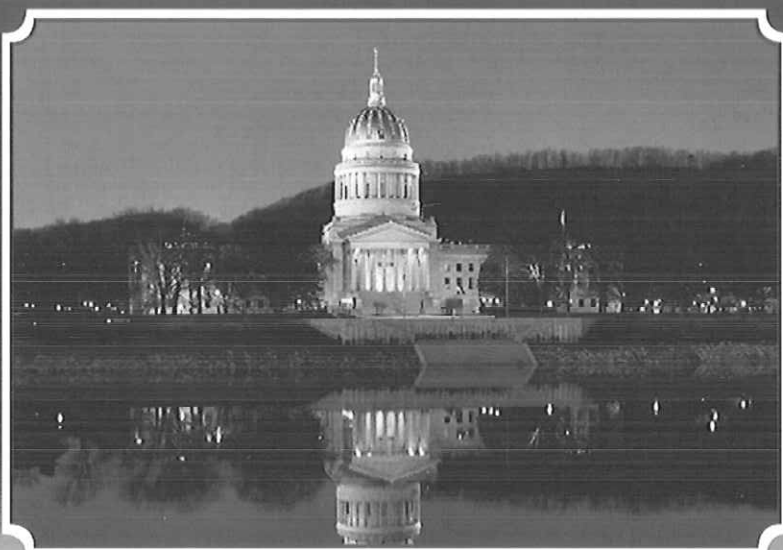


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WEST VIRGINIA DIVISION OF GENERAL SERVICES

GSD136423: West Virginia State Capitol Building Roof Replacement

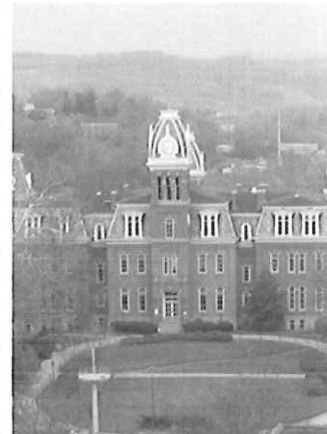
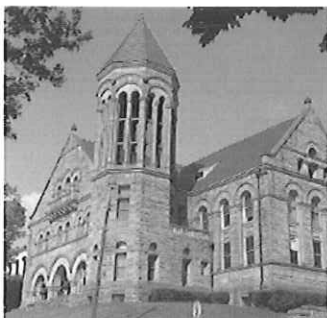


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McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Convenience Copy





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

Solicitation

NUMBER
GSD136423

PAGE
1

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

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

SHIP TO	DEPARTMENT OF ADMINISTRATION
	GENERAL SERVICES
	BUILDING 1 ROOM MB60
	1900 KANAWHA BOULEVARD, EAST CHARLESTON, WV
	25305-0123 304-558-2317

DATE PRINTED
12/14/2012

BID OPENING DATE: 01/09/2013 BID OPENING TIME: 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
A/E SERVICES FOR MAIN CAPITOL ROOF REPLACEMENT						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST FROM QUALIFIED ARCHITECTURAL AND ENGINEERING FIRMS FOR THE DESIGN OF ROOF REPLACEMENT FOR BUILDING 1 (MAIN CAPITOL) LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN AT 1900 KANAWHA BOULEVARD, EAST IN CHARLESTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.						
***** THIS IS THE END OF RFQ GSD136423 ***** TOTAL: _____						

SIGNATURE: <i>[Signature]</i>	TELEPHONE: (304) 340-4267	DATE: 1/14/2013
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
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Solicitation

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KRISTA FERRELL 304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

*709060537
 McKinley & Associates
 1116 Smith Street - Suite 406
 Charleston, WV 25301

SHIP TO

DEPARTMENT OF ADMINISTRATION
 GENERAL SERVICES
 BUILDING 1 ROOM MB60
 1900 KANAWHA BOULEVARD, EAST
 CHARLESTON, WV
 25305-0123 304-558-2317

DATE PRINTED
12/27/2012

BID OPENING DATE: 01/16/2013 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT NO	ITEMNUMBER	UNIT PRICE	AMOUNT
				ADDENDUM NO.1		
				ADDENDUM FOR THE EOI (CAPITOL BUILDING ROOF REPLACEMENT), ISSUED TO REISSUE ALL THE INFORMATION IN ITS ENTIRETY.		
0001	1	LS		906-07		
				A/E SERVICES FOR MAIN CAPITOL ROOF REPLACEMENT		
***** THIS IS THE END OF RFQ GSD136423 ***** TOTAL:						

SIGNATURE <i>[Signature]</i>	TELEPHONE (304) 340-4267	DATE 1/14/2013
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
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

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KRISTA FERRELL 304-558-2596

VENDOR

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

SHIP TO

DEPARTMENT OF ADMINISTRATION
 GENERAL SERVICES
 BUILDING 1 ROOM MB60
 1900 KANAWHA BOULEVARD, EAST
 CHARLESTON, WV
 25305-0123 304-558-2317

DATE PRINTED
01/09/2013

BID OPENING DATE: 01/16/2013 BID OPENING TIME: 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 02						
THIS ADDENDUM IS ISSUED TO PROVIDE THE TECHNICAL QUESTIONS AND ANSWERS.						
0001	1	LS		906-07		
A/E SERVICES FOR MAIN CAPITOL ROOF REPLACEMENT						
***** THIS IS THE END OF RFQ GSD136423 ***** TOTAL:						

SIGNATURE <i>Smith DeLator</i>	TELEPHONE (304) 340-4267	DATE 1/14/2013
TITLE President	FERN 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)

January 14, 2013

(Date)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD136423

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:

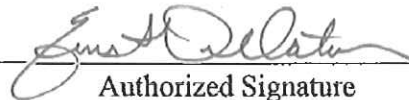
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input checked="" 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

January 14, 2013

Date

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

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 Paull Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	CONTACT NAME: III, Lee Paull 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 NAIC # INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

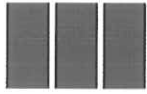
COVERAGES **CERTIFICATE NUMBER: 12/15 Liability** **REVISION NUMBER:**

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 ENDORSEMENTS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	REDUCED COV (MM/DD) CLF (MM/DD)	POSTED XP (MM/DD) CLM (MM/DD)	SUP	LIMITS	
A	GENERAL LIABILITY		EPP0146335	06/15/2012 06/15/2015	06/15/2012 06/15/2015		EACH OCCURRENCE \$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COMP/OP AGG \$ 2,000,000	
A	AUTOMOBILE LIABILITY		EPP0146335	06/15/11/12	06/15/2015		COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$	
	<input checked="" type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$	
<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$		
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		EPP0146335	06/15/2012	06/15/2015		EACH OCCURRENCE \$ 1,000,000	
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 1,000,000	
	DEDUCTIBLE \$						\$	
	RETENTION \$						\$	
	WORKERS COMPEN AND EMPLOYER'S LIABILITY						WC STATUTORY LIMITS OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED?						E.L. EACH ACCIDENT \$	
	(Mandatory in WV)						E.L. DISEASE - EA EMPLOYEE \$	
	DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS: PURCHASE ORDER #DPS ARCHITECTURAL/ENGINEERING SERVICES

CERTIFICATE HOLDER STATE OF WEST VIRGINIA DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON STREET EAST P O BOX 50130 CHARLESTON, WV 25305-0130	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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January 14, 2013

Krista Ferrell
Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

Re: GSD136423 – A/E Services for Main Capitol Roof Replacement

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 for the design of roof replacement for Building 1 (Main Capitol) located on the West Virginia State Capitol Complex. Your project will be led by **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** as well as a **LEED Accredited Professional**. We are also proposing to dedicate additional professional design staff from our **Charleston Office**. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

Historic Preservation is a passion for our firm. McKinley & Associates has been designing restoration and renovation projects since 1981. With offices in Charleston and Wheeling, WV and Washington, PA, we support a professional staff of 35 that includes: Architects; mechanical, electrical, plumbing / fire protection Engineers (MEP Engineers); Construction Administrators; LEED Accredited Professionals; Qualified Commissioning Agents; as well as a certified Interior Design department. These professionals are all In-House, and we have depth in each discipline. This means that all of your project will be designed by a McKinley Employee, and not an out-of-state consultant located hours away. **In addition, we recently became a 100% ESOP Company (Employee Stock Ownership Plan), so our employees now own 100% of our corporation!**

We have been involved with many different renovation projects, including multiple types of roof replacement projects, which allow us to use that experience in your project. Having an “in-house” staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia)!** We have completed historic projects throughout the state, and have worked on many buildings that are over 100 (and even buildings over 150) years old.

McKinley & Associates has recently completed the renovation and restoration to what many consider the most historically important building in the State of West Virginia - Independence Hall in Wheeling; known as the Birthplace of West Virginia. This was built in 1859, added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. This stone structure was restored inside and out using careful research and coordination with the State Historic Preservation Office. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. On September 23, 2011, McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.

We are committed to saving and rehabilitating our past. Projects such as the Maxwell Centre and the Orrick Building were built by following the Secretary of the Interior Standards, and these buildings both won awards from the American Institute of Architects. The Maxwell Centre also won a Governor's Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award. For the relighting project of the Wheeling Suspension Bridge, a **National Historic Landmark** built in 1849, we won an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, as well as a Best Outdoor Lighting Project award from the Electric League of Western Pennsylvania.

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

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

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

McKinley has even participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

Thank you for reviewing our submission and considering McKinley & Associates for your project. We are very excited about the possibility of working with you again.

Sincerely,



Ernest 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.

