



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

## Solicitation

NUMBER

DEFK14023

PAGE

1

ADDRESS CORRESPONDENCE TO ATTENTION OF:

TARA LYLE

304-558-2544

### RFQ COPY

#### TYPE NAME/ADDRESS HERE

\*709060537

McKinley & Associates

The Maxwell Centre

32 20th Street - Suite 100

Wheeling, WV 26003

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#### DIV ENGINEERING & FACILITIES ARMORY BOARD SECTION

1707 COONSKIN DRIVE

CHARLESTON, WV

25311-1099

304-341-6368

DATE PRINTED

04/07/2014

BID OPENING DATE:

05/15/2014

BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	JB		906-00-00-001		
ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, DIVISION OF ENGINEERING & FACILITIES, WV ARMY NATIONAL GUARD, IS SOLICITING EXPRESSIONS OF INTEREST FOR ARCHITECTURAL AND ENGINEERING SERVICES TO RENOVATE THE HEATING, VENTILATION AND AIR CONDITIONING SYSTEM AT THE WILLIAMSTOWN AASF1 FACILITY, PER THE ATTACHED DOCUMENTATION.						
ATTACHMENTS INCLUDE:						
DEFK14023 EXPRESSION OF INTEREST INSTRUCTIONS TO VENDORS SUBMITTING BIDS GENERAL TERMS AND CONDITIONS CERTIFICATION AND SIGNATURE PAGE PURCHASING AFFIDAVIT						
VENDORS SHOULD PROVIDE ONE (1) ORIGINAL PROPOSAL AND TWO (2) CONVENIENCE HARD COPIES AND ONE (1) SUBMISSION ON CD-ROM.						
05/09/14 11:21:13AM West Virginia Purchasing Division						

SIGNATURE

TELEPHONE

(304) 233-4613

DATE

7 May 2014

TITLE

President

FEIN

55-0696478

ADDRESS CHANGES TO BE NOTED ABOVE

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

**CERTIFICATION AND SIGNATURE PAGE**

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

McKinley & Associates

(Company)



(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

(304) 233-0140 / (304) 233-4613

(Phone Number)

(Fax Number)

7 May 2014

(Date)

RFQ No. DEFK14023

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**Vendor's Name: McKinley & AssociatesAuthorized Signature: *Ernest Dillator* Date: 7 May 2014State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 7 day of May, 2014.My Commission expires August 16, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC

*Kathryn McKinley*  
Purchasing Affidavit (Revised 07/01/2012)

# WV Licenses & Registrations

On the following pages, you will see copies of our various licenses & registrations as evidence that we are currently registered in the State of West Virginia. These include Tim Mizer's (your project manager) 2013-14 registration from the West Virginia State Board of Registration for Professional Engineers (*on this page*), as well as our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia. We can also provide more licenses of other Professionals if you wish to see them.



West Virginia State Board of Registration  
for Professional Engineers

TIM E MIZER  
WV PE # [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES June 30, 2014



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



# WV Licenses & Registrations

BOOK 66 PAGE 793



*I, Ken Hechler, Secretary of State of the  
State of West Virginia, hereby certify that*

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia  
Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

## CERTIFICATE OF INCORPORATION

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



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

FIFTEENTH day of

DECEMBER 19 89

*Ken Hechler*

*Secretary of State.*



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# WV Licenses & Registrations

**WEST VIRGINIA  
STATE TAX DEPARTMENT  
BUSINESS REGISTRATION  
CERTIFICATE**

ISSUED TO:  
**MCKINLEY & ASSOCIATES INC**  
**32 20TH ST**  
**WHEELING, WV 26003-3750**

BUSINESS REGISTRATION ACCOUNT NUMBER: **1040-9524**

This certificate is issued on: **06/28/2011**

*This certificate is issued by  
the West Virginia State Tax Commissioner  
in accordance with Chapter 11, Article 12, of the West Virginia Code*

*The person or organization identified on this certificate is registered  
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued.  
This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new certificate shall be required.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.  
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of this certificate displayed at every job site within West Virginia.

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L0539442304

# WV Licenses & Registrations

## CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers  
having verified the person in responsible charge is registered in  
West Virginia as a professional engineer for the noted firm, hereby certifies*

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

**Engineer in Responsible Charge: TIM MIZER - WV PE 013169**

*has complied with section §30-13-17 of the West Virginia Code governing  
the issuance of a Certificate of Authorization. The Board hereby notifies you of its  
certification with issuance of this Certification of Authorization for the period of:*

**July 1, 2013 - June 30, 2014**

*providing for the practice of engineering services in the State of West Virginia.*

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,  
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA  
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.


BOARD PRESIDENT



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# Insurance

On the following pages, you will see copies of our various Insurance Coverages, including General Liability and Automobile Liability (*on this page*), Professional Liability, and WV Statutory requirement - WV Code §23-4-2 Madolidis (included on Workers Compensation and Employer's Liability Certificate)

ACORD™		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/14/2012																																																																																																																																																								
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<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			<b>CONTACT NAME:</b> III, Lee Paul <b>PHONE (A/C, No, Ext):</b> 304.233.3303 <b>FAX (A/C, No):</b> 304.233.7524 <b>E-MAIL ADDRESS:</b> <b>PRODUCER:</b> <b>CUSTOMER ID #:</b>																																																																																																																																																									
<b>INSURED</b> McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003			<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:																																																																																																																																																									
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LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>INSR LTR</th> <th>TYPE OF INSURANCE</th> <th>ADDL SUBR INSR WVD</th> <th>POLICY NUMBER</th> <th>POLICY EFF (MM/DD/YYYY)</th> <th>POLICY EXP (MM/DD/YYYY)</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td rowspan="5">A</td> <td>GENERAL LIABILITY</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY</td> <td></td> <td></td> <td></td> <td></td> <td>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000</td> </tr> <tr> <td><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR</td> <td></td> <td></td> <td></td> <td></td> <td>MED EXP (Any one person) \$ 5,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>PERSONAL &amp; ADV INJURY \$ 1,000,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>GENERAL AGGREGATE \$ 2,000,000</td> </tr> <tr> <td></td> <td colspan="2">GEN'L AGGREGATE LIMIT APPLIES PER:</td> <td></td> <td></td> <td></td> <td>PRODUCTS - COMPROP AGG \$ 2,000,000</td> </tr> <tr> <td></td> <td colspan="2"><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="5">A</td> <td>AUTOMOBILE LIABILITY</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000</td> </tr> <tr> <td><input type="checkbox"/> ANY AUTO</td> <td></td> <td></td> <td></td> <td></td> <td>BODILY INJURY (Per person) \$</td> </tr> <tr> <td><input type="checkbox"/> ALL OWNED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>BODILY INJURY (Per accident) \$</td> </tr> <tr> <td><input type="checkbox"/> SCHEDULED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>PROPERTY DAMAGE (Per accident) \$</td> </tr> <tr> <td><input checked="" type="checkbox"/> HIRED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> NON-OWNED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="5">A</td> <td>UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td>EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE</td> <td></td> <td></td> <td></td> <td></td> <td>AGGREGATE \$ 1,000,000</td> </tr> <tr> <td>DEDUCTIBLE</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>RETENTION \$</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="5">A</td> <td>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</td> <td></td> <td></td> <td></td> <td></td> <td>WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/></td> </tr> <tr> <td>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? 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<b>CERTIFICATE HOLDER</b> STATE OF WEST VIRGINIA DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON STREET EAST P O BOX 50130 CHARLESTON, WV 25305-0130			<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <b>AUTHORIZED REPRESENTATIVE</b> 																																																																																																																																																									
ACORD 25 (2009/09) <span style="float: right;">© 1988-2009 ACORD CORPORATION. All rights reserved.</span> The ACORD name and logo are registered marks of ACORD																																																																																																																																																												

# Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/13/2013

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).

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		<b>CONTACT</b> NAME: Patricia Cholewa PHONE (A/C No. Ext): 216-839-2807 FAX (A/C No.): 216-839-2815 E-MAIL: PCholewa@oswaldcompanies.com ADDRESS:	
<b>INSURED</b> MCKIN-1 McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Markel Insurance Company NAIC #: 38970 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 2065447807 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b>					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO. <input type="checkbox"/> LOC <input type="checkbox"/>
	<b>AUTOMOBILE LIABILITY</b>					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/>
	<b>UMBRELLA LIAB</b>					EACH OCCURRENCE \$ AGGREGATE \$ EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>					ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below
A	Professional Liability Claims Made Retro Date: 9/10/1981	N Y	AE823084	9/10/2013	9/10/2014	Each Claim \$1,000,000 Aggregate \$1,000,000 WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

<b>CERTIFICATE HOLDER</b> Specimen For Purposes of Evidencing Coverage Only WV 26003	<b>CANCELLATION</b> 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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ACORD 25 (2010/05)

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# Insurance

**ACORD**<sub>TM</sub>

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/11/2014

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).

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

### COVERAGES

CERTIFICATE NUMBER: 13/14 WC

REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in N.H.) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WCB1018014	12/30/2013	12/30/2014	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 This policy includes Broad Form/WV Madolidis Coverage

### CERTIFICATE HOLDER

### CANCELLATION

Proof of Workers Compensation	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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ACORD 25 (2009/09)

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**McKINLEY & ASSOCIATES**  
 ARCHITECTS • ENGINEERS • INTERIOR DESIGN



7 May 2014

Tara Lyle  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Lyle and Member of the Selection Committee;

We are pleased to provide the West Virginia Army National Guard with our expression of interest to provide professional architectural and engineering services to design and develop construction documents to renovate the heating, ventilation and air conditioning system design at the Williamstown AASF1 facility in Williamstown, WV. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

Your project will be led by **Tim E. Mizer, PE, RA, QCxP**. He is a very talented and unique professional being a **Professional Engineer**, a **Registered Architect**, as well as a **Qualified Commissioning Process Provider**. He has a complete understanding of projects from both the engineering and architectural disciplines, and as a commissioning process provider **he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently**. He will assure that your project is completed to your specifications on time and within budget, will meet the needs of the Williamstown AASF1 unit, and will also meet the current building codes.

McKinley & Associates has been providing design services since 1981. With offices in Wheeling and Charleston, WV and Washington, PA, we support a professional staff of **mechanical**, electrical, plumbing/fire protection Engineers (**MEP Engineers**); **Architects**; **Construction Administrators**; **Commissioning Agents**; LEED Accredited Professionals; as well as a certified Interior Design department. These professionals are all In-House. We also have depth in each discipline.

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

McKinley & Associates has recently designed the HVAC / MEP Systems for the West Virginia Army National Guard on both the Multipurpose Building and the ChalleNGe Learning Center at Camp Dawson in Kingwood, both of these buildings have been recognized and been awarded either merit or honor award from the West Virginia AIA.

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

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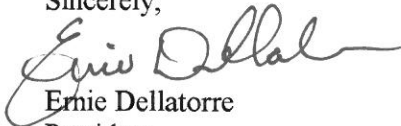
McKinley & Associates has a great working relationship with our State Fire Marshal and we will design to the States Fire and Life Safety codes. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including all Federal and State 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.

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

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

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

Sincerely,



Ernie Dellatorre  
President

McKinley & Associates

[edellatorre@mckinleyassoc.com](mailto:edellatorre@mckinleyassoc.com)



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# Corporate Information

## Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, Engineering, Interior Design, LEED Design, Commissioning, Educational Planning, and Construction Administration. We have a broad range of skill and experience for projects involving emergency facilities, governmental, medical, commercial, educational and more. McKinley & Associates is now a **100% ESOP Company** (Employee Stock Ownership Plan), which is a benefit plan that gives our employees 100% ownership of stock in our company. This is a contribution to the employee, not an employee purchase.



McKinley & Associates' Charleston, WV Office

Washington Trust Building



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

July 1, 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
REFP	2
LEED AP / LEED AP BD+C	3
Commissioning Agents	2
MIS	1

## Locations

### The Maxwell Centre

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

### Charleston Enterprise Center

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

### Washington Trust Building

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



## Credentials

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

The Maxwell Centre - McKinley & Associates' Wheeling, WV Office



# Project Approach

Over the years, McKinley & Associates has designed hundreds of projects which involve HVAC assessments, renovations, replacements, upgrades, and/or repairs. During this time our expertise has been called upon many times upgrading outdated machinery, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving etc). With our vast renovation experience, experience with codes, and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make this successful.

Also, as your MEP Engineers/Architects and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state. In addition to A/E design, we also have the ability to complete Building Commissioning Services. McKinley & Associates has the manpower to dedicate additional Engineering Designers, Architects, Interior Designers, LEED Accredited Professionals, and Construction Administrators as needed to make this project a success.

We currently support clients on a number of significant renovation / upgrade projects that illustrate this ability. McKinley & Associates has significant experience with renovation projects divided into multiple Phases. If we have to sequence/phase the new installations, say for example, as to not disrupt the current occupants of the buildings, or for maintaining existing heating or cooling through the respective season; we have vast experience with phasing from our hundreds of renovation projects, and will coordinate your renovations as required.

To start your project, a kickoff meeting will be held with the West Virginia Army National Guard's Construction and Facilities Management Office, the Williamstown AASF1 representatives, along with a facility walkthrough for all the design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. After this, we will verify the existing, or establish a new load of the facility, through the review of the existing conditions, existing drawings if available, and with discussions with the Owner. We will then use all this information to design and specify new equipment and HVAC systems to better fit the standards of design today.

Our philosophy regarding these types 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 any damaged areas and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value. We can and will perform for you on time and to your budget.

Additionally, years ago the United States Postal Service made commissioning a requirement on all HVAC projects; therefore, we commission every USPS project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals. From this, your project manager, Tim Mizer, became a Qualified Commissioning Process Provider. McKinley & Associates can work with the Contractors and Testing Adjusting & Balancing Company to verify proper system operation. The purpose of the verification is to verify all systems and equipment are operating as intended, and to the designed efficiency. We have completed commissioning services on multiple USPS projects (in WV and PA), West Virginia State Police, Raleigh County Emergency Services Authority, School Building Authority projects, and LEED projects.



