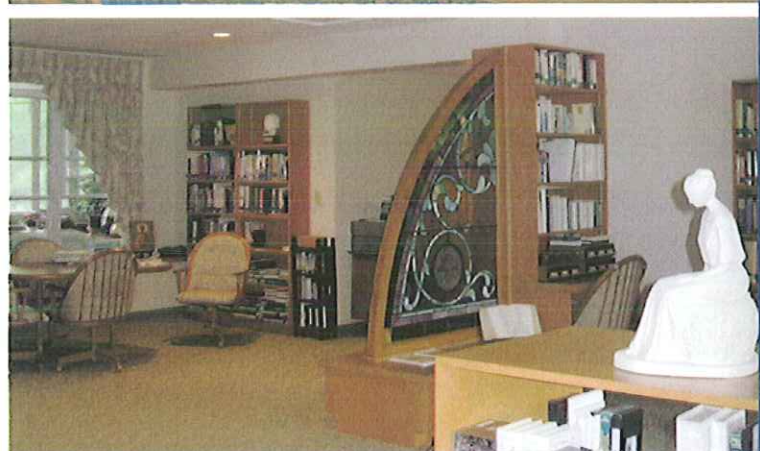
Mount Saint Joseph Convent

Project Location

Wheeling, West Virginia

Project Description

There were multiple Systems upgrades for this project, including replacing the hot water boiler with high efficiency condensing boiler. Listed on the National Register of Historic Places (NRHP Reference #: 07001418), the Mount St. Joseph Convent is a five story building that provides all living accommodations on site. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall. Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible. The Convent remodel project was completed in multiple phases.



Construction Cost and Type of Services

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

Project Size

71,000 SF approx.

Name of Project Owner

Sister Marguerite O'Brien
Sisters of St. Joseph Health and Wellness Foundation
137 Mount St. Joseph Road
Wheeling, WV 26003
304/232-8160

Date of project completion

Construction completed in 2010

Any additional information deemed relevant

In addition to upstairs individual apartments designed for independent living for the Sisters of St. Joseph, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations. There is also a library, a hair salon, laundry services, social hall, formal dining room for 100, a complete commercial kitchen, a chapel and an exercise space. Meeting rooms and private apartments are also available for visiting lecturers and seminars.

Project Name

Bridge Street Middle School

Project Location

Wheeling, West Virginia

Project Description

Bridge Street Middle School was built in 1927 for the Ohio County Schools. The original HVAC included steam radiators, served from a single steam boiler located in the basement of the 80,350 SF school. The only air conditioning in the building was provided by individual window AC units, and ventilation air was not adequate.

The renovations to the building included converting the steam boiler to hot water. The remainder of the renovations included installing pumps with variable speed drive control, Custom Air Handling Units, Variable Volume boxes with hot water heating coils, unit ventilators and Direct Digital Controls. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights.

Construction Cost and Type of Services

- Classroom Facility
- Existing Building Renovations
- Life Safety Compliance Projects
- HVAC Upgrades
- Electrical Upgrades
- Utility Improvements
- Sprinkler and Fire Alarm Projects

Project Size

80,350 SF approx.
\$2 million

Name of Project Owner

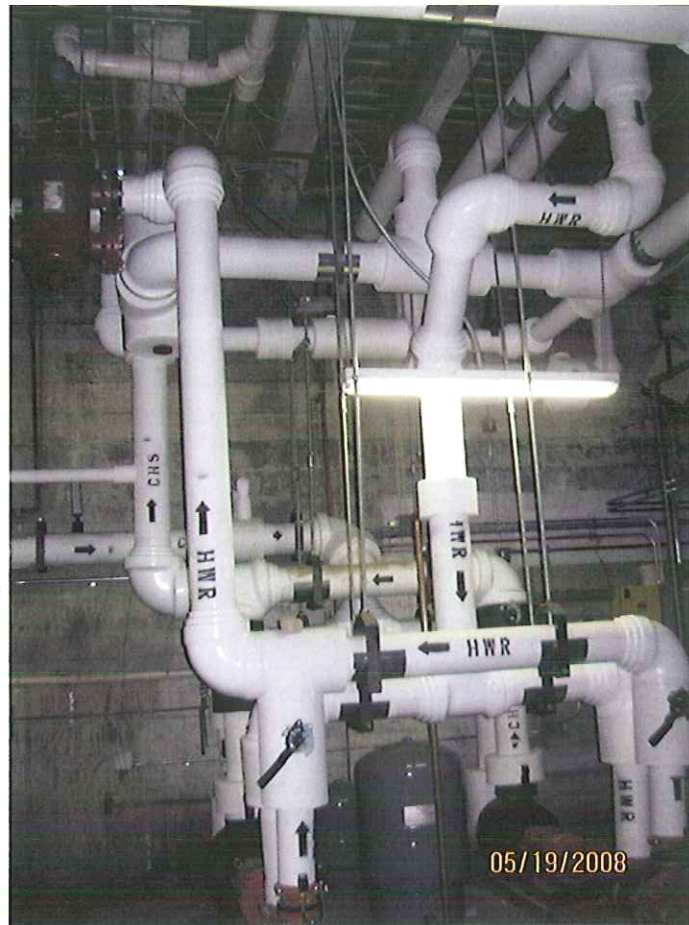
Dianna Vargo, Ed.D.
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304/243-0300

Date of project completion

Construction completed in May of 2008

Any additional information deemed relevant

The Contractor for this project was A.E. Pelley.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

GSD136412

Project Name

Madison Elementary School

Project Location

Wheeling, West Virginia

Project Description

The 74,820 SF Madison Elementary School was built for the Ohio County Schools in 1916. The existing heating system consisted of steam radiators, served from a single steam boiler located in the basement of the school. The entire lower level of the school, including the boiler room was located below the flood plain. The only air conditioning in the building was provided by individual window AC units, and ventilation air was not adequate.