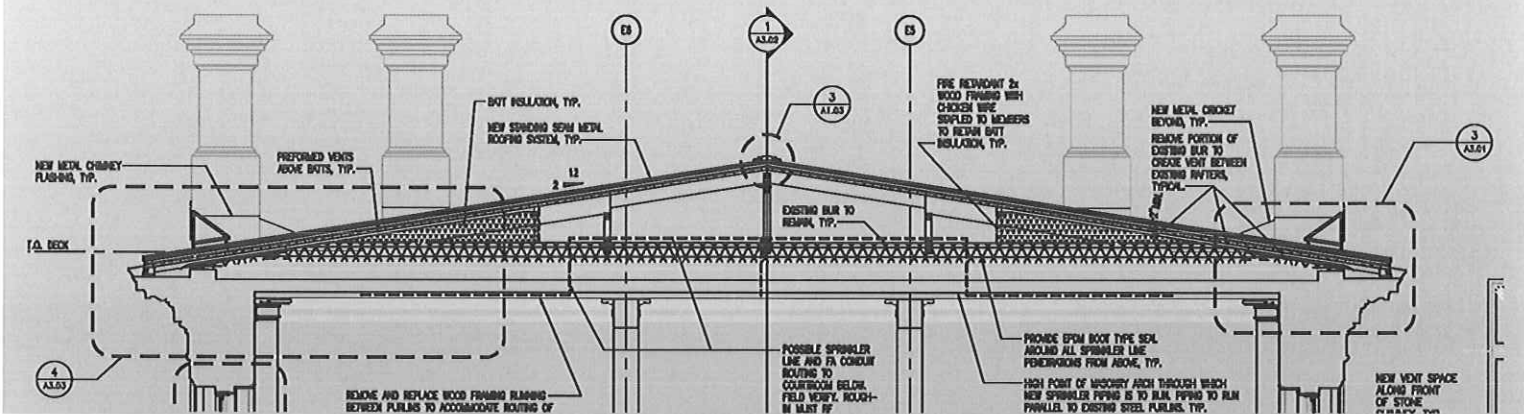
As one of the crown jewels of West Virginia architecture, the Charleston Capitol building's reroofing project will require both a practical and a historically sensitive solution to achieve water tightness. A historical building without an intact envelop and sound roof is simply an ongoing maintenance nightmare.

McKinley & Associates is equipped to provide both a sensible roofing solution to protect the structure and the interior, and a responsive, creative, detail-oriented building design that respects the historic fabric that is to be retained or repaired.

Our philosophy regarding this type of work requires an intimate knowledge of the building (on-site investigation) so that we can determine how to most effectively use the existing resources, enhance what can be maintained, and replace what may require improvement. All three of these aspects need to be integrated to accomplish the reroofing work.

Our approach to renovation projects involves spending time to analyze the building. We will send our team of architects, and engineers to get detailed information on the building. Early activity includes carefully mapping out the building so we can target the areas of greatest need and control cost. For instance, how does the existing rain water collection system respond to a 100 year rain and what impact does this have on the greater area of the roof? Is any action necessary to control and hold water? If the rain water collection piping is fully responsive, move on to the next item of concern.

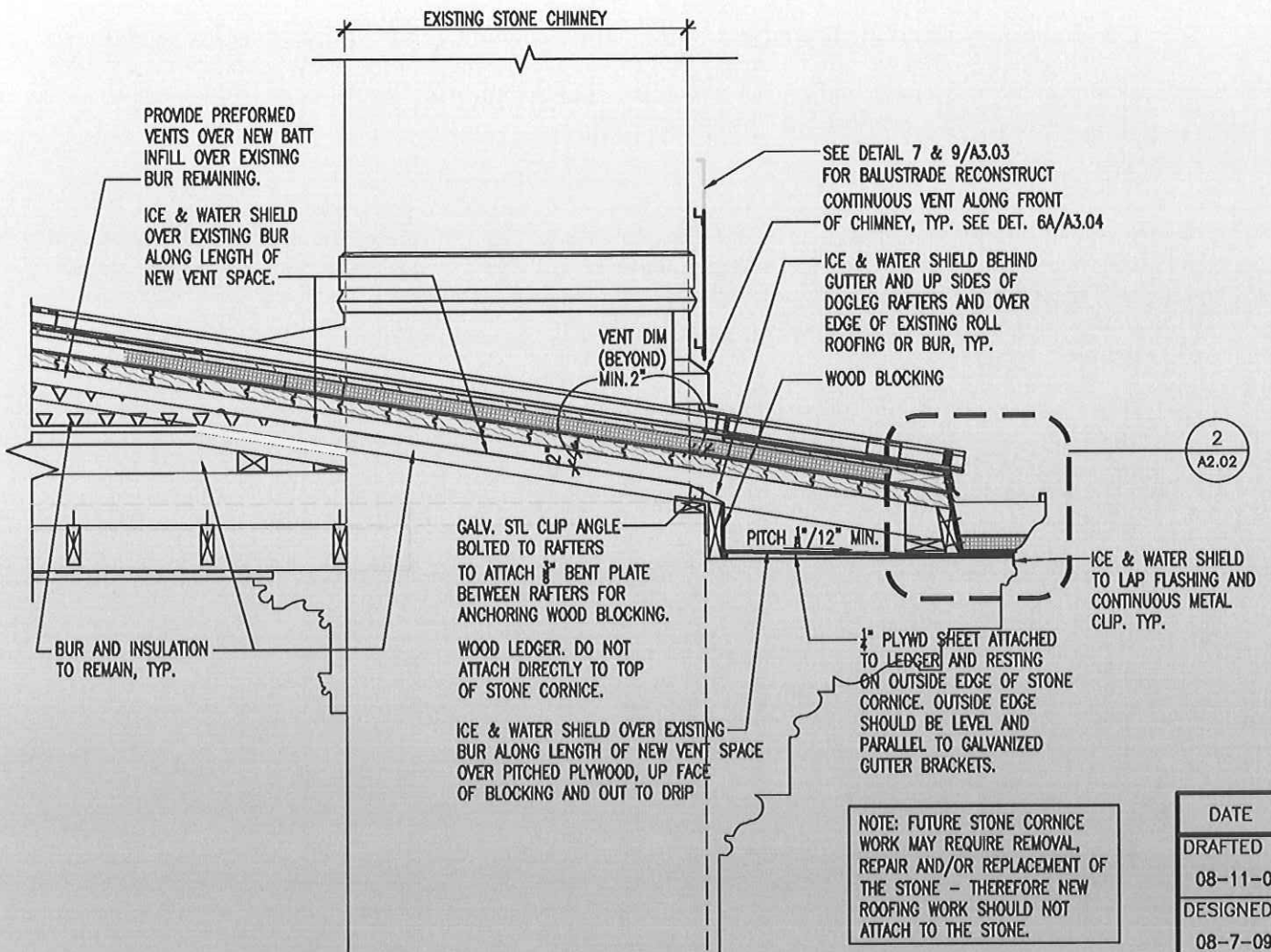
It is our belief that ballasted roofing systems should be avoided. We prefer a more maintenance free membrane system. There are limitations with all membrane roofing products, such a puncture resistance, but this can be addressed during the design investigation. As an example, specifying the appropriate equipment paths and equipment curbs to protect the membrane, would be essential to the end result.



CONCEPT

One of our best project examples with similar goals, was the reroofing of the Independence Hall in Wheeling, West Virginia. Independence Hall required both a long term, water tight, modern roof and an exact duplication of a portion of the historic roofing features. This was accomplished by using a new metal roof on a fully adhered membrane and fully soldered tern-coated stainless steel guttering and flashing.

For the Capitol, after we have completed the on-site investigation of the building and understand the problems, we will propose solutions. Periodic meetings would occur to discuss options and review existing conditions and the impact those conditions have on the roofing design. The preferred roofing system will be thoroughly vetted to ensure longevity. Flashing methods and drainage, equipment supports and walkways will each be studied and integrated into the design using both conventional and custom detailing solutions. To phase the work, we can establish areas to be completed; the best break in areas would occur at natural borders, such as a parapet. The work can continue to be phased from summer 2013 until completion.



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

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.

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

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

Our **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.

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been **able to comply with their various requirements and standards**, including Federal Agencies such as the USPS, DOD, FAA, HUD, EPA and NPS, and also State Agencies such as West Virginia University, Marshall University, West Virginia School Building Authority, West Virginia State Police, DOE, WVARNG, and the Department of Culture & History. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

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

Our **Eleven Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for **15 years** which has now been adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

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

SUSTAINABLE "GREEN" DESIGN

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

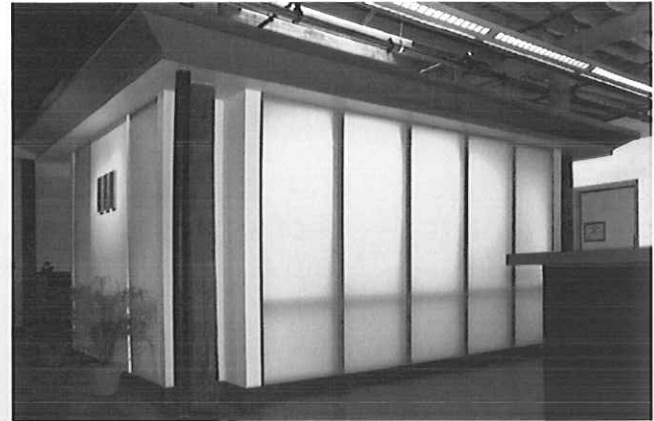
McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local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

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

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 Merit Award for our newly renovated Charleston Office; a project led by Thom Worledge.



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



LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (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!
One of only 11 LEED Certified projects in all 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.