# HVAC Replacement Projects

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

**AEP Building**

*Wheeling, WV*

**Barnesville Elementary School**

**Barnesville High School**

*Barnesville Exempted Village Schools, OH*

**Braxton County High School**

**Braxton County Middle School**

**Braxton County Middle School Gym**

**Burnsville Elementary School**

**Davis Elementary School**

**Sutton Elementary School**

*Braxton County Schools, WV*

**Bridge Street Middle School**

**Ritchie Elementary School**

**Warwood Middle School**

*Ohio County Schools, WV*

**City County Building**

*Wheeling, WV*

**Hillview Terrace Church of Christ**

*Moundsville, WV*

**John Marshall High School**

**Sherrard Junior High School**

**Washington Lands Elementary School**

*Marshall County Schools, WV*

**Kanawha Elementary School**

*Wood County Schools, WV*

**Long Drain School**

*Wetzel County Schools, WV*

**Maxwell Centre**

*Wheeling, WV*

**Maysville Elementary School**

*Grant County Schools, WV*

**Oak Glen High School**

*Hancock County Schools, WV*

**Ohio County Correctional Complex**

*Wheeling, WV*

**Ohio Valley Distribution Center**

*Clarksburg, WV*

**Orchard Park Day Care Center**

*Wheeling, WV*

**Orrick Building**

*Wheeling, WV*

**Southern WV Comm & Tech College**

*Williamson Campus*

**Southern WV Comm & Tech College**

*Wyoming/McDowell Campus*

**St. Mark's Lutheran Church**

*Wheeling, WV*

**St. Mary's Elementary School**

**New Martinsville**

*Pleasants County Schools, WV*

**United States Postal Service**

*multiple locations in WV & PA*

**Wagner Building**

*Wheeling, WV*

**West Virginia Independence Hall**

*Wheeling, WV*

**West Virginia State Police**

*multiple locations in WV*

**Wheeling Island Race Track**

**& Gaming Center**

*Wheeling, WV*

**Wheeling Park Commission:**

**Oglebay Glassworks Restaurant**

**Wheeling Park Stone Room**

**Wheeling Park White Palace**

**Wheeling Park Wilson Lodge**

*Wheeling, WV*

**WVU Tech - Conley Hall**

**WVU Tech - Maclin Hall**

**WVU Tech - Technical Center**

*Montgomery, WV*



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# Sustainable "Green" Design

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

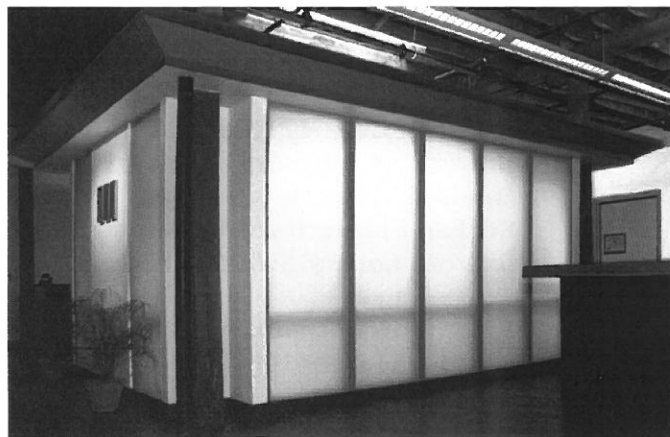
McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local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

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals. **For a few recent sustainable awards**, we were honored to have **won 5 Placemakers Awards from West Virginia GreenWorks**, at 2013 The Building Conference in Morgantown. In addition, **Cameron Middle School/High School won the 2014 Black Bear Award for the Highest Achievement for the West Virginia Sustainable Schools program**, and was just selected on April 22nd as a **2014 U.S. Department of Education Green Ribbon School!**

**Moreover, 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.** 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!** Moreover, Hilltop won a 2013 Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks.



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 Worlledge.



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



# Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://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 **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.



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.

We have **LEED® Accredited Professionals** on staff:

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

Our **LEED Certified Projects** are (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!
- West Virginia State Office Building in Logan, WV (LEED NC 2.2)

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

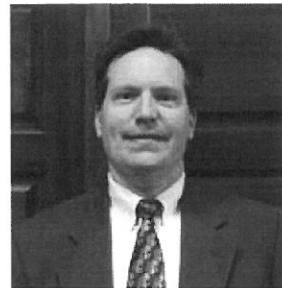
- Bellann in Oakhill, WV (LEED EB O&M)
- Cameron Middle School/High School in Cameron, WV (LEED for Schools 2.0)
- SMART Office in Williamson, WV (LEED CI)

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).



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!



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! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.

The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission.



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# Construction Administration & On-Site Representation

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architect**

**Responsible for All Construction Progress Meetings and Minutes**

**Monitor the Construction Schedule**

**Ensure that the Contractor is Following the Construction Documents**

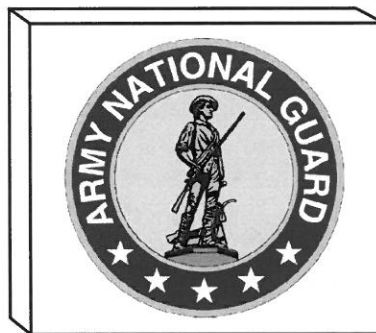
**Verify Pay Application and Change Orders**

**Typically On-Site Once Every Two Weeks  
(Provide Additional On-Site Representation if Requested)**



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

# Design Team Flow Chart



## Project Manager / Point of Contact

**Tim E. Mizer, PE, RA, QCxP**

## Engineering Team

**Tim E. Mizer, PE, RA, QCxP**

*Director of Operations /  
Architectural Engineer / Architect / Commissioning Agent*

**Darren S. Duskey, PE**

*Electrical Engineer*

**William D. Ciprella**

*Senior Mechanical Engineering Designer*

**Michael A. Heath**

*HVAC & Fire Protection Engineering Designer*

**Scott D. Kain**

*Plumbing & Electrical Engineering Designer*

**Michael J. Clark**

*Electrical Engineering Designer*

## Architecture

**Patrick J. Rymer, AIA**

## Construction Administration

**Robert E. Smith**

*\* McKinley & Associates is willing to dedicate more professionals if they are needed; including Architects and Designers, LEED Accredited Professionals (Energy Efficient "Green" Design), and more.*



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# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

## Director of Operations

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

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 30 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:

WVARNG Mountaineer Challenge Academy

WVARNG Multi-Purpose Building at Camp Dawson

WVARNG Parkersburg AASF #1 - SPCC Certification (2011)

WVARNG Parkersburg AASF #1 - SPCC Certification (2012)

WV Department of Health & Human Resources Office Building  
renovation (adaptive reuse of former car dealership)

Building 55 - West Virginia State Building in Logan (LEED Certified)

Building 34 - West Virginia State Office Complex in Weirton

West Virginia State Police - dozens of renovations and additions,  
as well as multiple new detachments. Also surveyed, reviewed,  
projected, budgeted, and documented 72 police facilities State-Wide

USPS - worked on dozens of Post Offices renovations in multiple  
states including West Virginia and Pennsylvania

Wheeling Island Fire Department renovation

Wheeling Island Hotel•Casino•Racetrack - multiple renovations

Ohio County Justice Center renovations

Millennium Centre Technology Park

Panhandle Cleaning & Restoration warehouse and office building  
renovation and addition

WVU State Fire Training Academy

Environmental Protection Services, Inc. - SPCC Certification

Nicholas Co. Division of Homeland Security & Emergency  
Management

Raleigh County Emergency Services Authority renovations



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# Darren S. Duskey, PE

## Electrical Engineer

### EDUCATION:

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

Marshall University  
Graduate courses in Engineering

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:  
Ohio  
Pennsylvania  
West Virginia

### 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 20 years of experience in the governmental, industrial, commercial, educational, historic preservation, and institutional markets with projects ranging from electrical design of State office complexes, State Police detachments, higher educational projects, PK-12 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 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

United States Postal Service - multiple post office renovations in West Virginia and Pennsylvania

West Virginia State Police - multiple buildings state-wide, including new buildings, additions, and renovations

WVU State Fire Training Academy

Wheeling Island Fire Station renovations

Follansbee City Building renovations

Jefferson County Courthouse Electrical renovations

Building 55 - West Virginia State Building in Logan (LEED Certified)

Building 34 - West Virginia State Building in Weirton, WV

WV Department of Health & Human Resources Office renovations

Panhandle Cleaning & Restoration warehouse and office renovations

Raleigh County Emergency Services Authority renovations

Orrick's Global Operations Center renovations

Hancock County Schools Bond Project (\$56 million)

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

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

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

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



# William D. Ciprella

## Senior Mechanical Engineering Designer

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

ASHRAE

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2009 to present)

Burt Hill  
Pittsburgh, Pa (2007-2009)

McKinley & Associates  
Wheeling, WV (2005 to 2007)

Astorino Branch Engineers  
Pittsburgh, PA (1995-2005)

### SUMMARY OF EXPERIENCE:

Mr. Ciprella brings over 45 years experience designing HVAC systems for governmental, industrial, institutional, educational, and commercial facilities. He has 26 years experience using Autocad software, and twelve years using Microstation software. In addition, Bill has 35 years experience using computerized heating and cooling load calculation software. Bill has worked on many multi-million dollar educational projects, 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:

West Virginia Army National Guard - Mountaineer Challenge Academy  
West Virginia Army National Guard - Multipurpose Building

United States Postal Service - renovations in Clarksburg, WV  
United States Postal Service - renovations in Charleston, WV  
United States Postal Service - renovations in Martinsburg, WV  
United States Postal Service - renovations in Huntington, WV  
United States Postal Service - renovations in Grafton, WV  
United States Postal Service - renovations in Williamson, WV

United States Postal Service - HVAC & Windows in Altoona, PA  
United States Postal Service - renovations in New Cumberland, PA  
United States Postal Service - renovations in Corry, PA  
United States Postal Service - renovations in Monongahela, PA  
United States Postal Service - HVAC in Washington, PA

Big Sandy Superstore Arena & Convention Center boiler renovations

Grave Creek Mound Museum renovations

Capitol Theatre renovations

Hancock County Schools - Oak Glen High Multi-Sports Complex  
Hancock County Schools - Weir High Multi-Sports Complex  
Hancock County Schools - Field of Dreams

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

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 Liberty University - Russek Field renovations

West Virginia University - Colson Hall



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# Michael A. Heath

## HVAC & Fire Protection Engineering Designer

### 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 Army National Guard - Multipurpose Building at Camp Dawson

Wheeling Island Hotel•Casino•Racetrack - various renovations

Bennett Square Office Building renovations

Holiday Inn Express Hotel & Suites - multiple projects

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

West Virginia Health & Human Resources Wheeling Office

Building 55 - West Virginia State Office Building in Logan, WV (LEED Certified)

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corporation warehouse addition

PWP Industries

Capitol Theatre renovations

West Virginia Independence Hall renovations

Boone County Schools - multiple projects

Marshall County Schools - multiple projects

Ohio County Schools - multiple projects

Hancock County Schools - multiple projects

Ritchie County Middle/High School

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP 2010-2020).



# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in 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:

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

United States Postal Service - multiple projects

West Virginia State Police - multiple projects

Wheeling Island Hotel•Casino•Racetrack - Multiple Projects

Wheeling Island Fire Station renovations

West Virginia University - State Fire Training Academy

Millennium Centre Technology Park - multiple projects

Panhandle Cleaning & Restoration warehouse and office building

Cameron Middle School/High School (LEED Registered)

Hilltop Elementary School (LEED Certified)

Building 55 - West Virginia State Office Complex in Logan, WV (LEED Certified)

Building 34 - West Virginia State Office Complex in Weirton, WV

West Virginia Health & Human Resources Wheeling Office renovations

West Virginia University - multiple projects

WV Independence Hall renovations

Catholic Heritage Center (office building) renovations

Maxwell Centre (office building) renovations

Orrick Building (office building) renovations

Wagner Building (office building) renovations

Bennett Square Office Building renovations

Sisters of St. Joseph's Convent renovations

Holiday Inn Express & Suites - multiple projects

WVU Institute of Technology - Maclin Hall Dormitory renovations

Hancock County School Bond Project (\$56+ million)

Marshall County School Bond Project (\$38+ million)

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



# Michael J. Clark Sr.

## Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Electrical Engineering Designer  
Wheeling, WV (2012 to present)

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State Office Building in Logan (LEED Certified)

Bennett Square office build-out

Follansbee City Building renovations

Wellsburg City Building renovations

Jefferson County Courthouse renovations

Big Sandy Arena & Convention Center renovations

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corporation warehouse addition/renovations

Holiday Inn Express Hotel & Suites / Washington, PA

Holiday Inn Express Hotel & Suites / Cambridge, OH

Grave Creek Mound Museum renovations

Union Bank renovations

City of Steubenville - Parks Lighting

West Liberty University - Football Field Lighting

Brooke County Schools - Adult Learning Center (ALC)

Grant County Schools - Maysville renovations

Hampshire County Schools - Animal Vet Science Center

Hancock County Schools - Weirton Elementary

Hancock County Schools - Oak Glen High renovations

Hancock County Schools - Weir High renovations

Marshall County Schools - Cameron High

The Linsly School's 200th Anniversary Campaign renovations





# Patrick J. Rymer, AIA

## Architect

### EDUCATION:

University of Tennessee  
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Architect in:**  
West Virginia

**Member:**  
The American Institute of Architects

**NCARB**

**IDP**

**ArchNet**

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2005 to present)

Capitol Engineering  
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners  
(2000-2003)