The renovations to the building included relocating the Boiler Room to the main level, to bring it out of the flood plain. This required structural reinforcement of the floor from below, installation of a concrete floor, sound dampening panels around the perimeter of the room, floor drains, and new lighting. The remainder of the renovations included install (2) high efficiency, condensing boilers, pumps with variable speed drive control, Custom Air Handling Unit, Variable Volume boxes with hot water heating coils, packaged Rooftop Units and Direct Digital Controls. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights. The Air Cooled Chiller also needed to be elevated above the flood level, so a structural platform was installed with an integral sound wall, so the chiller will not be seen or heard.

Construction Cost and Type of Services

Building Exteriors
Classroom Facility
Exterior Façade Repair
Existing Building Renovations
Life Safety Compliance Projects
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects

Project Size

74,820 SF
\$4.6 million

Name of Project Owner

Dianna Vargo, Ed.D.
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304/243-0300

Date of project completion

Construction completed in August of 2011

Any additional information deemed relevant

The Contractor for this project was Climatech, Inc.



GSD136412



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Project Name
Summers Middle School

Project Location
Hinton, West Virginia

Project Description

McKinley & Associates completed an HVAC / boiler renovation project on Summers Middle School. This \$1.5 million project for Summers County Schools involved renovation to this approximately 58,000 SF facility. The scope of work was to replace the Water Source Heat Pumps, Condenser Water Piping, Boilers, Pumps, Cooling Tower and Controls.

At the start of the project the owner relayed concerns about their existing boiler system that was piped incorrectly, resulting in continuous boiler failures. To correct this issue, we performed the design work in two phases. The first phase was to re-pipe the existing boilers, converting the condenser water loop to a primary / secondary piping system, to correct the deficiencies.

The second phase of the project was to re-pipe the entire facility, install new water source heat pumps, install high efficiency condensing boilers, a new cooling tower along with the required pumps and controls.

The final result was a reliable system with a much lower operating cost.

Construction Cost and Type of Services

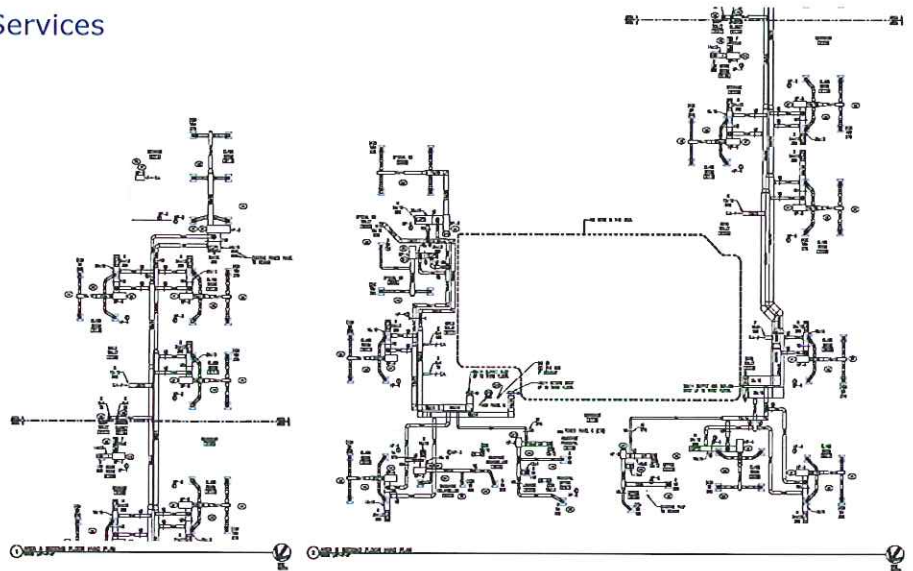
Classroom Facility
Existing Building Renovations
Life Safety Compliance Projects
HVAC Upgrades
Electrical Upgrades
Utility Improvements
Sprinkler and Fire Alarm Projects

Project Size

58,000 SF
\$1.5 million

Name of Project Owner

David Quisenberry
Summers County Schools
116 Main Street
Hinton, WV 25951
304/466-6008



Date of project completion

Construction completed in November of 2011

Any additional information deemed relevant

The Contractor for this project was Beckley Mechanical, Inc.



Project Name

Weirton State Office Complex (Building 34)

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 offices along with storage and other spaces. 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 Services

New Building
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
1900 Kanawha Boulevard East
Charleston, 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,



GSD136412

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