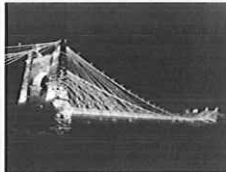
NATIONAL REGISTER OF HISTORIC PLACES

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



WV Independence Hall (former Wheeling Custom House)*
Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History
Project Cost: \$1.2 million
Reference: Travis Henline
304/238-1300



Wheeling Suspension Bridge relighting*
Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation
Project Cost: \$285,000
Reference: Jeremy Morris
304/232-3087



Catholic Heritage Center (formerly an auto parts warehouse)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: Catholic Diocese of Wheeling / Charleston
Project Cost: \$2.9 million
Reference: Darryl Costanzo
304/233-0880



Orrick Global Operations Center (former Wheeling Stamping Building)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: Orrick, Herrington & Sutcliffe LLP
Project Cost: \$8 million
Reference: Will Turani
304/231-2629



Wagner Building (formerly a sugar warehouse)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: The Maxwell Partners
Project Cost: \$6.2 million
Reference: Dennis Kozicki
304/232-2280

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

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

NATIONAL REGISTER OF HISTORIC PLACES

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



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



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



Wheeling Artisan Center (former List Building)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling National Heritage Area Corporation
Project Cost: \$1.8 million
Reference: Jeremy Morris
304/232-3087



B. & O. Building (formerly a passenger station)
Wheeling, WV (NRHP Reference #: 79002596)
Customer: West Virginia Northern Community College
Project Cost: \$1.8 million
Reference: Dr. Martin Olshinsky
304/233-5900



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

NATIONAL REGISTER OF HISTORIC PLACES

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



Parkersburg High School
Parkersburg, WV (NRHP Reference #: 92000895)
Customer: Wood County Schools
Project Cost: \$20.3 million
Reference: William Niday
304/420-9663



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



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



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



Mount Saint Joseph convent
Wheeling, WV (NRHP Reference #: 07001418)
Customer: Sisters of St. Joseph
Reference: Sister Marguerite O'Brien
304/232-8160

NATIONAL REGISTER OF HISTORIC PLACES

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



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



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



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



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



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

NATIONAL REGISTER OF HISTORIC PLACES

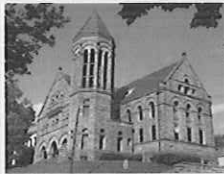
(continued) The following represents our renovation work on buildings on the National Register:



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



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



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



Mount de Chantal Visitation Academy
Wheeling, WV (NRHP Reference #: 78002808)
Customer: Sisters of the Visitation



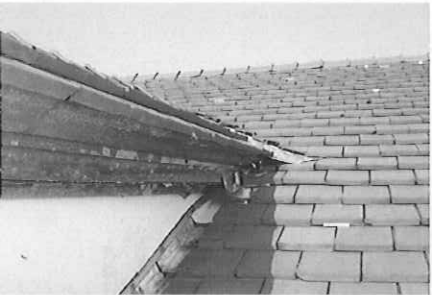
Stifel Fine Arts Center (Edemar)
Wheeling, WV (NRHP Reference #: 91001728)
Customer: Oglebay Institute

RESTORATION & RENOVATION PROJECTS

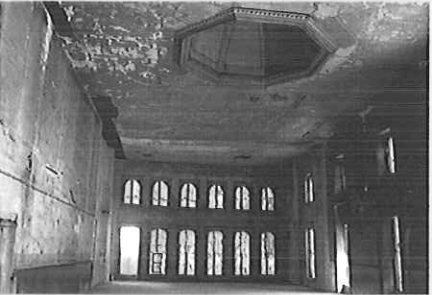
Before & After



ORRICK BUILDING
Wheeling, West Virginia



WVU - COLSON HALL
Morgantown, West Virginia



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia



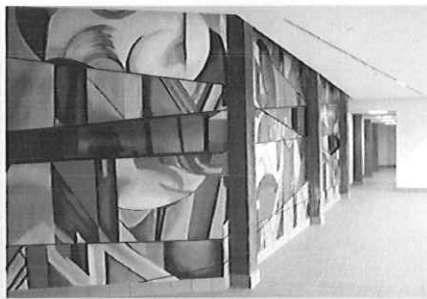
ARTISAN CENTER
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



WAGNER BUILDING
Wheeling, West Virginia



ORRICK BUILDING
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



BENNETT SQUARE
Wheeling, West Virginia



WAGNER BUILDING
Wheeling, West Virginia



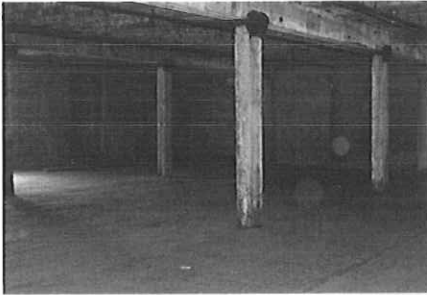
DR. GANZER OFFICE BUILDING
Wheeling, West Virginia



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

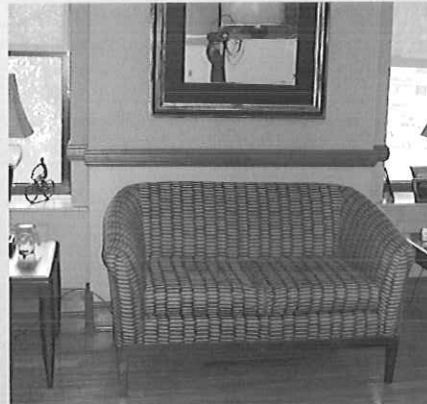
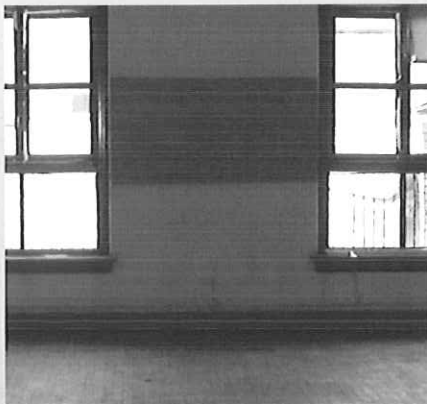
Before & After



WVNCC - ED CENTER
Wheeling, West Virginia



MARSHALL COUNTY SCHOOLS
JOHN MARSHALL FIELD HOUSE
Glen Dale, West Virginia



BENNETT SQUARE
Wheeling, West Virginia



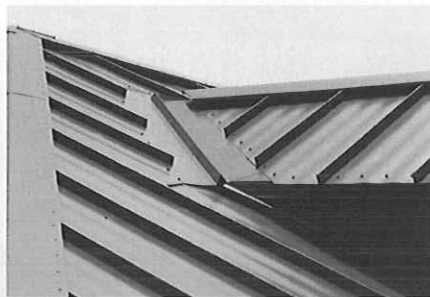
WV INDEPENDENCE HALL
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

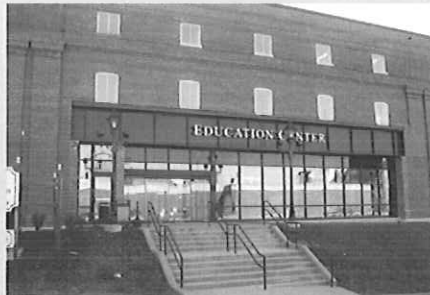
Before & After



WAREHOUSE TO OFFICE BUILDOUT
Charleston, West Virginia



WVU - STALNAKER HALL
Morgantown, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



MARSHALL COUNTY SCHOOLS
JOHN MARSHALL FIELD HOUSE
Glen Dale, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



WVU TECH - MACLIN HALL
Montgomery, West Virginia



BRAXTON CO. SENIOR CENTER
Gassaway, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



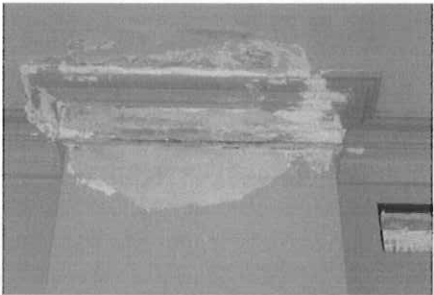
WAREHOUSE TO OFFICE BUILDOUT
(Doors Reused as Desks)
Charleston, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



MAXWELL CENTRE
Wheeling, West Virginia



WV INDEPENDENCE HALL
Wheeling, West Virginia



WVU TECH - MACLIN HALL
Montgomery, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia


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.

- o **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

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

Architect / LEED Accredited Professional: Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
(Project Manager / Point of Contact)

Historic Preservation Architect / LEED Accredited Professional: Christina Schessler, AIA, LEED AP BD+C

Engineer / Commissioning Agent: Tim E. Mizer, PE, RA, QCxP

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

Electrical Engineering Designer: Michael J. Clark

Civil Site Engineering Designer: Allison M. Carmichael

Construction Administrator: Dana E. Womack, Jr.

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

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.***

For this project, our technical expertise resides in-house. We have vast experience in similar projects, and McKinley & Associates has been designing roof replacement projects for over 31 years. We have been involved with many different types of roofing projects which allow us to use that experience in your project.

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

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

With our previous experience on dozens of projects which involve roof replacements, 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 Architects/Engineers 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 Architects and Designers, Engineering Designers, 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 Roof Replacement 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.