### SUMMARY OF EXPERIENCE:

Mr. Rymer brings nearly 15 years experience in the building design and construction industry. His recent relevant experience includes the project management of several projects, as well as the lead design and construction administration of various Federal, State, County Government and private projects. Bringing a diverse background from the hands on experience of an apprenticeship in the construction trades to project management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard:  
Camp Dawson/Fueling Canopies\*  
Parkersburg Army Aviation Support Facility / Taxiway Repair\*  
Glen Jean WVANG-AFRC-MEPS Facility\*  
Parkersburg AASF Apron Rehabilitation\*  
Williamson Armory, WVANG Wash Pad & Military Parking\*  
Summersville Readiness Center\*  
Lewisburg Readiness Center\*

West Virginia State Police:  
Jackson County Detachment  
Kanawha County Troop 4 Headquarters  
Berkeley County Detachment

Wellsburg City Hall Building

Regional Economic Development Office, Wheeling:  
Parking Facility  
Adaptive Reuse Warehouse Study

Comprehensive Educational Facilities Plan for:  
Brooke, Hancock, Ohio, Ritchie, Tyler, Wetzel

Hancock County Schools:  
Oak Glen Elementary School  
Oak Glen Middle School Wrestling Addition  
Oak Glen High School Stadium and Field of Dreams  
Weir High School Stadium

Marshall Co. Schools - Cameron High School (LEED Registered)

Tyler County Schools:  
Board Office Renovations  
Bus Maintenance Garage  
County-Wide Security SAS Project

Wetzel County Schools:  
Bus Wash Addition  
Magnolia High  
Wetzel County Center for Children and Families

Wood County Schools - Parkersburg South High School

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



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# Robert E. Smith

## Construction Administrator (Project Coordinator)

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
*Construction Administrator / Project Coordinator*  
Wheeling, WV (2009 to present)

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

Edison Local School District  
*Director of Operation* (1999-2008)  
*Transportation Supervisor* (1998-1999)  
Hammondsville, OH

### MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH  
*Chief B-2, Block 20 Field Retrofit, \$300 million*  
*B-2 Systems Program Office* (1994-1996)  
*Team Leader, Process Improvement Technology*  
*Armstrong Laboratory* (1989-1994)

Randolph Air Force Base - San Antonio, TX  
*Chief, Test Construction Section*  
*Occupational Measurement Center* (1987-1988)  
*Quality Control Psychologist*  
*Occupational Measurement Center* (1985-1987)  
*Supervisor of Test Construction Team*  
*Occupational Measurement Center* (1983-1985)

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Construction Administration / Project Coordination for:

Follansbee City Building renovations

Jefferson County Commission - Ohio Valley Towers renovations

Jefferson County Jobs & Family Services renovations

Steel Valley Regional Transit Authority renovations

Lincoln National Bank Building renovations

Cabela's Eastern Distribution Center

City of Steubenville Parks Lighting & Security Project

Cameron American Legion Exterior renovations

Brooke Co. Schools - Follansbee Middle renovations

Grant Co. Schools - Maysville HVAC/Windows

Grant Co. Schools - Union Educational Complex renovations

Hampshire Co. Schools - Animal Vet Science Center

Hancock Co. Schools - A.T. Allison Elementary renovations

Hancock Co. Schools - John D. Rockefeller Career Center renovations

Hancock Co. Schools - New Manchester Elementary renovations

Hancock Co. Schools - Oak Glen High HVAC and renovations

Hancock Co. Schools - Oak Glen High Field of Dreams

Hancock Co. Schools - Oak Glen High Multi-Sports Complex

Hancock Co. Schools - Oak Glen High Wrestling Room

Hancock Co. Schools - Weir High Multi-Sports Complex

Hancock Co. Schools - Weir MS/HS renovations

Hancock Co. Schools - NEW Weirton Elementary

Marshall Co. Schools - NEW Cameron Middle / High School  
(LEED Registered)

Marshall Co. Schools - NEW Hilltop Elementary School  
(LEED Certified)

Tyler Co. Schools - 3 HVAC projects

Tyler Co. Schools - Bus Maintenance Garage renovations

The Linsly School - Banes Hall renovations

The Linsly School - Behrens Gym renovations



# 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 Army National Guard. In the past 32 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 **seventeen 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, etc. These professionals 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 **WVARNG**, West Virginia University, Marshall University, WV School Building Authority, West Virginia State Police, DOE, 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 **16 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.

**11**  
eleven month walk-through



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## Project Name **Orrick's Global Operations Center**

Project Location  
Wheeling, West Virginia

### Project Description

This 100 year old warehouse was adaptive reused and renovated to create some of the most creative office space in the State. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company in downtown Wheeling. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure and district itself. This \$8 million dollar project won a West Virginia AIA Merit Award.

Extensive restoration of the exterior was needed first. The entire exterior shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick. This building soon 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). The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, and construction of a new public entrance and parking lot were just the beginning. The entire brick envelope was sealed and painted with a red brick paint following the repointing. Insulating and replacing of the roof of the entire facility was also required. Galvanized metal wall panels and downspouts now enhance the industrial style of the building. That siding is now juxtaposed by a new four story all glass entrance, which allows a glimpse of the atrium balconies and walkways inside.

**The building was partially occupied while renovations continued.** Architecture & engineering design was completed in-house and included a **completely new mechanical/HVAC system**, structural, civil, electrical and fire suppression systems. On the interior, the original facility was almost void of the vertical circulation needed a modern day, team oriented work environment. An exposed steel atrium/elevator/stair core connects the four 22,000 square foot floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow daylight to filter in through usually solid steel construction. Two exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street. **The stainless steel and galvanized finishes of the exposed**

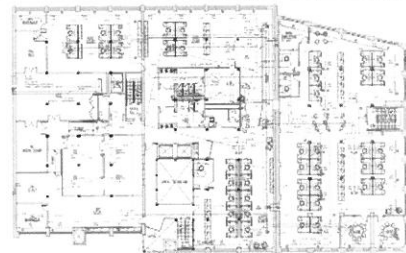
**spiral ductwork**, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial concept of the design. The interior structure itself required reinforcing of the exposed wood columns and joists in a historically correct manner. Solid wood knee braces add character to the existing wood columns while providing the necessary bracing. Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. 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. We provided a new parking with around 85 spaces, which included ADA handicapped accessible spaces. A few years later, when the company increased the amount of their employees, we added a second parking lot with around 112 spaces, which included more ADA handicapped accessible spaces.

### Name of Project Owner

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

### Date of project completion

Multiple phases/years - most recent was 2008



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## USPS Charleston Processing & Distribution Center HVAC Renovation

Charleston, West Virginia

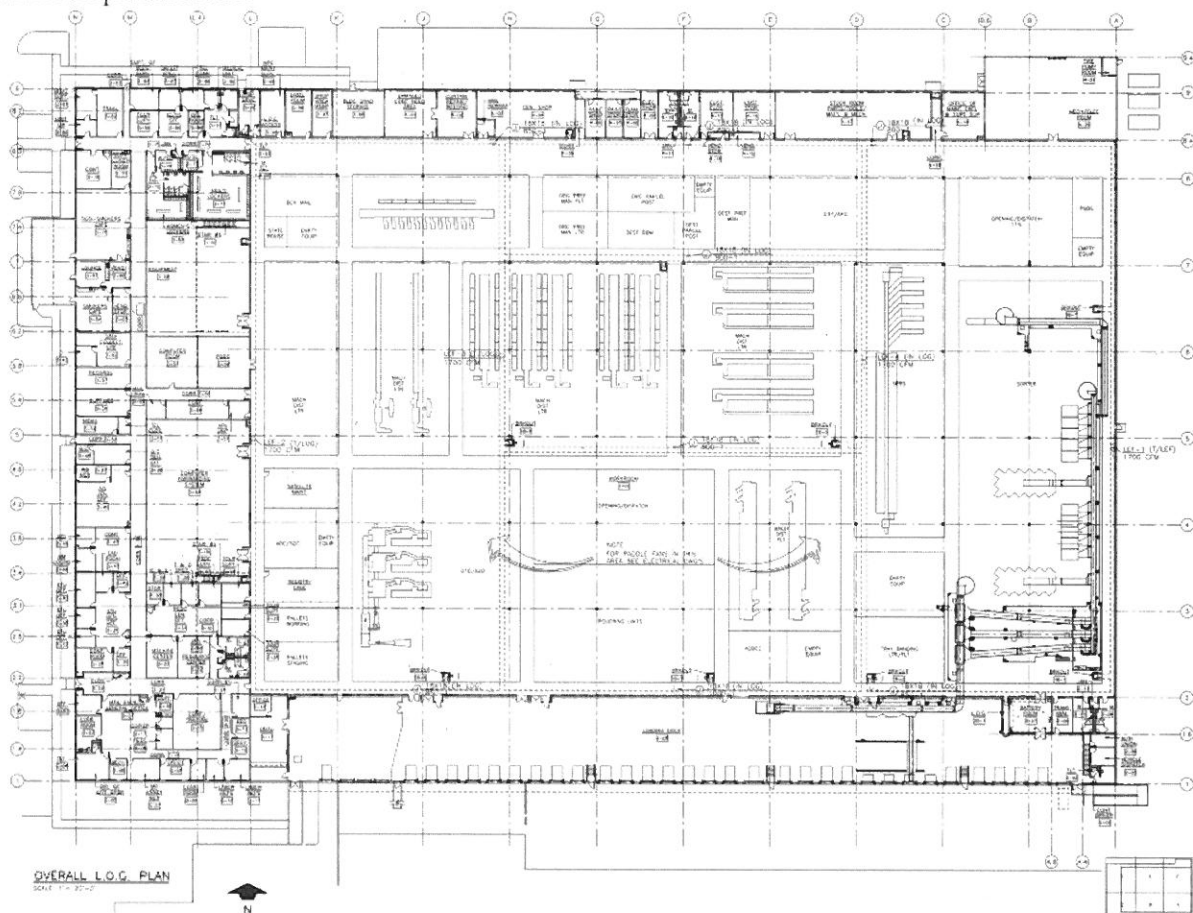
Like many USPS projects, this P&DC project originally started out as a report (investigation study, feasibility study, etc.), we gave them various recommended options to choose from, and it turned into a project.

In addition, the 3 Existing Rooftop Heat Pumps Units were in need of repair, as two compressors had failed; therefore, they were replaced with Rooftop Units with electric heat. These new RTUs have economizers to allow the unit to provide free cooling whenever the outside air temperature is below 55° F, by modulating the amount of outside air delivered through the unit.

Finally, the UPS Room did not have any mechanical cooling, and so two new 5-Ton Sanyo Mini Split air conditioning units were installed. The controls for these units include a sequencer to assure equal runtime on the units.

Mr. Don Mackey  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336/665-2894

Construction completed in 2009



Project Name  
**USPS Clarksburg HVAC Renovation**

Project Location  
Clarksburg, West Virginia

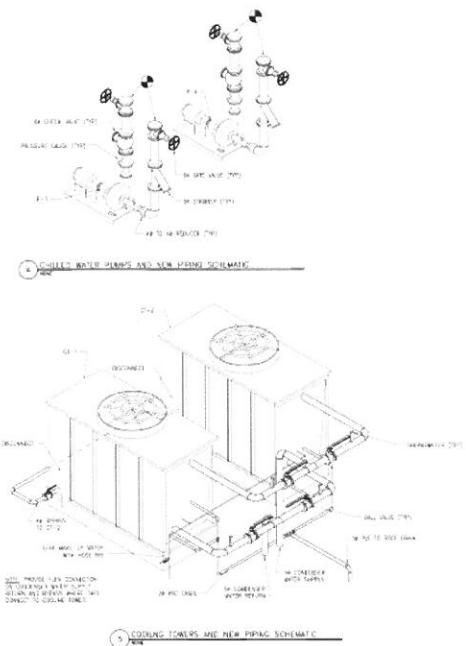
Project Description

Since the 1980s, we have worked dozens of times for the USPS in the Clarksburg; the newest project is a \$375,000 elevator renovation which is about to be constructed. Another project, which was completed in 2009, is an HVAC renovation.

The main objective of this \$460,000 project was the replacement of the 120-ton Water Cooled Chiller, which was 24 years old. The typical useful life for a water-cooled chiller, located indoors is approximately 15 to 20 years.

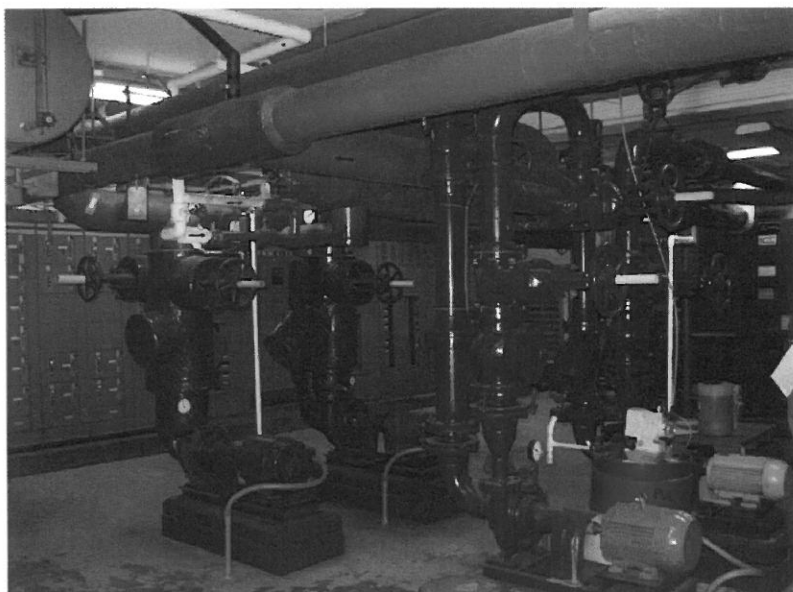
This replacement included new piping from the existing shutoff valves to the Chiller, strainer, thermometer, pressure gauge and flexible connectors. In addition to the chiller, was the replacement of two 107-ton Cooling Towers. These towers had rust on them, patches had been welded onto the panels, the controls had been rewired and there were clamps holding the motor mounts in place. This task involved new shutoff valves to the Cooling Tower and Pumps, strainer, thermometer, pressure gauge and flexible connectors; moreover, new piping from the existing shutoff valves.

Also, this project involved the replacement of 4 Pumps (2 new Condenser Water Pumps and 2 new Chilled Water Pumps), the installation of new 6' wide door out of the mechanical room, and a Hydronic System Balancing. The demolition included the existing chiller, 2 cooling towers, 4 pumps, and miscellaneous piping, fittings and equipment.



Name of Project Owner  
Mr. Don Mackey  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336/665-2894

Date of project completion  
Multiple years/phases - The HVAC was completed in 2009.





## Project Name

# USPS Martinsburg Processing & Distribution Center HVAC Renovation

## Project Location

Martinsburg, West Virginia

## Project Description

The \$280,000 USPS Martinsburg Facility HVAC Renovation project consisted of replacing (4) Packaged Rooftop Units with new, like-in-kind, Packaged Rooftop Units. While the RTUs are similar, there were some design changes made to bring the units in to USPS Standards compliance and to provide a more efficient system. The new units were installed on the existing RTU curbs and tied into the existing duct systems. In order to meet the USPS Standards, the units all utilized R-410A refrigerant. Pappy's Air Comfort helped perform the commissioning on the RTUs.

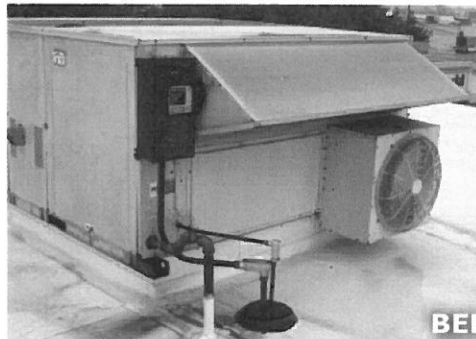
The energy saving mentioned above were achieved with the use of economizers to allow free cooling when ambient temperatures are below 60°F. The existing equipment consists of Packaged Rooftop Heating and Cooling Units with DX Cooling and Gas Heating. The workroom, which makes up the majority of the building square footage houses high amounts of equipment providing high levels of internal heat gain, requiring DX Cooling when the outside air temperatures are below the economizer enable setpoint. As a result, currently to maintain space comfort the RTUs must operate DX Cooling into the heating months or the units are turned off, to save energy. The new equipment provides increased operating efficiencies with the addition of Economizers.

## Name of Project Owner

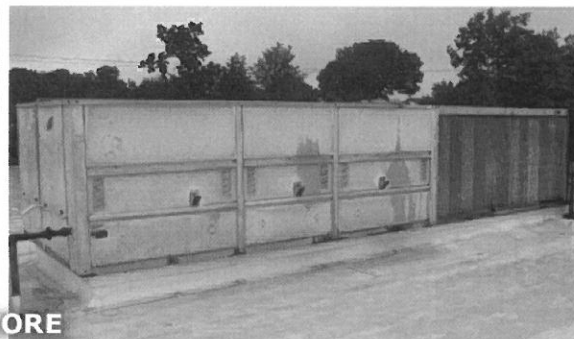
Mr. Don Mackey  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336/665-2894

## Date of project completion

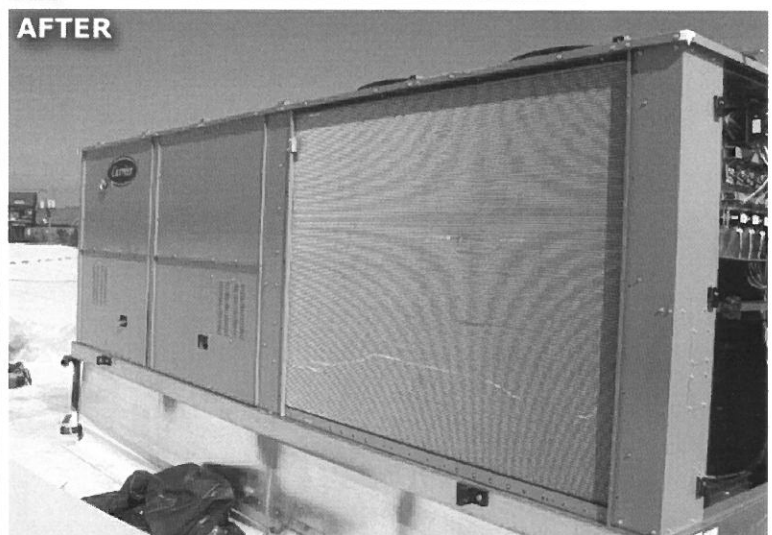
Construction completed in 2009



BEFORE



and AFTER



Project Name  
**Logan Detachment**



Project Location  
Logan, West Virginia

Project Description

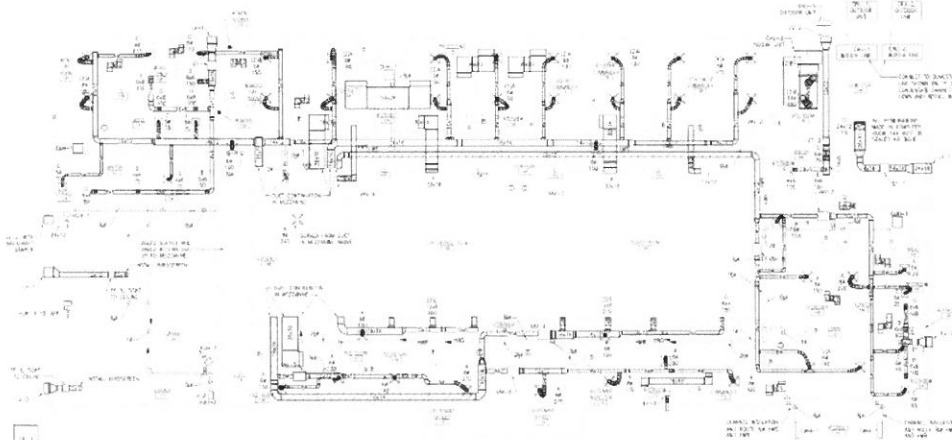
For over 15 years, McKinley & Associates has been honored to have been selected for multiple West Virginia State Police open-ended contracts for all architectural and engineering services throughout West Virginia.

A new 13,000 SF detachment in Logan County includes a Dispatch Center with a dispatch room, radio room, a computer rooms with raised access floors, and an uninterruptible power supply (UPS) room with raised access floors. **Also included in the detachment is a District Commander's office, Detachment Commander's office, Assistant Commanders' offices, Lieutenant Inspector office, Lieutenant offices, squad bay for 25 Troopers w/workstations,** receptionist area, file rooms, dayroom, evidence room, 30 trooper lockers, a two bay garage, conference rooms, processing room, witness interview room, commons spaces, conference room, and more. This is the first time Insulated Concrete Forms (ICF) have been used for State Police Buildings. ICF's are an almost perfect fit for the detachments they are cost effective to construct, energy efficient, and secure. The \$4.5 million Detachment also uses a daylight clearstory to let daylight into the internal squad and conference rooms. The site required close coordination with the Department of Highways because the DOH will be placing their building on the same site in the near future. The contractor was W. Harley Miller Contractors, Inc.

**The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling unit with dx (remote condensing unit) and hot water coils, variable air volume boxes with hot water heating coils, computer room units with remote condensing units, and direct digital controls.**

Name of Project Owner  
Colonel C. R. "Jay" Smithers  
West Virginia State Police  
725 Jefferson Road  
South Charleston, WV 25309  
304/746-2115

Date of project completion  
Construction completed in October of 2011





## Project Name

# Raleigh County Emergency Services Authority's 911 & Emergency Operations Center HVAC

## Project Location

Beaver, West Virginia

## Project Description

McKinley & Associates was commissioned to investigate and provide Construction Documents to repair the ill-functioning HVAC system in the Raleigh County Emergency Services Authority's office building (911 Center and Emergency Operations Center) in Beaver, WV. In addition to HVAC renovations, the \$250,000 project also includes associated electric work, miscellaneous interior renovations and insulation work. Construction is underway, and the contractor is Pennington Plumbing & Heating.

Upon investigation of this 13,000 SF facility, it was determined that many of the heat pumps were undersized within the 911 Center's most critical areas (such as the Dispatch Room). More importantly, it also was determined that the building was not constructed architecturally as designed and this deficiency greatly influenced the total building's HVAC system's performance. Since the facility is a 911 Center, it must remain in operation 24/7; therefore, the pumps will be replaced one at a time so that the building can remain in operation, while the building is being occupied.

## Name of Project Owner

Ms. Margaret Agee

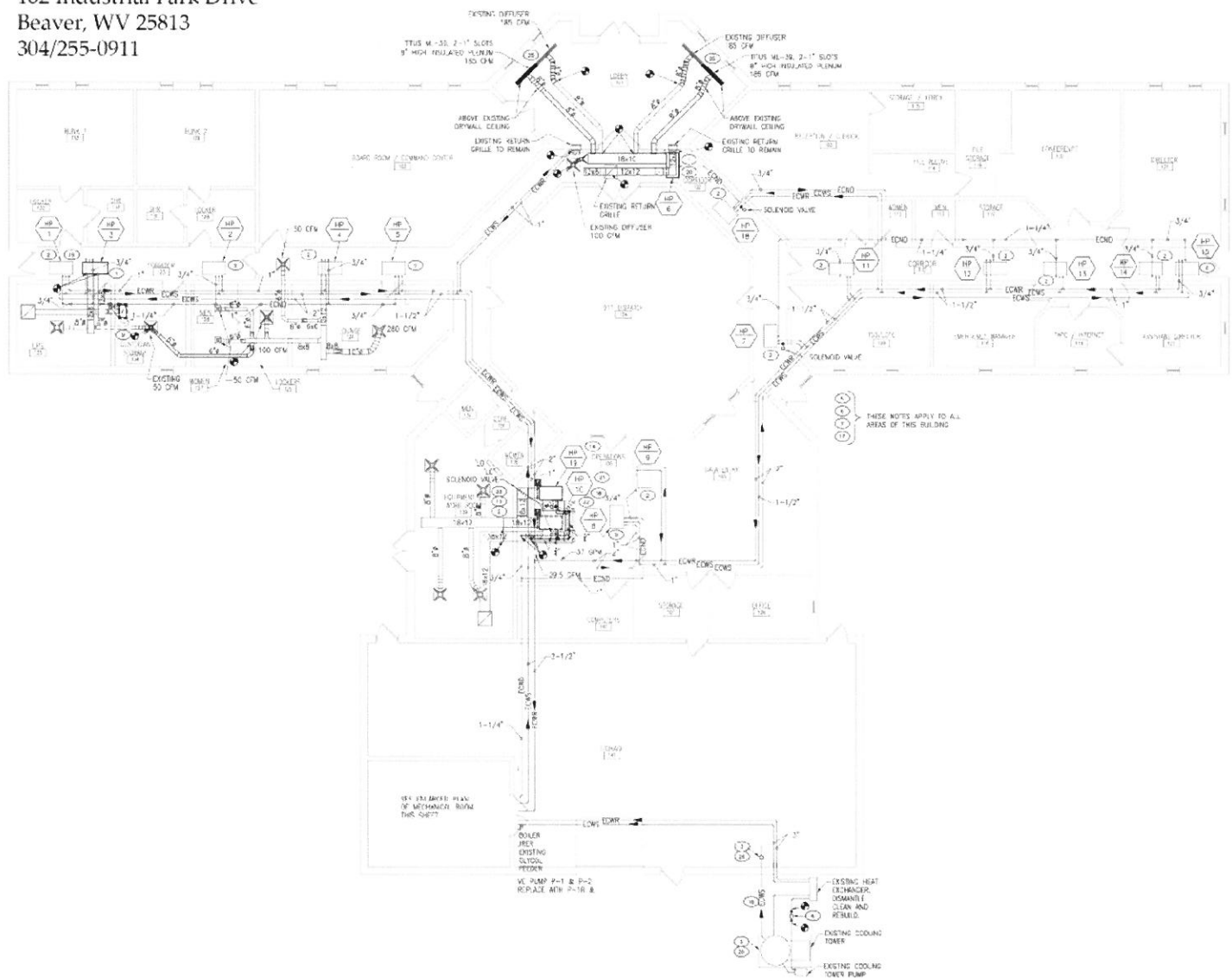
Director

Raleigh County Emergency Services Authority

162 Industrial Park Drive

Beaver, WV 25813

304/255-0911



## Project Name

### Building 55: West Virginia State Office Complex

## Project Location

Logan, West Virginia

## Project Description

This new five story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for various state agencies under one roof, whom were once scattered throughout the city; a total of 127 state employees are now working at this location. The \$11 million building provides current technology, flexibility for future growth, and security features for existing and future tenants. At the request of the Owner, the building was designed to be energy efficient and meet sustainable design goals, confirmed by LEED and energy star requirements. This 53,200 SF building is **LEED Certified**. To help achieve this, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. One of the unique features of the building is the daylight system. The design takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.

**The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls.**

The Contractor is the Massaro Corporation. The Commissioning Agent is Iams Consulting, LLC. The streetscape design along the north and south faces of the building are to act as a template for all future sidewalk development. Major brick patterns intersect at a paver quilt star, a symbol of West Virginia heritage that is carried into the foyer of the building. The stained glass window in the entry was custom designed to reflect the culture and history of the area; this **won a 2013 AIA Craftsmanship Award**. By incorporating history, technology, security and structure; this building has successfully created the desired catalyst for the future of Logan.