Artisan Center

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

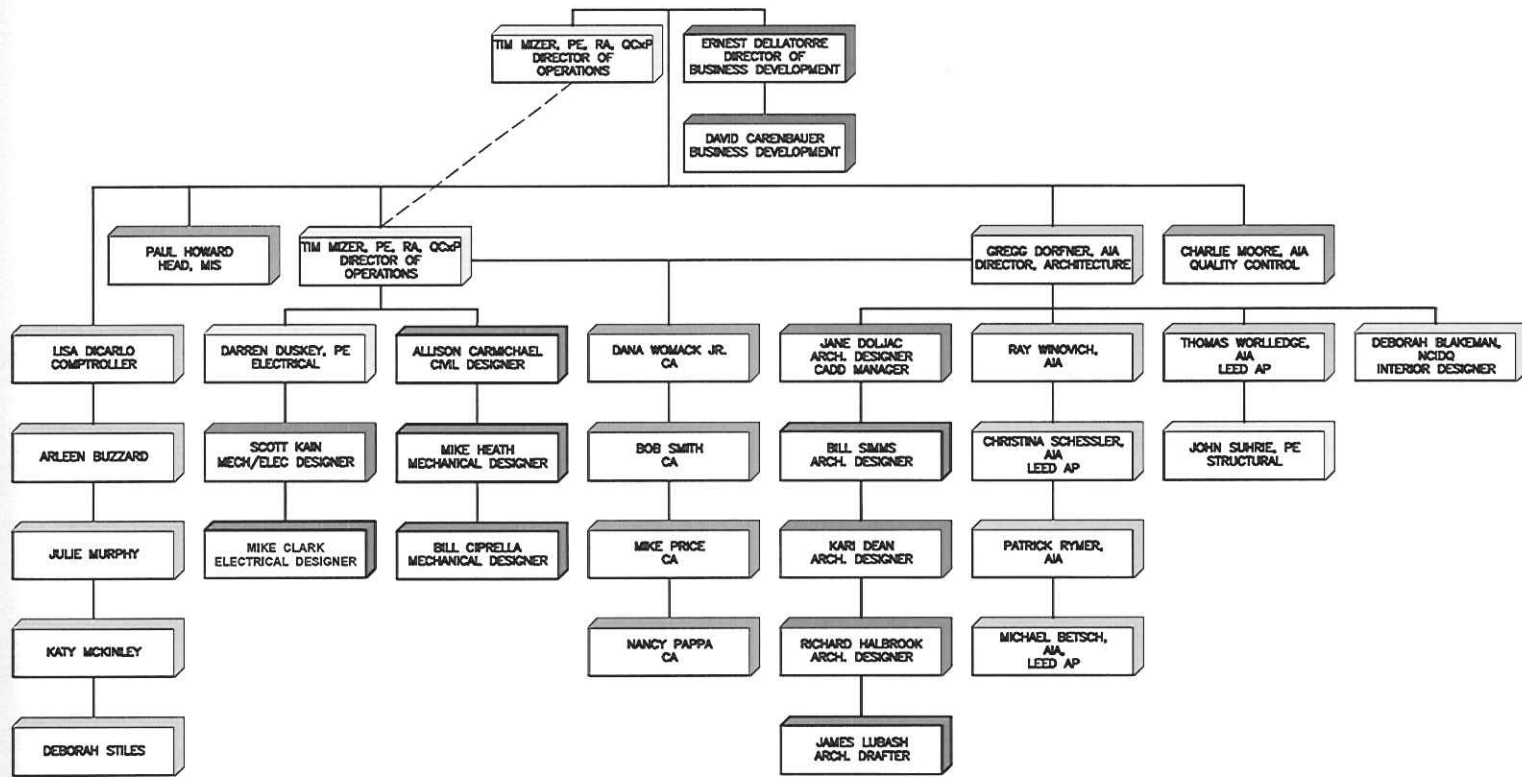
We have vast renovation experience, are familiar with projects that respect the historic nature of the building, and have a great working relationship with the Division of Culture and History. Our past Historic Preservation experience includes extensive interaction with The Secretary of the Interior's Standards for the Treatment of Historic Properties. Our efforts include qualifying structures for the National Register of Historic Places, renovations of contributing buildings in Historic Districts, historically preserving buildings listed as National Historic Landmarks, and qualifying clients for Historic Rehabilitation Tax Credits.

As West Virginia's largest A/E firm, our 35 person Professional staff includes: Architects; Mechanical, Electrical, & Plumbing/Fire Protection (MEP) Engineers; Interior Designers; LEED Accredited Professionals; Qualified Commissioning Agents; and Educational Planners. We have provided professional services in all 55 counties of West Virginia.

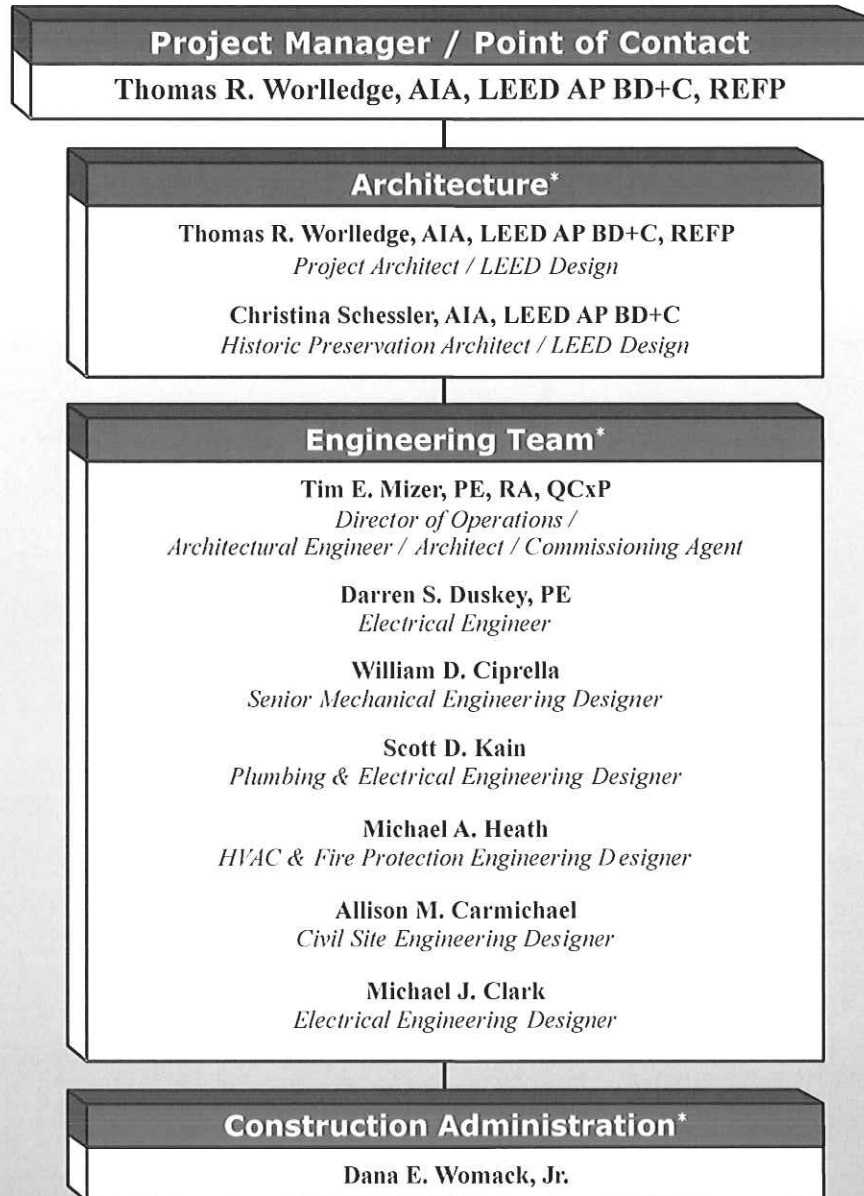
Parkersburg High School (on the National Register of Historic Places)



ORGANIZATION CHART



DESIGN TEAM FLOW CHART



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

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

Architect / LEED Accredited Professional

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

Charleston Office Area Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Thomas R. Worledge is a skilled Architect with over 28 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award) 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. Worledge 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 \$12 million West Virginia State Office Building in Logan to name a few. Mr. Worledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and is the president of the state chapter of the AIA.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

Wood County Schools - Parkersburg High School (National Register)
Wood County Schools - Williamstown High School renovations
WVU Institute of Technology - Maclin Hall Dormitory renovations
West Virginia University - University Police Building renovations
WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories/classrooms); New Building D
Marshall County Schools - Hilltop Elementary School (**LEED Certified Project**)
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 - Sherrard Middle School renovations
Marshall County Schools - McNinch Elementary School renovations
Boone County Schools - Brookview Elementary School renovations
Boone County Schools - Honors Academy renovations



McKINLEY & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Architect / LEED Accredited Professional

Christina Schessler, AIA, LEED AP BD+C



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1986

Savannah College of Art & Design (SCAD)
Masters in Historic Preservation - 2012

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia

Ohio

Pennsylvania

Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects

City of Wheeling - Building Codes Board
of Appeals

Preservation Alliance of West Virginia

The Association for Preservation Technology
International

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

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

SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of professional, historical preservation, educational, liturgical, forensic, medical, residential and commercial project experience. She has had the opportunity to participate in the design of a few uncommon building types, such as museums, funeral homes, fire fighting training centers, and an animal research lab to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets. Christina will also be able to provide direction to your projects should you wish to develop a design and document program that is intended to achieve **LEED Certification**.