## Name of Project Owner

Mr. Robert P. Krause, PE, AIA  
State of West Virginia  
General Services Division  
1900 Kanawha Boulevard East  
Charleston, WV 25305  
304/558-9018

## Date of project completion

Dedicated on August 16, 2013



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

## Project Name

### Bishop Bernard Schmitt Catholic Heritage Center

## Project Location

Wheeling, West Virginia

## Project Description

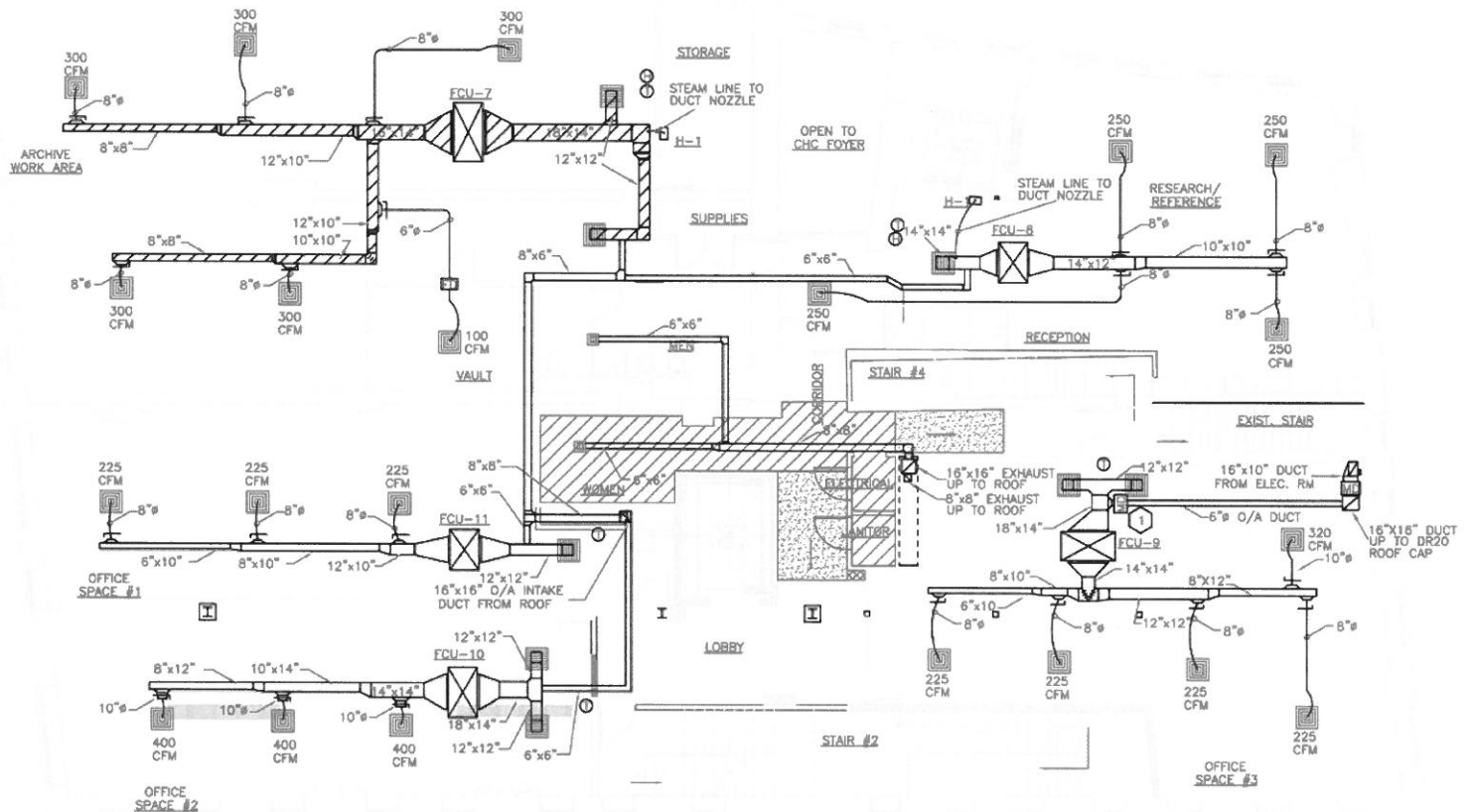
This \$2.9 million renovation project of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The 40,000 SF building was remodeled in **Phases** 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 Archive spaces utilized a specialized HVAC heating, cooling and humidity controls. The HVAC renovations to the building included 2 high efficiency boilers, pumps with variable speed drive control, custom air handling units with hot and chilled water coils, concealed fan coil unit with hot and chilled water coils, split system, air cooled chiller, and direct digital controls.** 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. The building is found in the Centre Market Square Historic District, in the National Register of Historic Places.

## Name of Project Owner

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

## Date of project completion

Multiple phases/years - most recent was 2007



## Project Name

# Big Sandy Arena & Convention Center

## Project Location

Huntington, West Virginia

## Project Description

The \$800,000 Big Sandy Superstore Arena (the former Huntington Civic Center) project for the City of Huntington includes the renovation and redesign of the Convention/Conference Center meeting rooms, where we converted 6 Break out rooms into 3 "smart rooms" with 80" LED media screens, smartboard controls, and multi media capabilities. One of the rooms is designed as a "Life Size" video conference room for up to 50 local participants and video conference participants from 8 different locations. The Conference Center is a 15,000 square foot facility. It houses a registration area, suites, large meeting rooms, small meeting rooms, and banquet facilities for up to 350 persons. The center is served by its own entry lobby, lounge, restroom facilities and catering kitchen. The center hosts weddings, receptions, reunions, proms, tradeshows, holiday parties, office functions, job fairs, conferences and more. In addition to the media rooms, we replaced the Conference Center acoustical dividing walls; we renovated the restrooms and added a family ADA restroom in the front lobby; and we built a catering room in the backstage area for the performers and their crews. McKinley & Associates completed the architecture and HVAC/MEP engineering on this 100,000+ GSF building. **All of this work was completed while the conference center was open for business.**

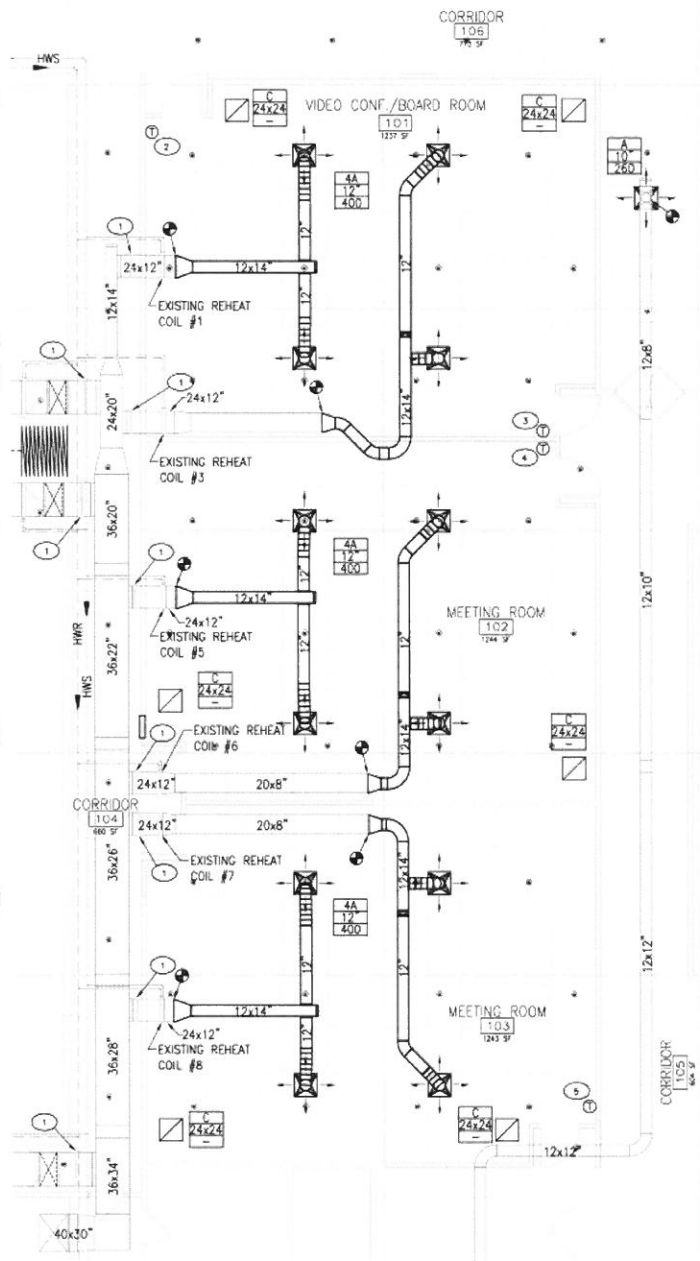
McKinley & Associates was also instrumental in modernizing the existing HVAC system and boiler, and added independent controls for the Conference Center. We replaced an existing Cleaver-Brooks Model CB-200-150 Combination Gas-Oil Hot Water Boiler and Pump with 2 Fulton VTG-3000DF Combination Gas-Oil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

## Name of Project Owner

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

## Date of project completion

December 2013



### HVAC KEY NOTES

- ① EXISTING MANUAL BALANCING DAMPER.
- ② NEW THERMOSTAT - REHEAT COIL #1 & #3 - BASE BID.  
NEW THERMOSTAT - REHEAT COIL #1 ONLY - ALTERNATE #1.
- ③ NEW THERMOSTAT - REHEAT COIL #3 ONLY - ALTERNATE #1.
- ④ NEW THERMOSTAT - REHEAT COIL #5 & #6.
- ⑤ NEW THERMOSTAT - REHEAT COIL #7 & #8.

1 CONVENTION CENTER HVAC RENOVATIONS-BASE BID & ALTERNATE #1  
1/8"=1'-0"



**McKINLEY & ASSOCIATES**  
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## Project Name

# Mount St. Joseph Convent Renovation Project

## Project Location

Wheeling, West Virginia

## Project Description

Listed on the National Register of Historic Places, the Mount St. Joseph Convent is a five story building that provides all living accommodations on site. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall. Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible.

In addition to upstairs individual apartments designed for independent living, the 71,000 SF facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations. There is also a library, a hair salon, laundry services, social hall, formal dining room for 100, a complete commercial kitchen, a chapel and an exercise space. Meeting rooms and private apartments are also available for visiting lecturers and seminars. This project was completed in multiple phases.

**The HVAC portion of the Phase I renovations to the building included the installation of 6 high efficiency boilers, pumps with variable speed drive control, custom air handling units with hot and chilled water coils, unit ventilators with hot and chilled water coils, vertical stacked fan coil units with hot and chilled water coils, and an air cooled chiller. In order to hide the new ductwork and piping, we installed new acoustic tile ceilings with high efficiency, dual switch lights.**

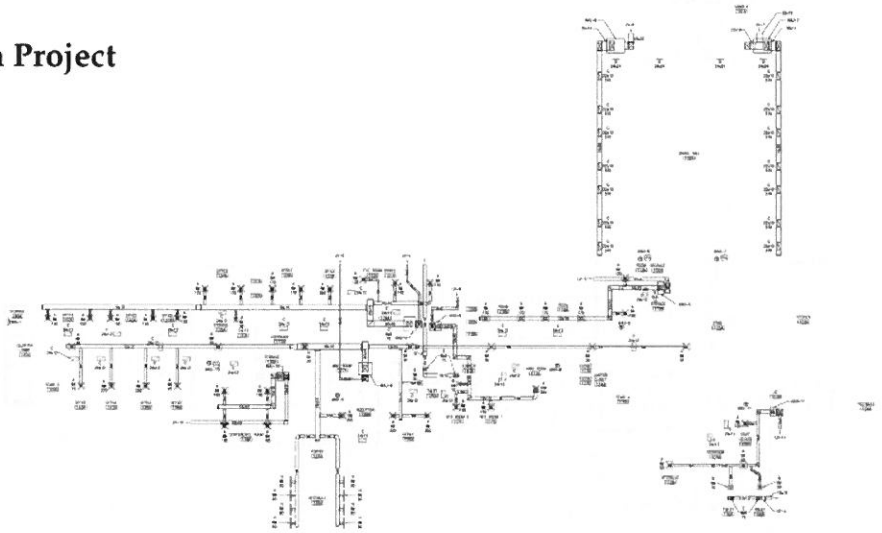
**In Phase II, the HVAC portion of the renovations to the laundry room included the installation of custom air handling units with chilled and hot water coils, as well as vertical stacked fan coil units with chilled and hot water coils. The new piping for Phase II was routed where the chilled and hot water pipes were installed in Phase I.**

## Name of Project Owner

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

## Date of project completion

Multiple phases/years - most recent was 2010



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## Project Name

### West Virginia University's Colson Hall

## Project Location

Morgantown, West Virginia

## Project Description

McKinley & Associates completed a \$5.6 million renovation/restoration project on Colson Hall at the downtown campus of West Virginia University in Monongalia County, West Virginia. This 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. There was also moisture penetration issues that were addressed in the roof, ceiling, and walls; especially with the tile for the front porch. The windows were restored by following the Historic Treatment of Wood Windows specifications. **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.**

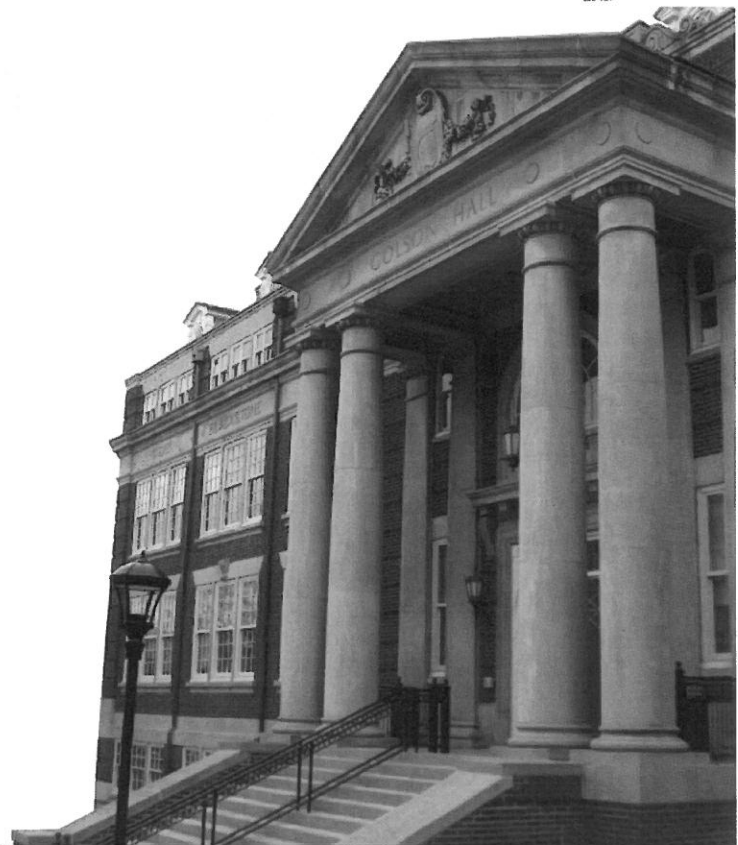
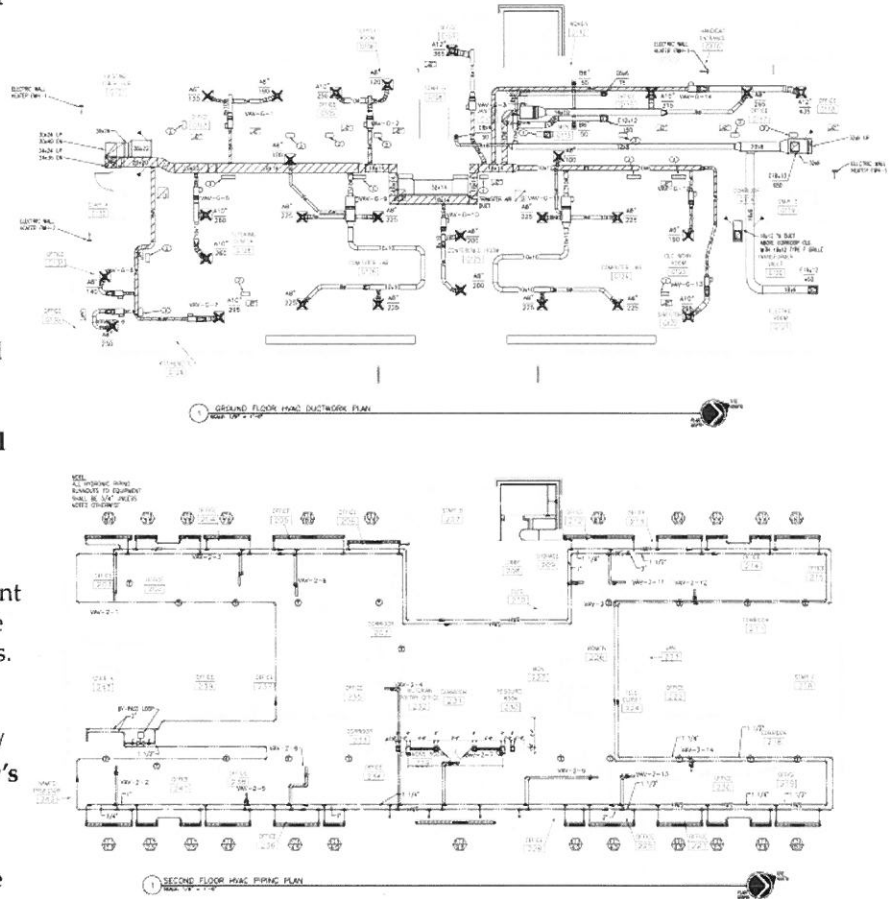
The HVAC System consists of (2) Variable Volume Air Handling Units with Hot Water and Chilled Water Coils, and Enthalpy Controlled Economizer. The AHUs provide heating and cooling through a series of Variable Air Volume Boxes with Hot Water Reheat Coils. The exterior spaces also have finned tube radiation to compensate for the building envelope loss. The Chilled Water is provided from the campus Chilled Water Plant and is fed through the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. The Hot Water is developed through a Shell-n-Tube Heat Exchanger. The steam, from the Campus System is converted to Hot Water and distributed throughout the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. A complete Direct Digital Control System was installed to provide all programming and alarm notification.

## Name of Project Owner

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

## Date of project completion

November 1, 2007



**McKINLEY & ASSOCIATES**  
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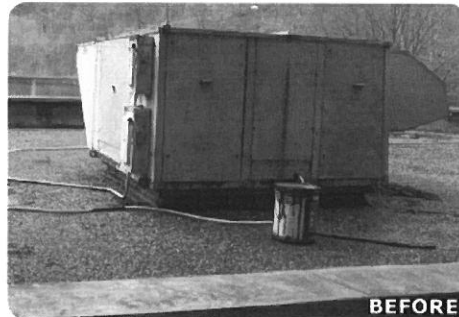
Project Name  
**SWVCTC Williamson Campus HVAC and roof**

Project Location  
Williamson, West Virginia

Project Description

For the HVAC portion of this \$763,635 Southern WV Community & Technical College 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. Due to the restrictions from the funding source, the project was designed in a shortened timespan. 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.

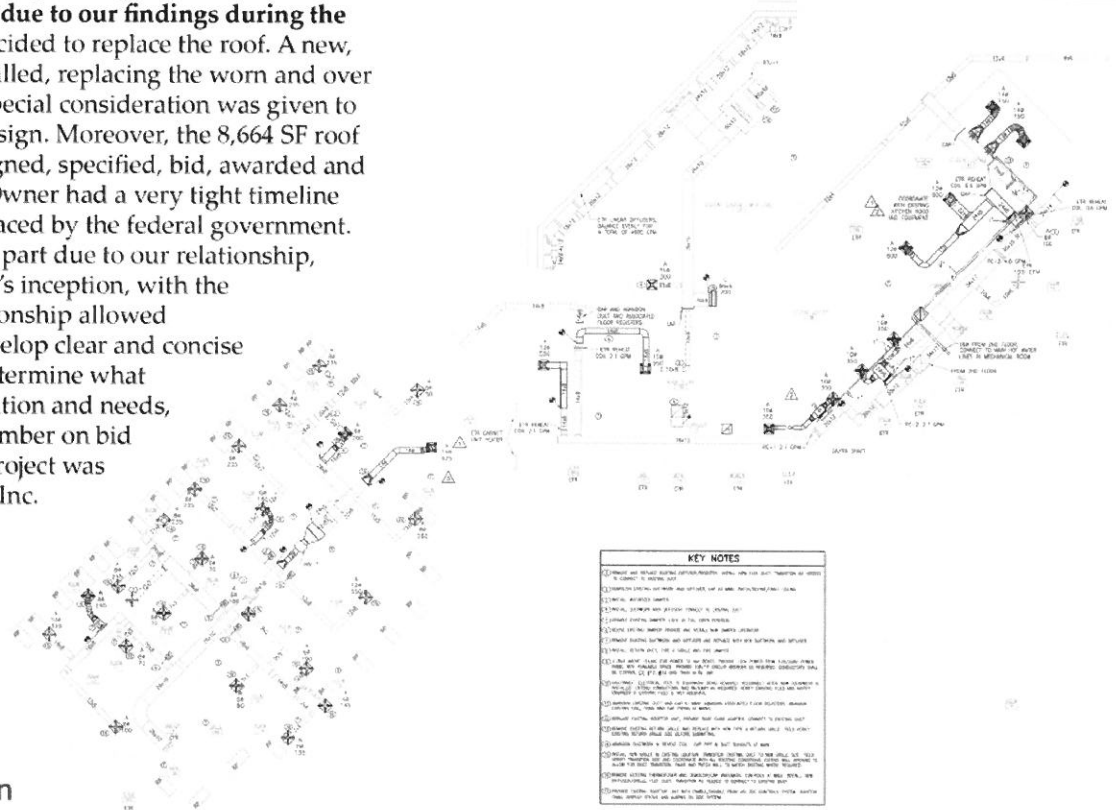
The Owner was also experiencing water penetration in several areas of the 60,000 SF facility; due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design. 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 Contractor for this project was Elco Mechanical Contractors, Inc.



BEFORE



and AFTER



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  
June 30, 2010

Project Name  
**SWVCTC Wyoming/McDowell Campus HVAC**

Project Location  
Saulsville, West Virginia

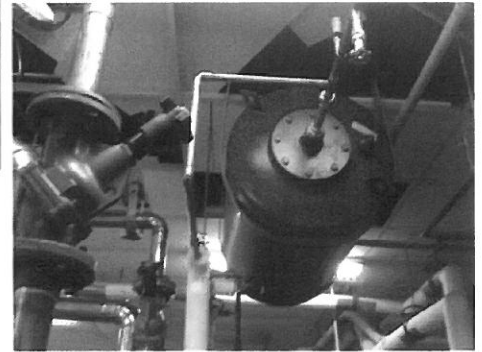
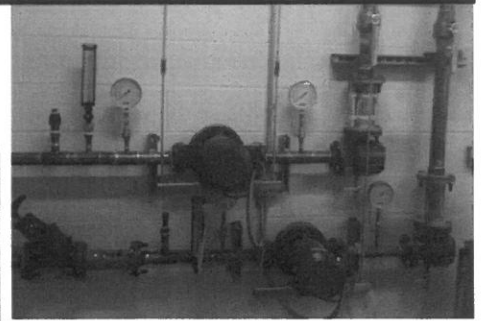
Project Description

This \$293,700 HVAC renovation project included the replacement of a 75 ton rooftop unit, including duct modification, roof work, crane, electric, piping, and more. Also involved was the replacement of a boiler plant with a new high efficiency plant, including 2 condensing boilers, 2 pumps, breeching, concrete pads, and hydronic accessories. In addition, a new DDC controls system was installed and custom programming was written for this 22,800 SF project. Due to the restrictions from the funding source, the project was designed in a shortened timespan. We reduced the energy usage for the building by installing high efficiency equipment and controlling the entire HVAC system via custom programming that utilizes energy saving techniques. This project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project. The Contractor for this project was Elco Mechanical Contractors, Inc.

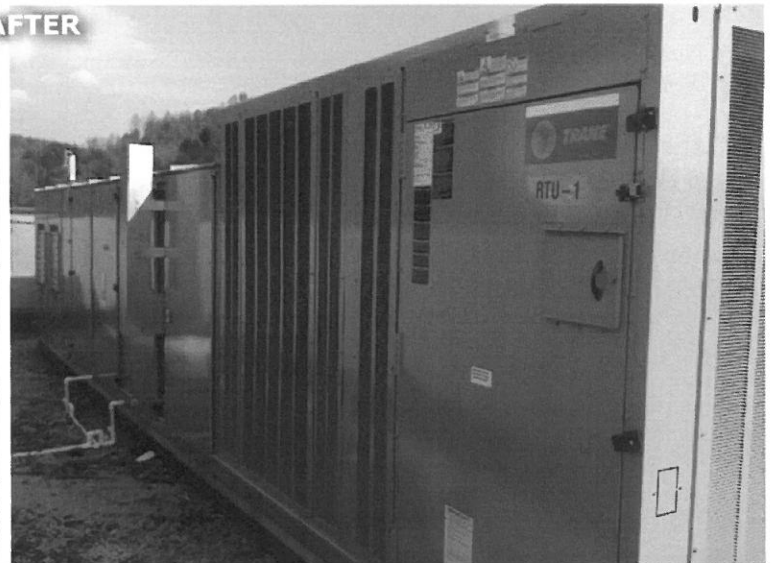
Name of Project Owner

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

Date of project completion  
June 30, 2010



and AFTER



**McKINLEY & ASSOCIATES**  
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## A.T. Allison Elementary School

## Project Location

Chester, West Virginia

## Project Description

The original Allen 1. (A.T.) Allison Elementary School building was built in 1963, and now consists of 440 students and 31 faculty members. There was a complete renovation to the 56,000 SF building. **The HVAC renovations to the building included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, unit ventilators with hot and chilled water coils, fan coil units with hot and chilled water coils, air cooled chiller, and direct digital controls.** Other improvements to this \$5.5 million addition/renovation project include a brand new cafeteria, 31 additional parking spaces, all new security windows and doors, restroom upgrades, landscaping, roofs, ceilings, elevators, data wiring and electrical upgrades and new sidewalks. A major school-wide life safety upgrade includes a new fire alarm, fully sprinklering the building, and the addition of egress corridors. **The building was brought up to today's standard of Security. This included the addition of Man Traps at every public entry point, video monitoring of all access points, door position monitoring, and a building-wide access control system which controls and records all access to the building.** Expanded parking will make drop-off and pick-up times safer for students by facilitating better traffic flow for private vehicles and school buses. There are also new playgrounds - one for pre-kindergarten pupils and one for kindergarten through fourth-grade pupils. The renovations/additions now gleam with the brightness of new lights, new ceilings, new flooring and new paint. This project also includes a 3-classroom Pre-K addition with a separate entrance. Previously, trailers separated from the rest of the school were used for Pre-K classes. This pre-kindergarten wing includes carpet squares, Smart Boards and pint-sized toilet fixtures. This new entrance to the pre-kindergarten addition features video cameras and a buzzer system for visitors. The Contractor for this project was Jarvis, Downing & Emch, Inc.