NOTABLE PROFESSIONAL EXPERIENCES:

Project Architect

WV Independence Hall historic preservation

Lincoln National Bank historic preservation and adaptive reuse project

Wheeling Island Fire Station adaptive reuse project

Braxton County Senior Citizen Center adaptive reuse project

Grant Co. Schools - Union Educational Complex renovations

Panhandle Cleaning & Restoration warehouse and office building

Fairmont State University addition and renovations at Braxton County
High School

Steel Valley Regional Transit Authority renovations

WVU Fire Training Academy / Jackson's Mill, WV

The Linsly School renovations and additions

University of the South, Gaylor Hall additions and renovations*

Beaver Valley Burn Building site development*

The Beaver County Medical Center, Women's Health Center*

City Theatre, storefront restorations / Pittsburgh, PA*

Architect

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

Indiana University of PA, Uhler Hall additions and renovations*

Project Designer

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

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

**previous work experience with a firm other than McKinley & Associates*



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Architectural Engineer / Architect / Commissioning

Tim E. Mizer, PE, RA, QCxP

Director of Operations

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. In addition, he is also a Qualified Commissioning Provider. He joined McKinley & Associates in 1995, and has over 25 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. As the Director of Operations, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation

Orrick Building adaptive reuse / historic preservation

Maxwell Centre adaptive reuse / historic preservation

Wagner Building adaptive reuse / historic preservation

Bennett Square Office Bldg. adaptive reuse / historic preservation

Catholic Heritage Center adaptive reuse / historic preservation

Dr Ganzer Office Building adaptive reuse

Ohio County Justice Center renovations

WVU Colson Hall renovations

Wheeling Island Casino - various projects

Cabela's Eastern Distribution Center

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

West Virginia State Building in Weirton, WV

Marshall County Schools - Hilltop Elementary (LEED Certified)

Marshall County Schools - Cameron MS/HS (LEED registered)

Marshall County Schools (\$38+ million bond)

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

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

Electrical Engineer

Darren S. Duskey, PE

EDUCATION:

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

Marshall University
Graduate courses in Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:
West Virginia
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2002 to present)

Pickering Associates
Parkersburg, WV (1997-2002)

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

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

SUMMARY OF EXPERIENCE:

Mr. Duskey has over 19 years of experience in the historic preservation, industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

NOTABLE PROFESSIONAL EXPERIENCES:

Electrical Engineer

West Virginia Independence Hall renovations/historic preservation
Capitol Theatre renovations/historic preservation
Bennett Square Office Building adaptive reuse/historic preservation
Dr Ganzer Office Building renovations/upgrades
West Virginia State Office Building in Logan, WV (LEED registered)
West Virginia State Office Building in Weirton, WV
WVSP Headquarters (*Upgrade electrical service*)
United States Postal Service - statewide post offices
West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV
West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV
West Virginia Northern Community College - The Education Center (*Upgrade electrical service, renovations*)
Marshall County Schools - Hilltop Elementary (LEED Certified)
Marshall County Schools - Cameron MS/HS (LEED registered)
Cabela's Eastern Distribution Center [*New large (~1,000,000 SF) distribution center services, electrical design*]
West Virginia University - Colson Hall (*Upgrade electrical service, including medium voltage distribution, renovations*)
WVU Institute of Technology - Maclin Hall (*Upgrade electrical service, renovations*)
WVU State Fire Training Academy in Jackson's Mill, WV
Chapmanville Regional High School - Logan County Schools
Panhandle Cleaning & Restoration warehouse and office building



Senior Mechanical Engineering Designer

William D. Ciprella

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 educational, industrial, institutional, and commercial facilities. He has over 26 years experience using Autocad software, and over 15 years using Microstation software. In addition, Bill has over 35 years experience using computerized heating and cooling load calculation software. Bill has worked on dorms, such as Maclin Hall, and has experience on various high-rise buildings like the Presbyterian Hospital of Pittsburgh and the Children's Hospital of Pittsburgh; both around 25 stories high.

NOTABLE PROFESSIONAL EXPERIENCES:

United States Postal Service - Williamson, WV
United States Postal Service - HVAC in Grafton, WV
United States Postal Service - Clarksburg, WV
United States Postal Service - Charleston, WV
United States Postal Service - Huntington, 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 - Monongahela, PA
United States Postal Service - HVAC in Washington, PA
Marshall County Schools - Cameron Middle School / High School (LEED Registered project)
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 - Blennerhassett Middle School HVAC and boiler
Wood County Schools - Kanawha Elementary HVAC
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
West Virginia University - Colson Hall
West Virginia Army National Guard - Multipurpose Building

Plumbing & Electrical Engineering Designer

Scott D. Kain

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 electrical, plumbing, and fire protection. He has been utilized for various McKinley & Associates' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley & Associates.

NOTABLE PROFESSIONAL EXPERIENCES:

WV Independence Hall historic preservations and renovations
Capitol Theatre historic preservations and renovations
Catholic Heritage Center historic preservations and renovations
Maxwell Centre historic preservations and renovations
Orrick Building historic preservations and renovations
Wagner Building historic preservations and renovations
Bennett Square Office Building historic preservations and renovations
Sisters of St. Joseph's Convent historic preservations and renovations
Dr. Ganzer Office Building renovations
OVMC Nurses Residence Hall renovations
West Virginia University - Colson Hall renovations/upgrade
West Virginia University - Stalnaker Hall roof replacement
WVU Institute of Technology - Maclin Hall renovations
West Virginia Northern Community College - B&O Building historic preservations and renovations
West Virginia Northern Community College - Education Center renovations
Wood County Schools - Parkersburg High School historic preservations and renovations
Wood County Schools - Parkersburg South High School renovations
Wood County Schools - Williamstown High School renovations
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia State Office Building in Logan, WV (LEED Registered)
Cameron Middle School/High School (LEED Registered)
Hilltop Elementary School (LEED Certified)

Mechanical & Fire Protection Engineering Designer

Michael A. Heath

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Mechanical & 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 Independence Hall historic preservation and renovations

Capitol Theatre historic preservation and renovations

Madison Elementary School renovations

John Marshall Fieldhouse renovations

McNinch Elementary School renovations

Sherrard Middle School renovations

Cameron Elementary School addition

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary HVAC

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

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).

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

Civil Site Engineering Designer

Allison M. Carmichael

EDUCATION:

Norwich University
Masters in Civil Engineering - 2011

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 Civil Engineering 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, permit paper 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

Secured project approvals through local, state and federal governmental organizations

Examples of projects include: **residential subdivisions;**
residential retirement facility site development;
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

Write and file Municipal Separate Storm Sewer System (MS4) Water Management permits

Construction Administrator / Project Coordinator

Dana E. Womack, Jr.

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

Providence Construction
Superintendent
Teays Valley, WV (2007)

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Womack brings various knowledge to the Project Coordinator / 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 Administration for:

West Virginia State Police Academy renovations

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

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

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

Cement Mason Training Building in Parkersburg

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.

- o **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

- o **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 multiple roof replacement projects which allow us to use that experience in your project. We have experience with projects listed on the National Register of Historic Places. 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 roof replacements, are seen within the "3.5.d - Experience in Similar Projects" tab.

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, Interior Design and Construction Administration. We have a broad range of skill and experience for projects involving historic preservation, governmental, educational, medical, commercial, and more. McKinley & Associates recently became a **100% ESOP Company (Employee Stock Ownership Plan)**, which is a benefit plan that gives our employees stock ownership in 100% of our company. This is a **contribution to the employee**, not an employee purchase.



McKinley & Associates' Charleston, WV Office



McKinley & Associates' Washington, PA Office

Firm Information

Ernest Dellatorre
President

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
REFPs	2
LEED APs / LEED AP BD+Cs	3
Commissioning Agents	1
MIS	1

Location

Headquarters

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

Satellite Offices

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

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

Credentials

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

McKinley & Associates' Wheeling, WV Office



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.

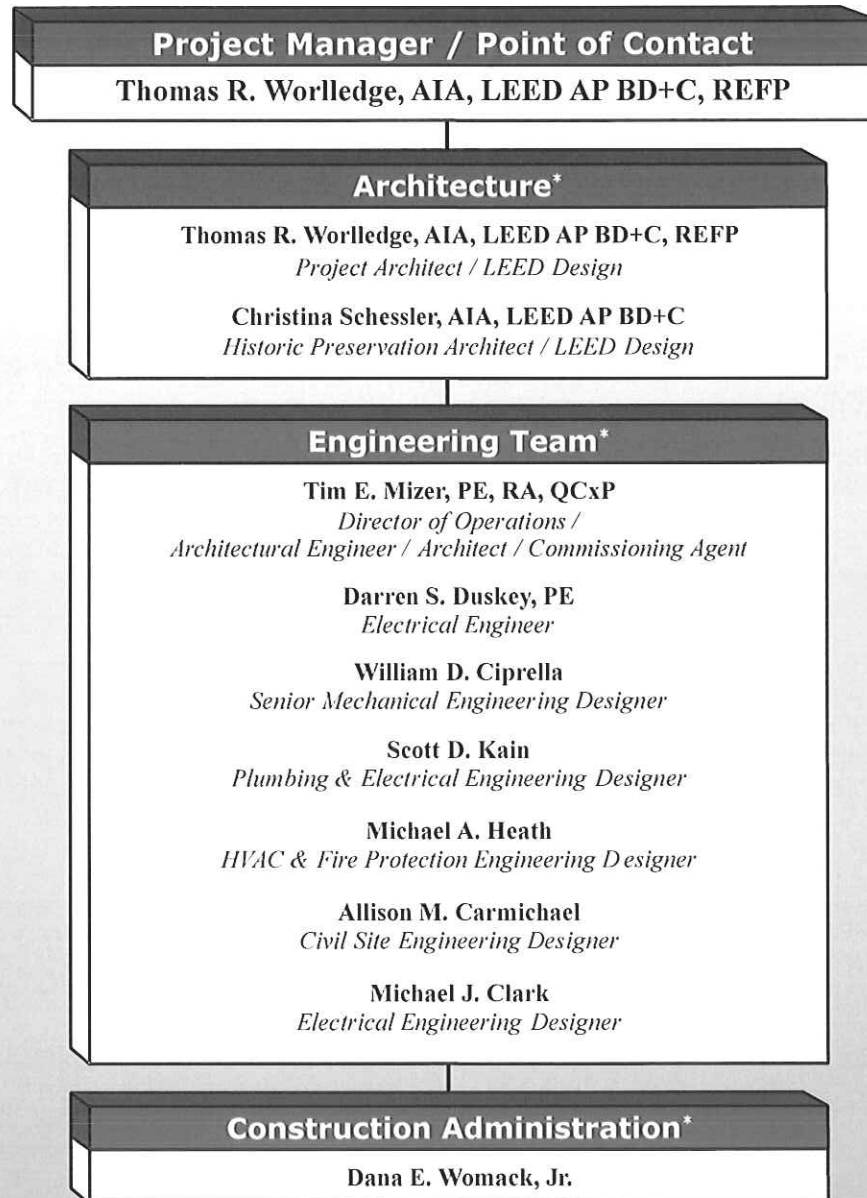
During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies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



* McKinley & Associates is willing to dedicate more Architects, Engineers, LEED Accredited Professionals, Interior Designers, and Construction Administrators if they are needed.
There will also be more architectural and engineering designers assigned to this project, whom are not listed on this sheet, but are seen in the Organizational Chart on the following page.

Project Name

West Virginia Independence Hall

Project Location

Wheeling, West Virginia

Project Description

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the **birthplace of West Virginia**. The building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. On September 23, 2011, McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall. The building is now a museum. Tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest display is a special exhibit of thirteen original Civil War battle flags.

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

The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal gutting and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Plaster repair work included new ceiling surfaces and custom decorative mouldings. A portion of the interior plastering in the third floor Courtroom and the entire first floor exhibit area were restored, eliminating or concealing previously botched attempts. All of the double-hung wood windows (44 windows; 5'W x 9'H with an arched top sash) have been fully restored and reglazed.

The interior plastering restoration in the third floor Courtroom included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Sections of the original wood flooring were carefully removed and replaced. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the Courtroom. In addition, two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration. The entire first floor exhibit area, formerly a US Post Office was restored eliminating or concealing previously botched attempts at plastering. Historic paint colors were applied on all newly plastered surfaces in the building.

In addition to the aesthetic improvements, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless.

Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

Project Size

\$1,200,000
22,000 SF

Name of Project Owner

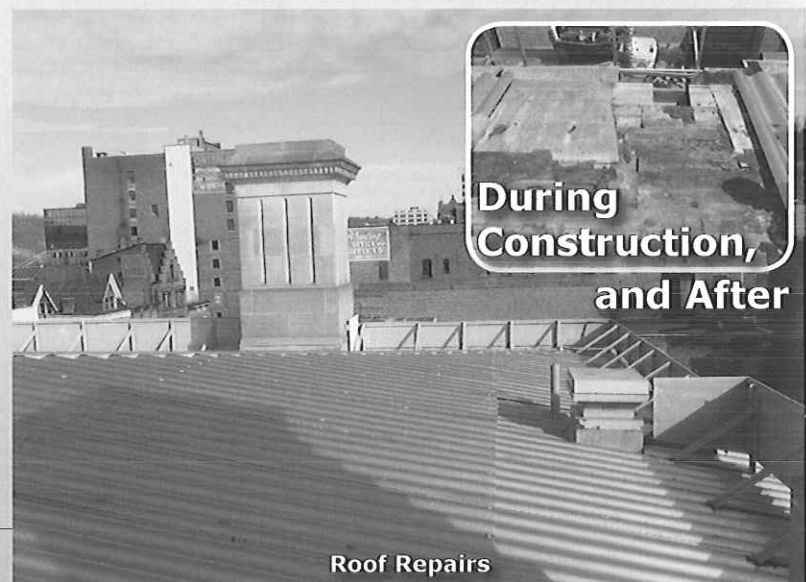
Mr. Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304/558-0220

Date of project completion

2012

Any additional information deemed relevant

The building is now in its 152nd year. We are proud to say, that with our contribution, West Virginia Independence Hall is prepared for the next 150 years.



Project Name
Lincoln National Bank

Project Location
Avella, Pennsylvania

Project Description

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the historic Lincoln National Bank Building in multiple phases. For Phase I, we **replaced the roofing**, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry. In addition, we incorporated a new ADA entrance and incoming utility services for future interior renovations.

For the new roof, insulation and drainage portion of this project; due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, the tarred roofing materials was removed and a new roofing system was installed. After the removal of the existing roof, the structural deck was inspected to further validate its satisfactory condition. To meet current code, additional roof drains were required. In addition, overflow drains were required because of the high parapet walls enclosing the roof. Following restoration of the interior face of the masonry parapet walls, proper flashing and counter flashing were included as a part of the complete roofing system.

In addition, there was a replacement of the unsafe section of the plaster ceiling. The deep beams in the banking room had sustained substantial damage from roof leaks, which have both softened the plaster and rusted the steel support system and wire mesh. Large sections of the plaster beams have collapsed, leaving the actual steel structure exposed above.

Type of Services

Roof Replacement
Existing Building Renovations
Historical Preservation Projects

Project Size

\$288,400
3,570 SF

Name of Project Owner

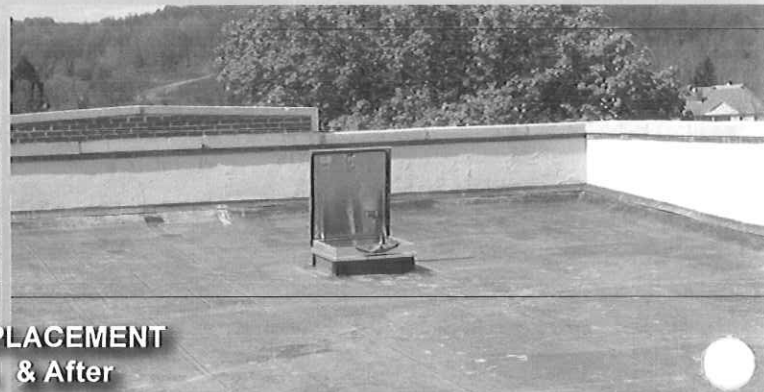
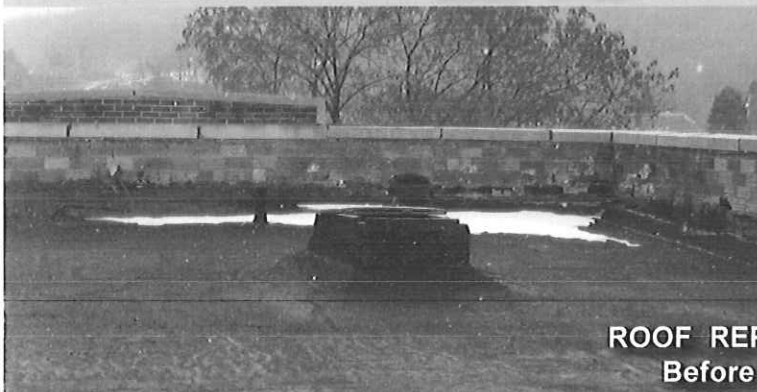
Ms. Susan Morgan
Redevelopment Authority of the County of Washington
100 West Beau Street, Suite 603
Washington, PA 15301
724/228-6875



Date of project completion
2012

Any additional information deemed relevant

When all Phases are completed, the building will look completely rejuvenated from the exterior.



Project Name

Bishop Bernard Schmitt Catholic Heritage Center

Project Location

Wheeling, West Virginia

Project Description

This **adaptive reuse/renovation project** of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The building was remodeled to include space for diocesan offices and archives on the second floor, 3,700 SF of museum-quality exhibits and a conference area on the third floor, as well as retail establishments that rent out the first floor. The building is found in the Centre Market Square Historic District, in the **National Register of Historic Places**.

Work also included selective demolition and renovation to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, new elevators, flood-proofing, fire protection, and ADA compliance.

Type of Services

Roof Replacement
Existing Building Renovations
Historical Preservation Projects
HVAC Upgrades
Electrical Upgrades
Sprinkler and Fire Alarm Projects

Project Size

\$2.9 million
40,000 SF

Name of Project Owner

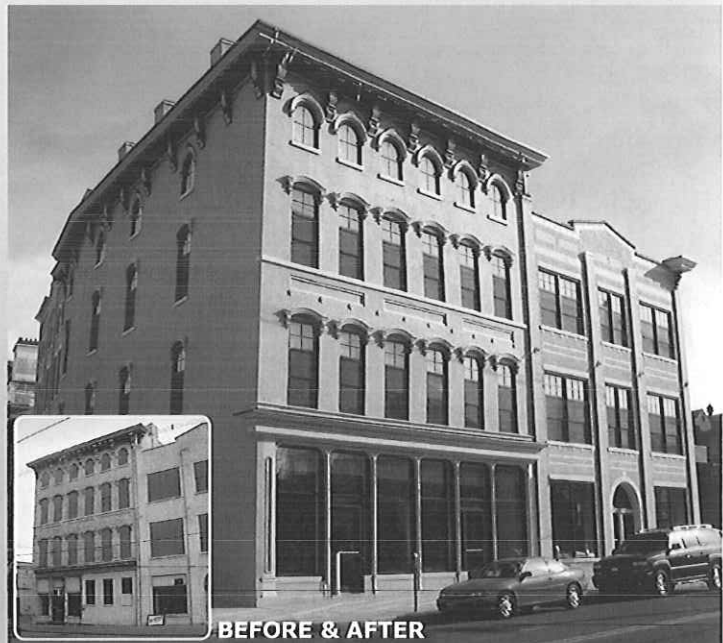
Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
304/233-0880

Date of project completion

2007

Any additional information deemed relevant

The Archive spaces utilized a specialized HVAC heating, cooling and humidity controls. In addition, a chemical fire suppression (rather than water sprinkler) was utilized in the most sensitive of the Archive spaces, while pre-action water sprinkler systems were used for less sensitive archive areas and conventional wet pipe systems were used for non-sensitive spaces such as general offices, corridors, etc.



Project Name
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. Completed on November 1, 2007, this \$5.6 million project involved renovation and restoration to this approximately 35,000 SF historical facility. The scope of work was to take this existing building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design. The building was renovated and provided with all new systems. There was also an elevator upgrade. The windows were restored by following the Historic Treatment of Wood Windows specifications.

This project also included a roof replacement. One of the goals of the roof replacement was to replicate the original style and color, and Chairman of the Historic Preservation Committee gave us the blessing to use the tile that was chosen. The roof replacement included fully adhered single membrane roof, new sealant and waterproof underlayment, repairing and relining the existing gutters, copper collector and downspouts, metal coping, new roof drains, removing the stone parapets then reflash and reinstall the stone, removing all stone chimney caps and reflash with new metal cap flashing, removing all existing chimney flashing and replace with new copper flashing, repairing and/or rebuilding the dormers, installing batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and installing new clay tile roof over the new substrate and ice/water shield (water proof membrane).

Type of Services

Roof Replacement
Existing Building Renovations
Historical Preservation Projects
HVAC Upgrades
Electrical Upgrades
Sprinkler and Fire Alarm Projects

Project Size

\$5.6 million
35,000 SF

Name of Project Owner

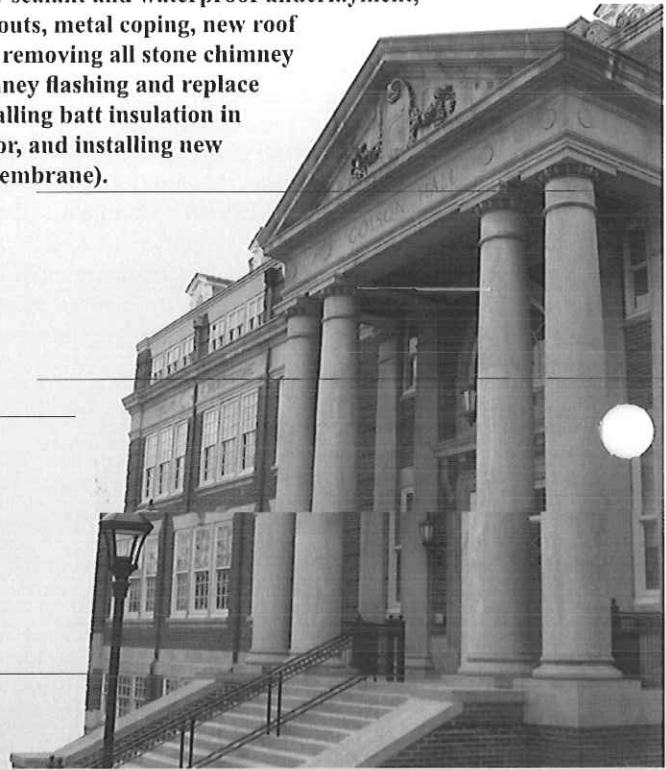
Mr. Robert Moyer
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304/293-2873

Date of project completion

2007

Any additional information deemed relevant

Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.



BEFORE and AFTER

Project Name
Maclin Hall

Project Location
Montgomery, West Virginia

Project Description

A comprehensive renovation to the **historic Maclin Hall dormitory** on the campus of WV Tech in Montgomery, WV. The project was **designed in less than a month**, and included redesigning the **roof**, ceilings, shared areas, elevator, new finishes, and restoration of the exterior. **There was water damage throughout the building, and WVU Institute of Technology even used tarps and buckets in the attic to catch the leaks in the roof (as seen in the pictures to the right).** We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities. **This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.**

Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

Project Size

\$6 million (Main Project only)
53,900 SF

Name of Project Owner

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

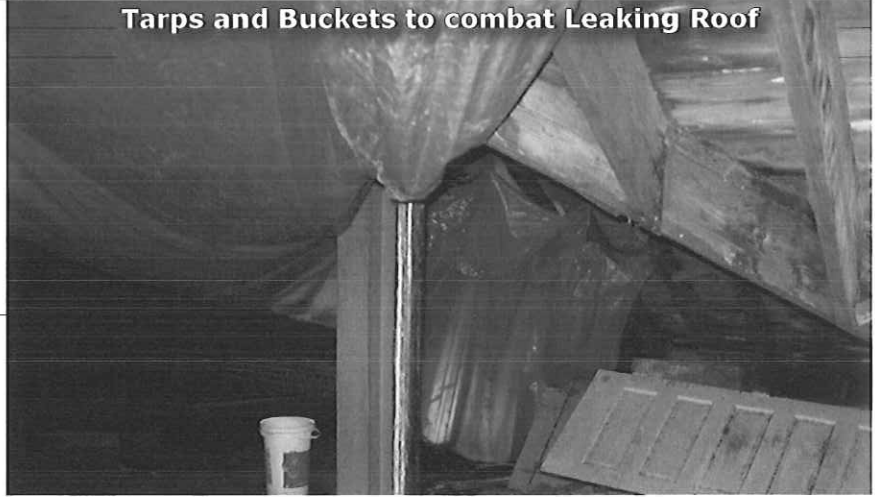
Date of project completion

Main Project - 2007 (Boilers completed in 2012)

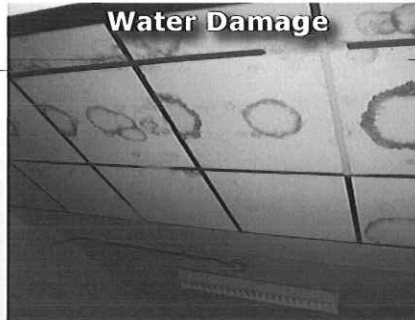
Any additional information deemed relevant

There has been subsequent phases; we recently completed a \$240,000 boiler replacement which is used by both Maclin Hall and Conley Hall.

Tarps and Buckets to combat Leaking Roof



Water Damage



BEFORE and AFTER



Project Name

Old Main Building roof

Project Location

Washington, Pennsylvania

Project Description

McKinley & Associates is working on a **roof restoration** and masonry repair project on the Old Main Building in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building at Washington & Jefferson College. **The intent of this project is to repair and or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof.** The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone is to be tuck-pointed and repaired as necessary, and the bronze clad doors are to be renovated.

There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed. Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

Type of Services

Roof Replacement
Existing Building Renovations
Historical Preservation Projects

Project Size

12,000 SF

Name of Project Owner

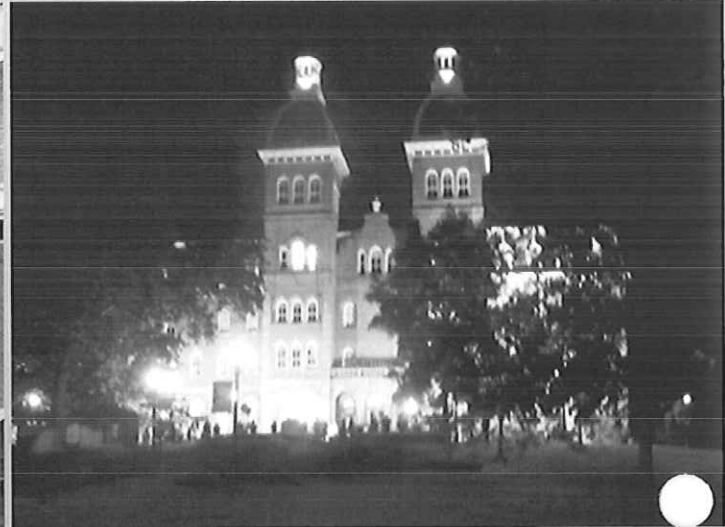
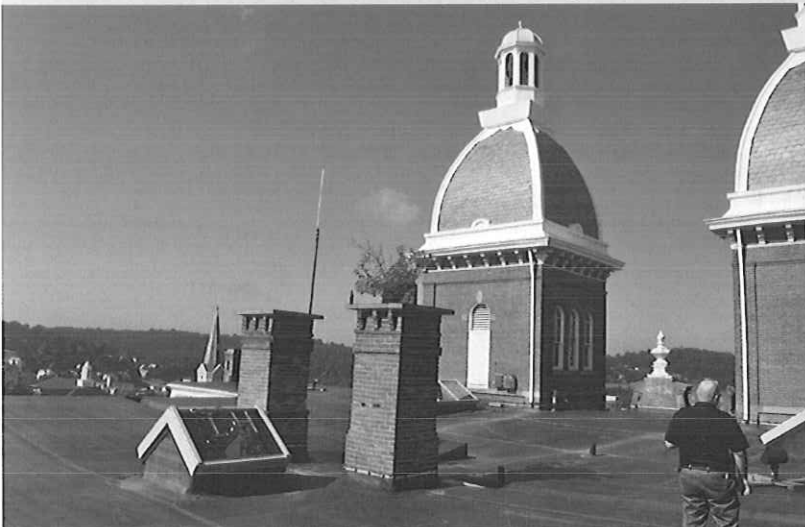
Mr. Ed Chavern, LEED AP
Washington & Jefferson College
60 South Lincoln Street
Washington, PA 15301
724/223-6534

Date of project completion

2012

Any additional information deemed relevant

Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. There has also been further renovations and restorations in the 1900s and 2000s. The building is found in the **National Register of Historic Places**; located in the East Washington Historic District (NRHP Reference: #84000547).



Project Name

SWVCTC Williamson Campus HVAC and Roof

Project Location

Williamson, West Virginia

Project Description

For the HVAC portion of this project, which is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project, we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced. **The Owner was also experiencing water penetration in several areas of the facility; due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design.**

The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley & Associates identified the problem areas, prioritized them, and designed solutions. The end result was occupant comfort in all areas of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue.

Moreover, the 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks. The Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley & Associates to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day. The roof was substantially completed in order to meet the Owner's Deadline of June 30, 2010.

Type of Services

Roof Replacement
Existing Building Renovations
HVAC Upgrades

Project Size

\$763,635

Name of Project Owner

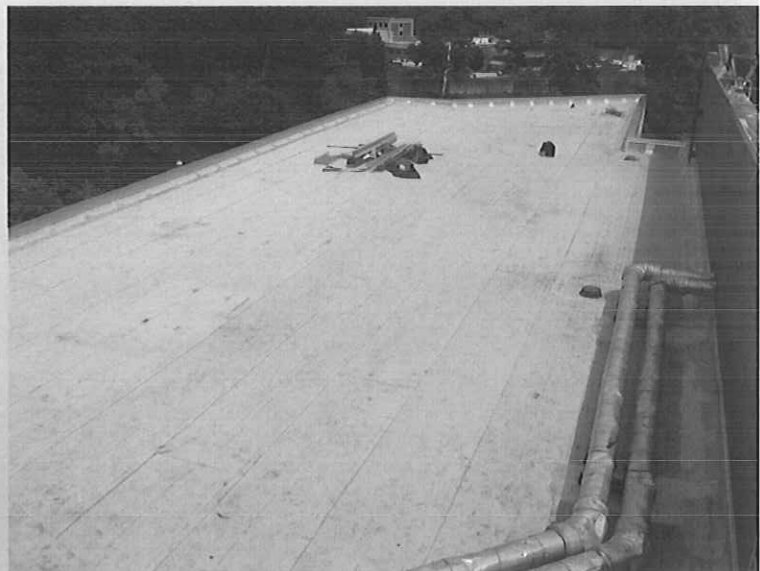
Mr. Samuel Litteral
Southern WV Community & Technical College
2900 Dempsey Branch Road
Mount Gay, WV 25637
304/896-7426

Date of project completion

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
McNinch Elementary School

Project Location
Moundsville, West Virginia

Project Description

This project included 47,423 SF of renovations, along with 6,307 SF of additions. **Renovations included a roof;** existing interior building space; includes gypsum board partition enclosure of open-plan instructional spaces in areas of renovation; HVAC, electrical, and sprinkler work necessary to accommodate the renovations; cosmetic upgrades of floor, wall & ceiling finishes; replacement of accessories (display boards, etc.); as well as minor "wet wall" & underslab work at selected toilet rooms.

The 47,423 SF roof replacement included the removal & replacement of the existing roofing/insulation system with non-ballasted EPDM over Iso. This single ply fully adhered membrane system, over tapered 2" minimum roof insulation, includes all cants, flashings, etc. on the main building. The 5,767 SF roof expansion included the removal & replacement of existing expansion joint system with EPDM-compatible "soft" joint; selective undefined removal/replacement of existing drainage elements such as roof drains. This single ply fully adhered membrane system over 2" minimum roof insulation was a sloped roof structure for drainage at the addition. At both roofs, there was new aluminum copings, flashings, scuppers with downspouts, metal decking, an insulated roof hatch, and a roof access ladder.

Type of Services

- Roof Replacement
- Existing Building Renovations
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

Project Size

\$4 million
53,730 SF

Name of Project Owner

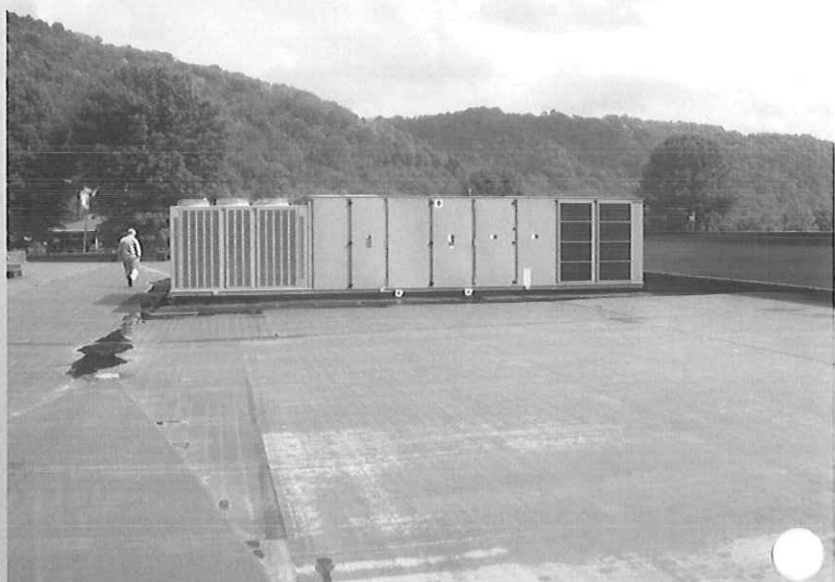
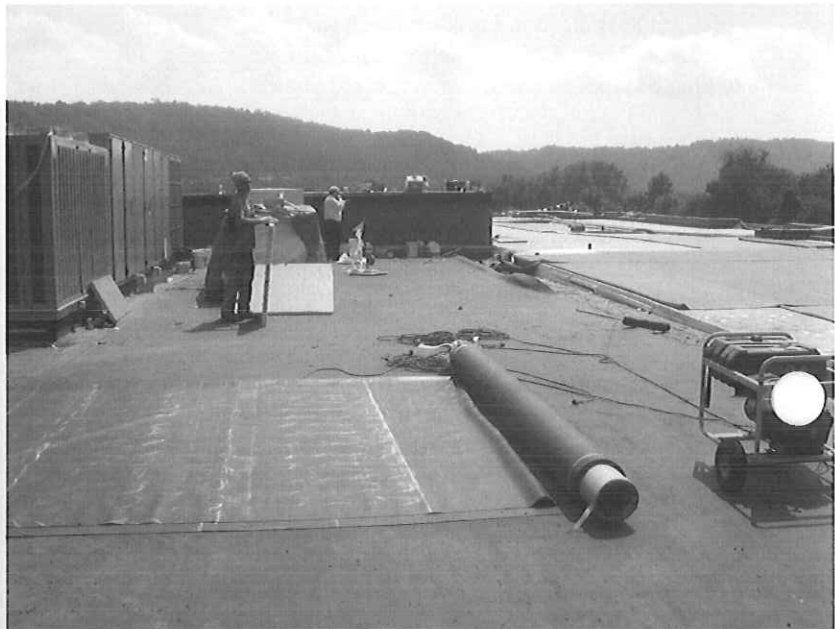
Mr. Wayne Simms
Marshall County Schools
Post Office Box 578
Moundsville, WV 26041
304/843-4407

Date of project completion

2010

Any additional information deemed relevant

The renovation of the HVAC system consisted of installing VVT Zone Dampers onto the existing ductwork to create a zoned system. A bypass line was installed between the return and the supply main. The Electrical was upgraded as necessary to accommodate renovations outlined above. We made the building handicapped accessible and provided new wheelchair stair lifts. For building security, we replaced the existing exterior entry doors and provide new interior foyer with electric access control; added security barrier cross-corridor doors and security gate at lobby area. Additions included a roof, multi-use room with Physical Education space, a kitchen addition, a new classroom, and a new art room. The HVAC in these areas included Single Zone Packaged Rooftop Units with DX Cooling and Electric Heating (gas heating for the kitchen) and low-pressure ductwork. There was electrical upgrades for these areas as well.



Project Name

Steel Valley Regional Transit Authority
Administrative and Maintenance Complex roof

Project Location

Steubenville, Ohio

Project Description

This project includes architectural and engineering design services for the roof repairs and replacement for the administrative and maintenance complex in Steubenville, Ohio. This includes the demo of the existing EPDM roofing; new EPDM roofing, penetrations, scuppers, and flashing; the demo of existing coping and installation of new metal coping; salvaging and reinstalling the lightning protection system; replacing one roof hatch; repairs to the existing EIFS system; new scuppers through the existing parapet; and finally, the installation of new roof expansion joints.

For the roof system, the rubber membrane and insulation needed to be replaced. During the installation, we ensured that the slope of the roof and roof drainage system met current Ohio Building Codes. The HVAC units were lifted off their curbs to help with the flashing; one of the HVAC units was replaced. The roof drainage system required an upgrade to provide an emergency drainage system to ensure water leaves the roof surface if the primary roof drains become plugged. For this roof, the most economical way to add an emergency system was to add scuppers through the parapet wall to allow any ponding of water to exit the roof structure.

Type of Services

Roof Replacement
Existing Building Renovations
HVAC Upgrades

Project Size

\$275,000
15,614 SF

Name of Project Owner

Mr. Frank Bovina
Steel Valley Regional Transit Authority
555 Adams Street
Steubenville, OH 43952
740/282-6145

Date of project completion

2009

Any additional information deemed relevant

This new roof project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project.



Project Name

Orrick's Global Operations Center

Project Location

Wheeling, West Virginia

Project Description

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. **The shell was designed and constructed in 6 months**

to attract a new tenant (it quickly became the home to the international law firm Orrick). The building was partially occupied while renovations continued. This 100 year old warehouse was **adaptive reused and renovated** to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included structural, mechanical/HVAC, civil, electrical and fire suppression systems. **There was a complete roof replacement; the work included tear off and replacement of the existing roof and miscellaneous decking and joist replacement. There was patching, plywood was used instead of gypsum, and new gutters/downspouts, hatches/ladders, and scuppers.** One

unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. **This project won a West Virginia AIA Merit Award.**

Type of Services

Roof Replacement
Existing Building Renovations
Historical Preservation Projects
HVAC Upgrades
Electrical Upgrades
Sprinkler and Fire Alarm Projects

Project Size

\$8 million
88,000 SF

Name of Project Owner

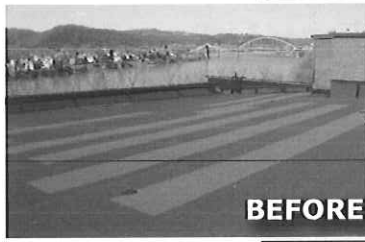
Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304/231-2500

Date of project completion

2002

Any additional information deemed relevant

This building became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock.



BEFORE and AFTER

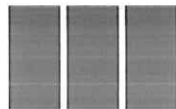


BEFORE and AFTER



BEFORE and AFTER





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