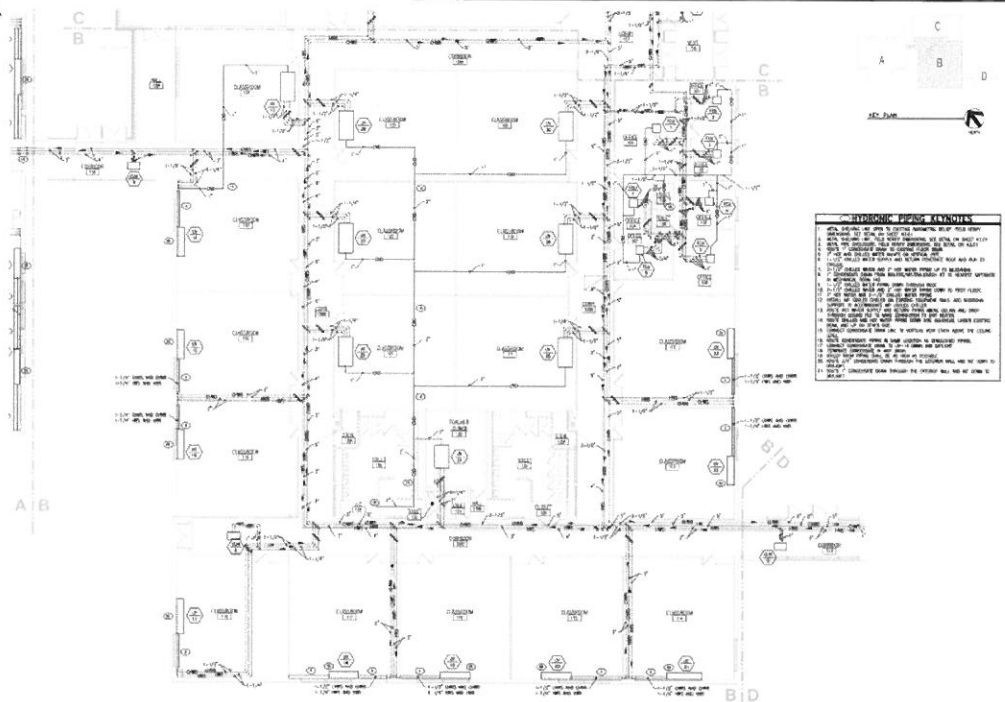


## Name of Project Owner

Mr. Mark Dziatkowicz  
Director of Maintenance & Facilities  
Hancock County Schools  
104 North Court Street  
New Cumberland, WV 26047  
304/564-3411

## Date of project completion

A Dedication Ceremony was held on August 25th, 2013.



**Project Name**

**Weir Middle / High School HVAC Renovations**

**Project Location**

Weirton, West Virginia

**Project Description**

**For Hancock County Schools; this \$5 million HVAC project on this 195,000 square foot building involved:**

The demolition of the existing HVAC system which included single zone air handling units, multizone air handling units, unit ventilators, boilers and pneumatic control system.

Abatement of asbestos insulation on boiler piping.

The construction of the new Mechanical Rooms at Buildings A and F.

The installation of the new hot water boiler plant which includes four 1750 MBH boilers, pumps, hydronic specialties and controls.

The removal of corridor ceilings and installation of two 225 ton chilled water piping mains. As part of the removal of the corridor ceilings all existing ceiling mounted equipment was temporarily suspended until new ceilings were installed and the equipment was remounted. The ceiling mounted equipment was field verified and included lights, sprinklers, smoke detectors, exit signs, intercom speakers, air inlets & outlets, etc.

The installation of the primary conduits, concrete pads for the utility pedestal and transformers, the secondary conduits and conductors from the transformer to the existing switchboard in Building H, as well as the cutover of this switchboard to the new service, secondary conductors and raceways from the other two transformer pads to the panelboards in the new Mechanical Rooms at Buildings A and F.

The exhaust fans and other miscellaneous mechanical equipment replacement was coordinated with the owner and engineer.

The air handling units serving the Auditorium and Cafeterias were replaced when the school was on a break, and the work was completed and the systems operational prior to the students returning to the school.

The remaining air handling units were replaced during the school year. The adjacent classrooms, where the units were removed and re-installed, was relocated temporarily.

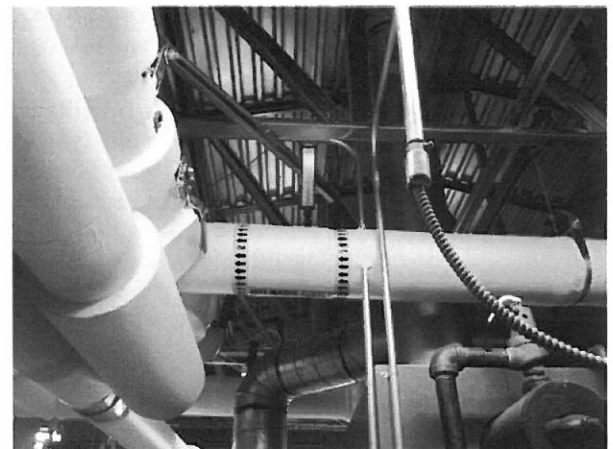
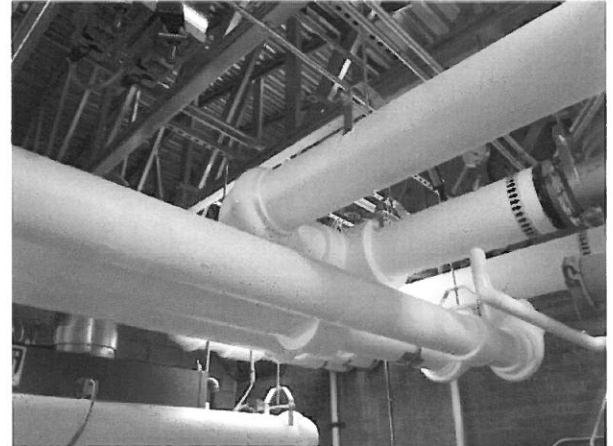
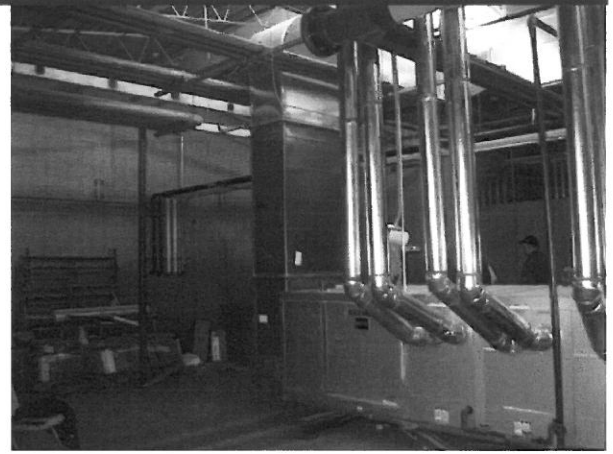
The unit ventilators were replaced, and included misc. pipe chases, valving & electric.

**Name of Project Owner**

Mr. Mark Dzikowicz  
Director of Maintenance & Facilities  
Hancock County Schools  
104 North Court Street  
New Cumberland, WV 26047  
304/564-3411

**Date of project completion**

Multiple Phases/Years - Most recent was in 2012





## Project Name

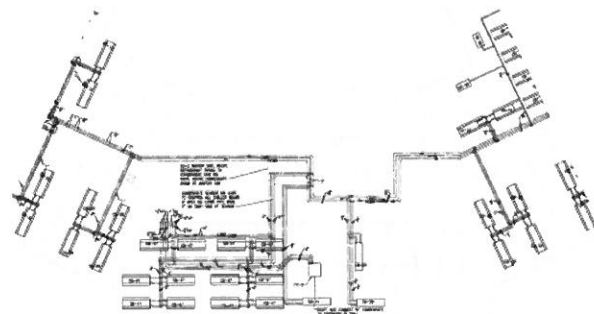
### Cameron High School

## Project Location

Cameron, West Virginia

## Project Description

The new \$32 million Cameron Middle School / High School building was recently completed. Design analysis and complexity began with the site, with an existing grade of 33%; the resulting 3 tiered levels + mezzanines reduced overall site excavation and provided daylighting opportunities to each of the academic departments. The retaining walls also serve as building enclosure walls and contribute to passive conditioning by thermal mass. The predominant exposed orientation is to the south. This facade is emphasized with insulated translucent panel walls/clerestories with a U-Factor of .08 and light transmittance of over 8% for diffuse daylighting. Glass curtainwall is used to highlight main and secondary public entrances. Translucent panel skylights are utilized at interior spaces to expand daylight harvesting throughout which is integrated into the buildings lighting controls. Design constraints related to potential mine subsidence necessitated



eschewing traditional load bearing masonry walls and required an intricate system of rotated grids for the steel superstructure of the facility. **The design aesthetic that emerged emphasized the structural and mechanical systems as an exposed element and integrated teaching tool.** The 130,000 SF facility features Departmentalized classroom groupings teacher prep & meeting areas with access to a School wide WI-FI and Interactive "smart" boards in all classrooms. The Science Suite and labs are arranged with proximity to Agricultural Science Suite for program integration. Safe Schools considerations included CPTED transparency as an element in safety, with administrative areas strategically placed for supervision of entrances and commons areas. An electronic access control and security system integrated into the Owner's district wide system is also incorporated into the project. This system features card/video access and door latch/camera monitoring systems. Roof mounted HVAC equipment was predominantly eliminated for additional security and maintenance considerations. Sustainable design goals of the Owner included reduced life cycle costs met through incorporation of LEED accreditation goals, the use of air terminal units, "chilled beams," and desiccant wheel dehumidification. **The HVAC System included the installation of 4 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, fan coil units with chilled and hot water coils, chilled beams with chilled and hot water coils, water cooled chiller with cooling tower, split system, and direct digital controls.** The General Trades Contractor is Nello Construction, the Construction Manager is PICIS, and the Commissioning Agent is L. L. DUNN & Company. **To date the school has won multiple awards acknowledging achievements in taking a comprehensive approach to green schools, including: a 2013 Placemaker Award for Innovation from West Virginia GreenWorks; the 2014 Black Bear Award for the Highest Achievement in the West Virginia Sustainable Schools program; and selection as a 2014 U.S. Department of Education Green Ribbon School.**

## Name of Project Owner

Mr. Jack Cain  
Principal  
2012 Blue and Gold Road  
Cameron, WV 26033  
304/686-3336



## Date of project completion

Construction was completed in December 2012



**McKINLEY & ASSOCIATES**  
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## Project Name

### McNinch Primary School

## Project Location

Moundsville, West Virginia

## Project Description

This \$4 million McNinch Primary School (grades PK-2) project included 53,730 SF of construction. The 47,423 SF of renovations included the replacement of every interior and exterior door, renovations of 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; a roof; replacement of accessories (display boards, etc.); as well as minor "wet wall" & underslab work at selected toilet rooms.

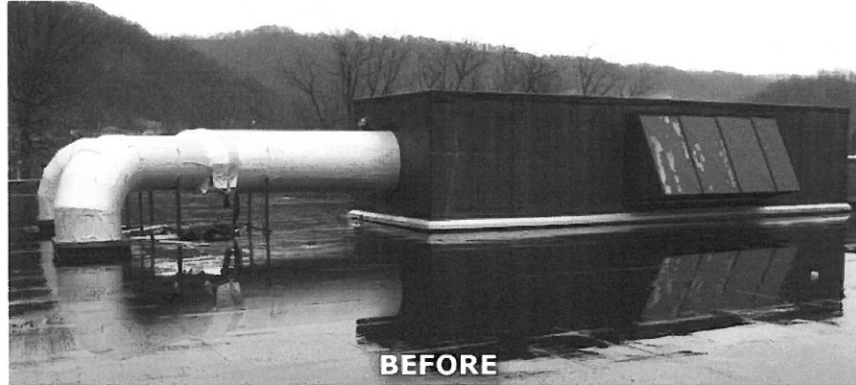
**The renovation of the HVAC system consisted of installing VVT Zone Dampers onto the existing ductwork to create a zoned system. A bypass line was installed between the return and the supply main.** The Electrical was upgraded as necessary to accommodate renovations outlined above. We made the building 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.

The 6,307 SF of 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.

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.

## Date of project completion

2010



BEFORE

and AFTER



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

**Bridge Street Middle School HVAC**

Project Location

Wheeling, West Virginia

Project Description

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

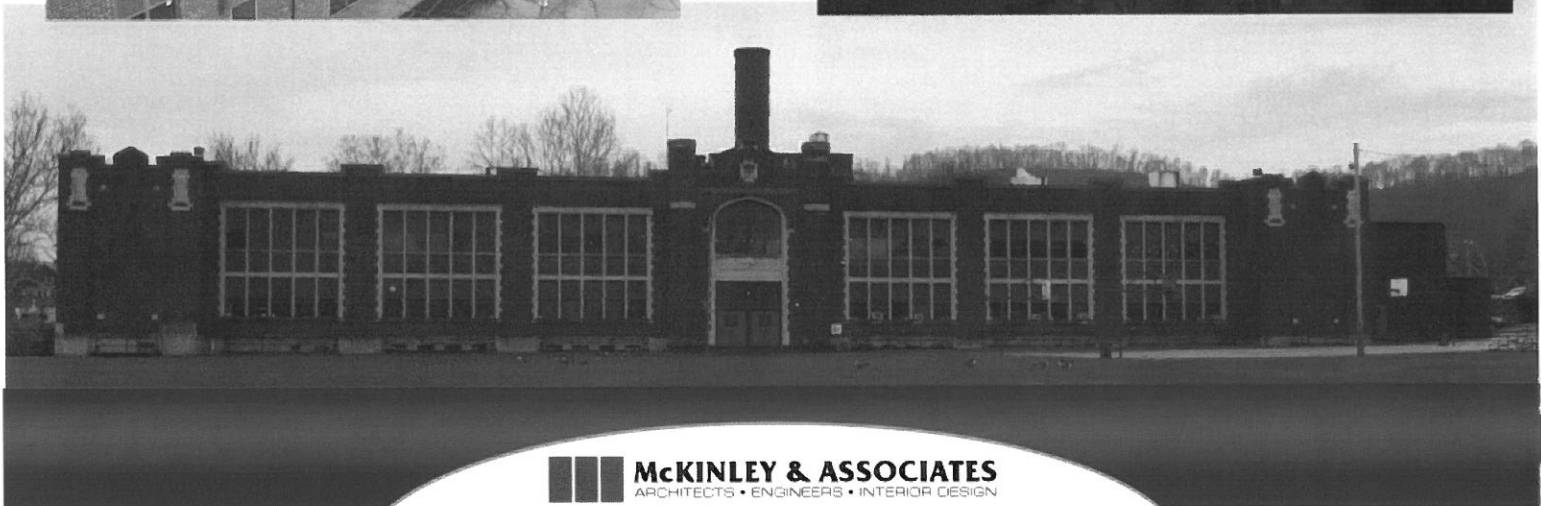
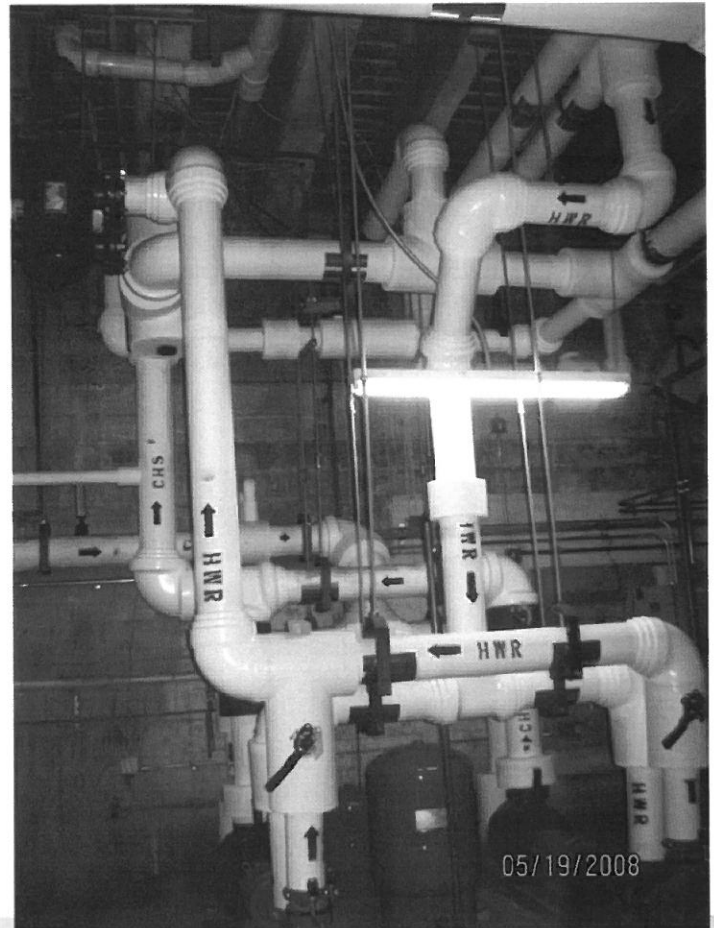
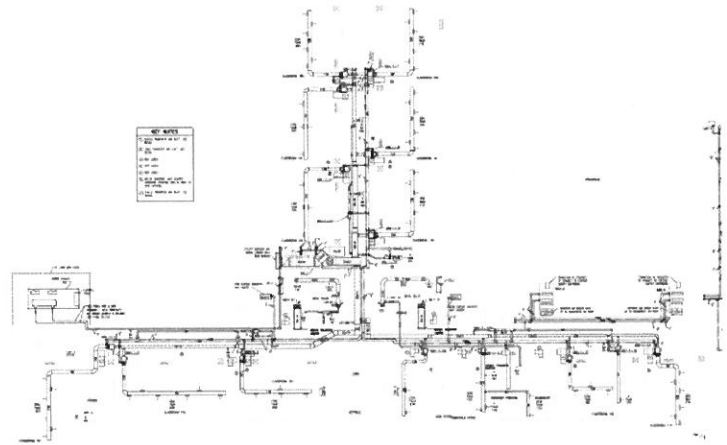
The \$2 million in renovations to the building included converting the steam boilers to hot water. The remainder of the renovations included installing pumps with variable speed drive control, Custom Air Handling Units with chilled and hot water coils, Variable Air Volume boxes with hot water heating coils, unit ventilators with chilled and hot water coils, and Direct Digital Controls. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights.

Name of Project Owner

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

Date of project completion

Construction completed in 2008





Project Name

**Madison Elementary School HVAC**

Project Location

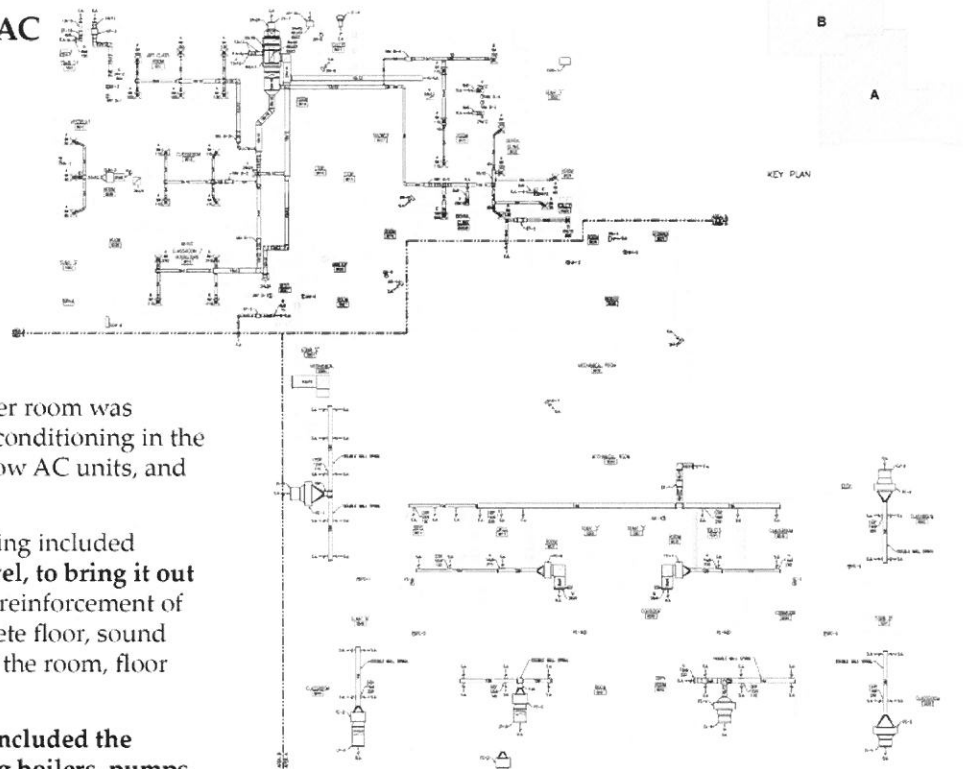
Wheeling, West Virginia

Project Description

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

The \$4.6 million in renovations to the building included **relocating the Boiler Room to the main level, to bring it out of the flood plain.** This required structural reinforcement of the floor from below, installation of a concrete floor, sound dampening panels around the perimeter of the room, floor drains, and new lighting.

**The remainder of the HVAC renovations included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, Custom Air Handling Units with chilled and hot water coils, Variable Air Volume boxes with hot water heating coils, packaged Rooftop Units and Direct Digital Controls.** In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights. The Air Cooled Chiller also needed to be elevated above the flood level, so a structural platform was installed with an integral sound wall, so the chiller will not be seen or heard. The Contractor for this project was Climatch, Inc.

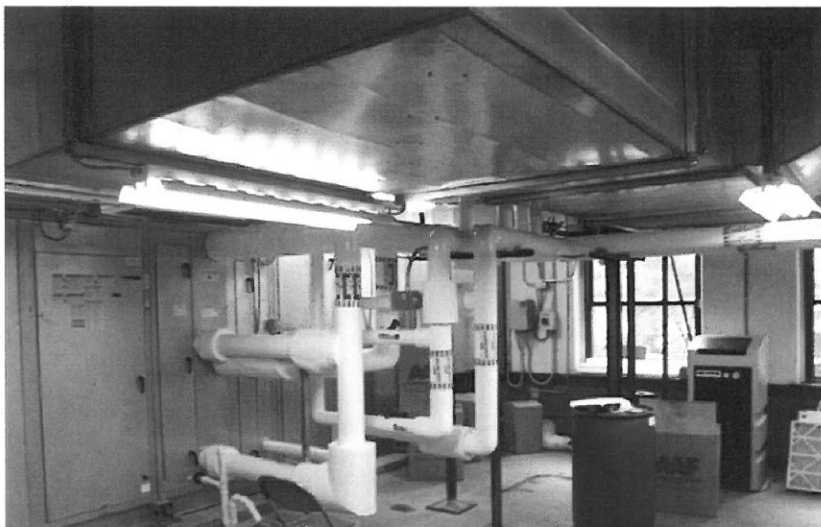


Name of Project Owner

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

Date of project completion

Construction completed in August of 2011



Project Name  
**Summers Middle School HVAC**

Project Location  
Hinton, West Virginia

Project Description

McKinley & Associates completed a \$1.5 million HVAC renovation project on the 58,000 SF Summers Middle School. The scope of work was to replace the Water Source Heat Pumps, Condenser Water Piping, Boilers, Pumps, Cooling Tower and Controls.

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

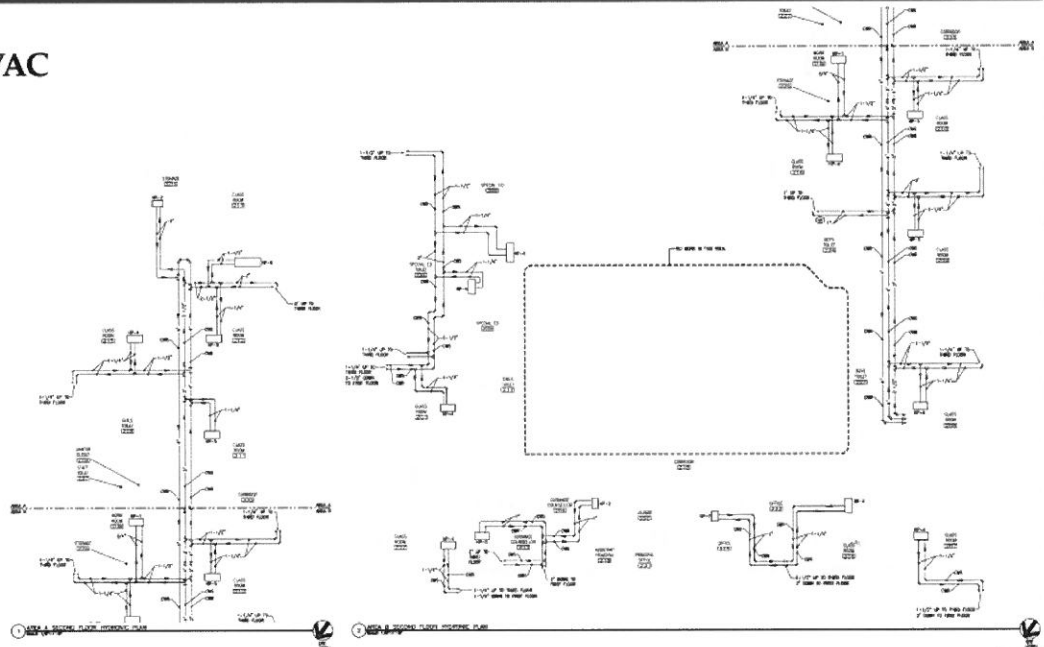
The **second phase** of the project was to **re-pipe the entire facility, install new water source heat pumps, install high efficiency condensing boilers, a new cooling tower along with the required pumps and controls.** As a cost savings, the existing PVC piping was replaced with CPVC piping. CPVC piping is an approved equal to schedule 40 Black Steel for condensing water piping. By utilizing CPVC for this application, we were able to increase the project's total scope of work. This included 4 additional air handling units in other parts of the facility; without the need for any additional funding. The final result was a reliable system with a much lower operating cost. The Contractor for this project was Beckley Mechanical, Inc.

Name of Project Owner

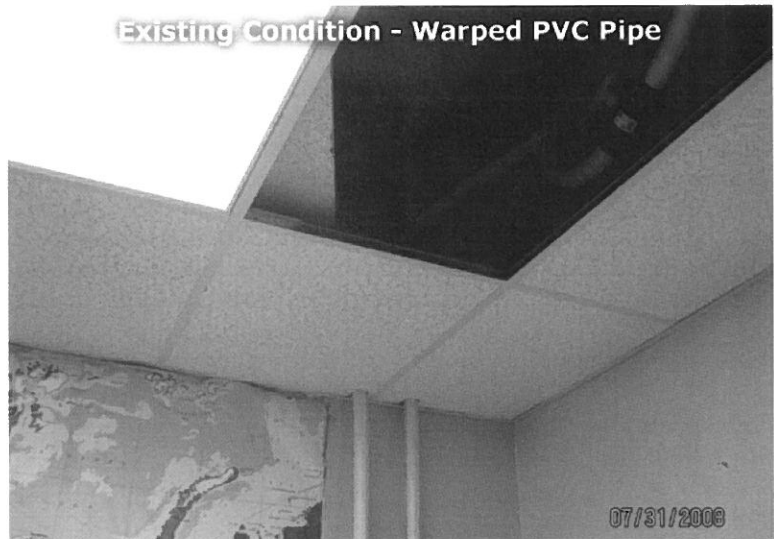
David Quisenberry  
Summers County Schools  
116 Main Street  
Hinton, WV 25951  
304/466-6008

Date of project completion

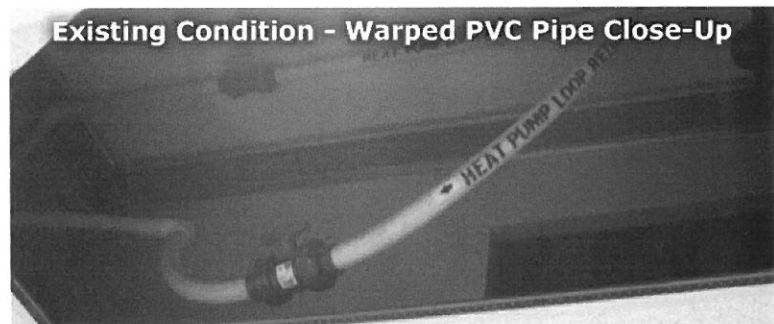
Multiple Phases - Most recent  
was October of 2009



Existing Condition - Warped PVC Pipe



Existing Condition - Warped PVC Pipe Close-Up



Existing Condition - Glycol Leaks



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN