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## Header

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Procurement Folder: 145935

SO Doc Code: CEOI

Procurement Type: Central Contract - Fixed Amt

SO Dept: 0310

Vendor ID:

SO Doc ID: DNR1600000004

Legal Name: MCKINLEY & ASSOCIATES INC

Published Date: 10/21/15

Alias/DBA:

Close Date: 11/10/15

Total Bid: \$0.00

Close Time: 13:30

Response Date:

Status: Closed

Response Time:

Solicitation Description:

Total of Header Attachments: 0

Total of All Attachments: 0



Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder :** 145935

**Solicitation Description :** Addendum; AE Services for renovations Cacapon Old Inn

**Proc Type :** Central Contract - Fixed Amt

Date issued	Solicitation Closes	Solicitation No	Version
	2015-11-10 13:30:00	SR 0310 ESR11091500000002097	1

VENDOR
000000206862  MCKINLEY & ASSOCIATES INC

**FOR INFORMATION CONTACT THE BUYER**  
 Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X FEIN # DATE

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Architectural engineering				\$0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Extended Description :** AE Services for renovations and remodeling of Cacapon Old Inn

# West Virginia Division of Natural Resources

CEOI 0310 DNR1600000004

Cacapon Resort State Park  
Old Inn Renovations and Remodel



**McKINLEY & ASSOCIATES**

ARCHITECTS • ENGINEERS • INTERIOR DESIGN

*West Virginia Division of Natural Resources*

*CEOI 0310 DNR1600000004:*

*Cacapon Resort State Park*

*Old Inn Renovations and Remodel*



November 9, 2015

Guy Nisbet  
Department of Administration  
Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

Dear Mr. Nisbet and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of Natural Resources with our Expression of Interest for engineering, architectural and other related professional services to design and construct certain renovations at the Old Inn, at Cacapon Resort State Park. We understand this project may include heating and cooling, interior and exterior restoration and remodeling, some minor exterior grading, furnishings and other related work. We are able to handle all aspects of this project. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

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**; **Historic Preservationist**; **Construction Administrators**; **Commissioning Agents**; **LEED Accredited Professionals specializing in Building Design & Construction**; and a certified **Interior Designer** among others.

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 projects are completed to your specifications on time and within budget.

The architectural portion of your project will be led by **Christina Schessler, RA, AIA, LEED BD+C**, whom is a registered **Architect** as well as a **LEED Accredited Professional with a Building Design and Construction specialty**. She has recently completed her **Masters in Historic Preservation**, has a passion for restoration, renovation, and modernization projects, and has won awards for historic preservation projects. As a skilled **historic preservation architect**; her designs will respect the historic nature of the building, since your CCC era structure was first opened in 1937.

We are ready to begin immediately and can work to your schedule to get this project designed and constructed. Thank you for reviewing our submission and considering McKinley & Associates for your renovation and remodel project. We are very excited about the possibility of working with you.

Sincerely,

Ernie Dellatorre  
President  
McKinley & Associates

***West Virginia Division of Natural Resources***

***CEOI 0310 DNR1600000004:***

***Cacapon Resort State Park***

***Old Inn Renovations and Remodel***



# Corporate Information

## Firm History

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

Charleston Enterprise Center



McKinley & Associates' Charleston 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**  
1981 Wheeling, West Virginia

## Number of Professionals

<b>Total Size</b>	<b>30</b>
<b>Architects</b>	<b>6</b>
<b>Engineers</b>	<b>3</b>
<b>Construction Admins.</b>	<b>3</b>
<b>Arch./Eng. Designers</b>	<b>10</b>
<b>Interior Designer</b>	<b>1</b>
<b>CEFP / ALEP</b>	<b>1</b>
<b>REFP</b>	<b>1</b>
<b>LEED AP BD+C</b>	<b>2</b>
<b>Commissioning Provider</b>	<b>1</b>
<b>MIS</b>	<b>1</b>

## Locations

### Headquarters

#### The Maxwell Centre

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

### Satellite Offices

#### Charleston Enterprise Center

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

#### Washington Trust Building

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

The Maxwell Centre



McKinley & Associates' Wheeling Headquarters

## Credentials

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

# Qualifications

**F**ounded in 1981, McKinley & Associates provides design services for projects representing more than \$100,000,000 annually in construction value. We have a **broad range of skills and experience** for projects involving **government agencies, medical, religious, educational, manufacturers, commercial and recreational operations**, as well as **developers**. In the past 10

Cameron Middle/High School (LEED Registered)



Hilltop Elementary School (LEED Certified)



Building 55: West Virginia State Office Complex in Logan (LEED Certified)



years our firm has been awarded 4 prestigious AIA Honor and Merit Awards for our works, as well as multiple addition West Virginia - as well as National - awards and recognitions.

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

Our mechanical/HVAC engineering staff has recently had **special opportunities** and experience related to various typical and atypical building types. For example, our engineering department has designed the first Chilled Beam HVAC System in the State of West Virginia (*in the \$32 million, 130,000 SF Cameron Middle/High School - pictured top left*), as well as one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State. We have a well rounded range of experiences and know the newest technology.

# Project Approach

McKinley & Associates has been designing renovation projects for over 30 years. We take great pride in our designs, and renovations are one of the primary markets for our Firm. Because of this, we are consistently able to design projects lower than the projected square footage cost. Over the years, we have developed a reputation as experts in historic preservation, building renovating and upgrading. We have renovated numerous buildings while occupied, turned eyesore buildings into beautiful modern facilities, and brought historic treasures back to life. We also have experience with projects with multiple phases. We know we have the ability to provide you with the services to make this project a success. We have completed hundreds of HVAC projects, and dozens of historic interior and exterior restoration projects, which allow us to use that experience in your project. We currently support clients on a number of significant renovation / upgrade projects that illustrate this ability.

In addition, we have worked on projects that are hospitality/housing projects similar to your project, such as: Wheeling Island Hotel•Casino•Racetrack; multiple Holiday Inn Express hotels; Maclin Hall Dormitory at West Virginia University's Institute of Technology; and West Virginia State Police Academy (multiple buildings, including 3 dorms) to name a few. We have worked on multiple projects at both Oglebay Park and Wheeling Park. We have also worked on many projects with Fast-Tracked schedules, such as that Maclin Hall project.

With experience in renovation projects for hundreds of buildings, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you time and valuable resources because we have been successful with many similar projects. Early activity includes carefully mapping out the building and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

We are committed to saving and rehabilitating our past. Our Historic Preservation experience includes extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties, qualifying structures for the National Register of Historic Places, renovations of contributing buildings in Historic Districts, and obtaining Historic Rehabilitation Tax Credits. We have completed dozens listed on the National Register of Historic Places, and even 2 National Historic Landmarks (the 154 year old WV Independence Hall, and the 164 year old Wheeling Suspension Bridge)!

For this project, our technical expertise resides in-house. Our multi-discipline, full service professional staff includes mechanical/HVAC, electrical, plumbing/fire protection Engineers (MEP Engineers); Architects; Historic Preservationist; Commissioning Agents; as well as Construction Administration services and a certified Interior Design department.

To start your project, a kickoff meeting will be held with the Division of Natural Resources staff representatives, the Cacapon Resort State Park staff representatives, along with a Old Inn facility walkthrough for all our 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 specify new equipment, historically accurate interior and exterior finishes, etc. We can and will perform for you on time and to your budget.

# HVAC Replacement Projects

The following examples are chosen to exhibit an 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*

**St. Mark's Lutheran Church**  
*Wheeling, WV*

**St. Mary's Elementary School**  
**New Martinsville**  
*Pleasants County Schools, WV*

**USPS**  
*multiple locations in WV & PA*

**Wagner Building**  
*Wheeling, WV*

**West Virginia Independence Hall**  
*Wheeling, WV*

**West Virginia State Police**  
*multiple locations in WV*

**Wheeling Island Race Track  
& Gaming Center**  
*Wheeling, WV*

**Wheeling Jesuit University**  
*Wheeling, WV*

**Wheeling Park Commission:**  
**Oglebay Glassworks Restaurant**  
**Wheeling Park Stone Room**  
**Wheeling Park White Palace**  
**Wheeling Park Wilson Lodge**  
*Wheeling, WV*

**WVNCC - B&O Building**  
**WVNCC - Hazel Atlas Building**  
*Wheeling, WV*



# Management & Staffing Capabilities

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Division of Natural Resources. In the past **34 years** we have extensive experience with similar projects. The technical **depth** of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. ALL of your team members have vast renovation AND restoration experience. 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.**

Christina Schessler, AIA, LEED AP BD+C received her Masters Degree in Historic Preservation from the Savannah College of Art & Design (SCAD) in 2012. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall, Bennett Square, and the Wagner Building among others.

Furthermore, Mike Price was recently appointed by Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission – West Virginia Division of Culture & History, and has been the CA on dozens of historic and renovation projects.

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

This team is an **“In-House”** team that works together everyday and has done most of the projects here as a group. These team members have been working up to eighteen years together at McKinley & Associates.

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

The services we provide are different than most others. With our 30 member staff we have the ability to have registered architects and engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, Electrical design by an Electrical Engineer, Fire and Life Safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only **“In-House,”** we also have **depth** in numbers of each discipline in our firm. Day by day, side-by-side, our architects and engineers provide a daily cohesiveness to your project.

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

Our **Eleven Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. It should be noted that McKinley & Associates has been performing our eleven month walk-through for the past 18 years as part of our Standard of Care, and it only recently has been adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners’ needs.

**11**  
eleven month walk-through

# Fast-Tracking

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



TeleTech National Call Center

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



Cabela's Eastern Distribution Center

The **Cabela’s Eastern Distribution Center** is a commercial warehouse that was completed in **two fast-tracked phases**. The building measures **1.2 million SF**, and is one of the largest buildings in the State of West Virginia. Included with the **\$40 million** structure are a 14,480 SF maintenance building, a 32,670 SF administrative office building, a 12,000 SF employee lunch room, 300 trailer parking spaces, 750 employee parking spaces, and 90 loading docks.

West Virginia University's Institute of Technology - Maclin Hall



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

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

# Quality Control

Quality control at McKinley & Associates, Inc. is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

During the design phases all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for the client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

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

Prior to the completion of each phase, a set of project documents is issued to each discipline and consultant for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

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

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies of the final documents are distributed to the client and consultants for final review and approval. Comments are incorporated into the documents prior to issuance for bidding and construction.



Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda.

During the construction, the processing of shop drawings and submittals is controlled and monitored by the project manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.

# Construction Administration & On-Site Representation

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architect

Responsible for All Construction Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

Typically On-Site Once Every Two Weeks

(Provide Additional On-Site Representation if Requested)



Our 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.



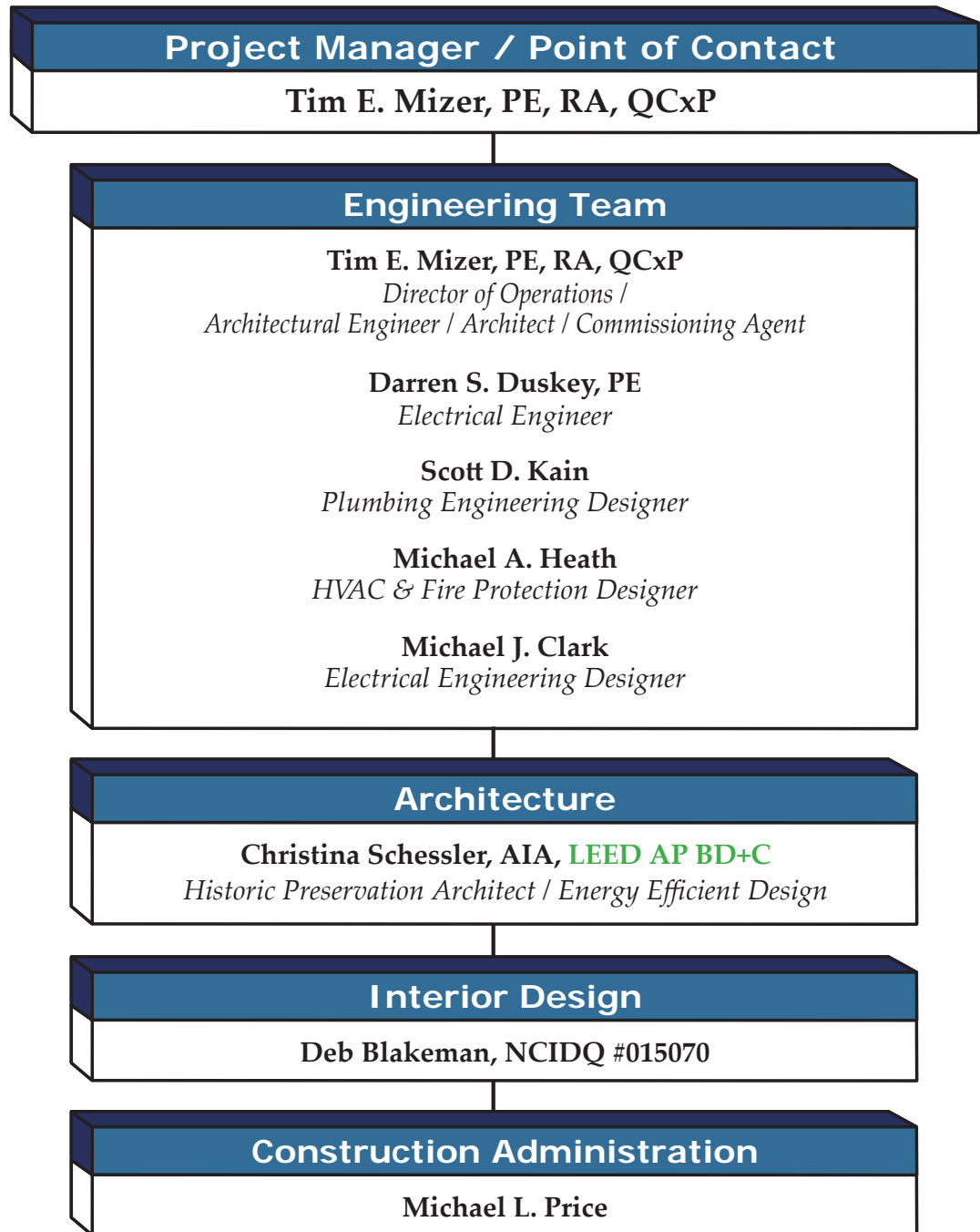
***West Virginia Division of Natural Resources***

***CEOI 0310 DNR1600000004:***

***Cacapon Resort State Park***

***Old Inn Renovations and Remodel***

# Design Team



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

# Tim E. Mizer, PE, RA, QCxP

## Director of Operations

## Architectural Engineer / Architect / Commissioning Agent

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning  
Process Provider**

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Engineer / Architect / Commissioning Agent  
Wheeling, West Virginia (1995 to present)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WVU Institute of Technology - Maclin Hall Dormitory

WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D

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

Wheeling Island Hotel•Casino•Racetrack - various projects

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre historic preservation / renovations

Orrick Building office building historic preservation / renovations

Maxwell Centre office building historic preservation / renovations

Wagner Building office building historic preservation / renovations

Bennett Square office building historic preservation / renovations

Catholic Heritage Center office building historic preservation / renovations

WVU Colson Hall office building historic preservation / renovations

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

USPS - dozens of projects, including historic

Dr Ganzer Office Building renovations

Building 55: West Virginia State Office Complex in Logan (LEED Certified)

Building 34: West Virginia State Office Complex in Weirton

West Virginia Health & Human Resources Wheeling Office

Marshall County Schools - Hilltop Elementary (LEED Certified)

# Christina Schessler, AIA, LEED AP BD+C



## Historic Preservation Architect / LEED Accredited Professional

### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1986

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Virginia

#### NCARB Certificate - 2005

#### LEED® Accredited Professional

#### Member:

American Institute of Architects  
City of Wheeling - Building Codes Board  
of Appeals  
Preservation Alliance of West Virginia  
The Association for Preservation Technology  
International

#### Former Member, Board of Director, & Treasurer:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

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

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

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

### SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of **historical preservation**, office/commercial, educational, medical and other project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects**. For **Independence Hall and Bennett Square**, she won **Heritage Tourism Awards from the Preservation Alliance of West Virginia**. She also won a **Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project**. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **LEED AP specializing in Building Design & Construction**, Christina can also develop a design that includes energy efficiency.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation, renovations  
Washington & Jefferson College - Old Main historic preservation  
Harrison County OH Courthouse historic preservation, roof repair  
USPS Clarksburg Finance Station historic preservation  
Ft. Henry Club Building historic preservation, renovations  
Bennett Square Office Building historic preservation, renovations  
Sisters of St. Joseph Convent historic preservation, renovations  
Wagner Building - Multiple Office renovations, historic preservation  
Lincoln National Bank historic preservation, renovations  
The Linsly School's 200th Anniversary Campaign - multiple buildings / historic preservation, renovations  
Ohio County Schools - Madison Elementary School historic preservation, renovations  
City of Steubenville, OH historic façades & roofs rehabilitation  
City Theatre storefront restorations / Pittsburgh, PA\*  
Capitol Building roof restoration / Harrisburg, PA\*  
Ohio Valley Towers renovations  
Grave Creek Mound Museum renovations  
Wheeling Island Hotel•Casino•Racetrack multiple renovation projects  
Wheeling Island Fire Station renovations  
Braxton County Senior Citizen Center renovations  
Panhandle Cleaning & Restoration office building and warehouse  
Thompson & Sons Bakery Supply historic

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



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

# Darren S. Duskey, PE

## Electrical Engineer

### EDUCATION:

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

Marshall University  
Graduate courses in Engineering

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Professional Engineer in:**  
West Virginia  
Pennsylvania  
Ohio

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2002 to present)

Pickering Associates  
Parkersburg, WV (1997-2002)

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

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

### SUMMARY OF EXPERIENCE:

Mr. Duskey has over 20 years of experience in the historic, industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, commercial properties, and more. 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

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

West Virginia Independence Hall historic preservation, renovations

Capitol Theatre historic preservation, renovations

Bennett Square Office Building historic preservation, renovations

Wagner Building office building historic preservation, renovations

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

Wheeling Island Hotel•Casino•Racetrack - various projects

WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D

WVSP Headquarters (*Upgrade electrical service*)

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

United States Postal Service - statewide post offices

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

West Virginia Northern Community College - The Education Center

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

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

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

West Virginia State Building in Weirton, WV

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

# Scott D. Kain

## Plumbing 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:

WVU Institute of Technology - Maclin Hall Dormitory

OVMC Nurses Residence Hall

West Virginia Army National Guard - Mountaineer Challenge Academy

Wheeling Island Hotel•Casino•Racetrack - various projects

West Virginia State Police - Academy (3 dormitories)

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre historic preservation / renovations

Orrick Building office building historic preservation / renovations

Maxwell Centre office building historic preservation / renovations

Wagner Building office building historic preservation / renovations

Bennett Square office building historic preservation / renovations

Catholic Heritage Center office building historic preservation / renovations

Mount St. Joseph Convent historic preservations / renovations

WVU Colson Hall office building historic preservation / renovations

West Virginia Northern Community College - B&O Building historic preservations / renovations

Wood County Schools - Parkersburg High historic preservations / renovations

United States Postal Service - multiple projects

West Virginia State Police - multiple projects

Dr Ganzer Office Building renovations

Building 55: WV State Office Complex in Logan (LEED Certified)

Building 34: WV State Office Complex in Weirton

West Virginia Health & Human Resources Wheeling Office

Marshall County Schools - Hilltop Elementary (LEED Certified)



# Michael A. Heath

## HVAC & Fire Protection Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre historic preservation / renovations

Ft. Henry Club Building historic preservation / renovations

Bennett Square - Dr. Don Chapman's Keep Smiling Family Dentistry Office historic preservation / renovations

Ohio County Schools - Madison Elementary School historic preservation / renovations

West Virginia Health & Human Resources Wheeling Office

West Virginia Army National Guard - multiple projects

Building 55: WV State Office Complex in Logan (LEED Certified)

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

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 - multiple projects

Holiday Inn Express Hotel & Suites

PWP Industries



# 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:

Bennett Square office building historic preservation/renovations  
Grave Creek Mound Museum renovations  
Wellsburg City Building renovations  
Follansbee City Building renovations  
Holiday Inn Express Hotel & Suites / Cambridge, OH  
Holiday Inn Express Hotel & Suites / Washington, PA  
Carenbauer Wholesale Corporation warehouse addition/renovations  
The Linsly School renovations  
West Liberty University - Football Field Lighting  
Building 55: WV State Office Complex (LEED Certified)  
Silver Company - Moss Neck Storage Building  
Jefferson County Courthouse (OH) renovations  
Union Bank renovations  
City of Steubenville - Parks 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



# Deb Blakeman, NCIDQ #015070



## Interior Designer

### EDUCATION:

University of Charleston  
Bachelor of Arts, Interior Design - 1992

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**National Council for Interior  
Design Qualification:**  
NCIDQ [REDACTED]

### Associate Member:

The American Institute of Architects

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Charleston, WV (2004 to present)

HDMR Group Inc  
Charleston, WV (2000-2004)

Custom Office Furniture  
Charleston, WV (1994-2000)

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

Interior Design  
Charleston, WV (1992-1994)

Freeland Furniture Company  
Charleston, WV (1981-1987)

Interior Reflections  
Logan, WV (1980-1981)

### SUMMARY OF EXPERIENCE:

Deb Blakeman has over 30 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Interior Designer

Building 55: WV State Office Complex in Logan (LEED Certified)

Charleston Enterprise Center office renovations (2009 WV AIA Design Award winner - energy efficient "green" design)

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

Bennett Square Office Building historic preservation/renovation

West Virginia University - Colson Hall historic preservation/renovation

West Virginia State Police Academy renovations

West Virginia Northern Community College - B. & O. Building historic preservation/renovation/adaptive reuse

Mythology Marketing office renovation

Braxton County Senior Center renovation

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

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

Marshall County Schools - Hilltop Elementary School (LEED Certified)

WVU Institute of Technology - Maclin Hall renovation

Panhandle Cleaning & Restoration office & warehouse

#### Interior Designer / Sales

WV Graduate College (Furnishings)\*

WV Credit Union (Space Planning, Furnishings and Finishes)\*

#### Adjunct Professor

University of Charleston

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

# Michael L. Price

## Construction Administrator (Project Coordinator)

### EDUCATION:

Belmont Technical College  
Certified Surveyor

Licensed E.I.F.S. Technician

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

West Virginia Capitol Building  
Commission

#### Member:

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

#### Vice President:

Circus Saints & Sinners

#### Former President:

Mt. Olivet Baseball Association

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Price has over 30 years of experience in the construction industry, especially in the **historic preservation**, commercial, health care, education, and residential construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. From this background he will bring vast insight to your project with his thorough understanding of building construction, codes, standards, and regulations. In addition, he has close work with architects and engineers in print takeoff and design. He joined McKinley & Associates in 2009 as a Construction Administrator; observing the construction progress of multiple notable projects, **such as the award-winning West Virginia Independence Hall historic preservation project, the Capitol Theatre rehabilitation, and the award-winning J.B. Chambers Performing Arts Center at Wheeling Park High School among others. Mr. Price was recently appointed by Governor Earl Ray Tomblin to the Capitol Building Commission.**

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall renovations / historic preservation  
Capitol Theatre renovations / historic preservation  
United States Postal Service - multiple projects, including renovations / historic preservation  
Ft. Henry Club Building historic preservation, renovations  
Grave Creek Mound Museum renovations  
Ohio County Schools - Madison Elementary renovations / historic preservation  
Wheeling Island Hotel•Casino•Racetrack multiple renovation projects  
Bennett Square Office Building historic preservation / renovations  
WV Department of Health & Human Resources Office renovation  
Carenbauer Wholesale Corporation addition and renovations  
Main Street Bank, multiple locations  
Bayer Heritage Federal Credit Union  
Holiday Inn Express Hotel & Suites - multiple projects in 4 states  
Hampshire County Schools - Animal Vet Science Center  
Ohio County Schools - J.B. Chambers Performing Arts Center  
Ritchie County Middle/High School renovations  
Tyler County Schools - multiple renovations  
Wetzel County Schools - multiple renovations



***West Virginia Division of Natural Resources***

***CEOI 0310 DNR1600000004:***

***Cacapon Resort State Park***

***Old Inn Renovations and Remodel***

# WV Independence Hall

## Wheeling, West Virginia

### Owner

WV Division of Culture & History

### Size

22,000 SF approx.

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

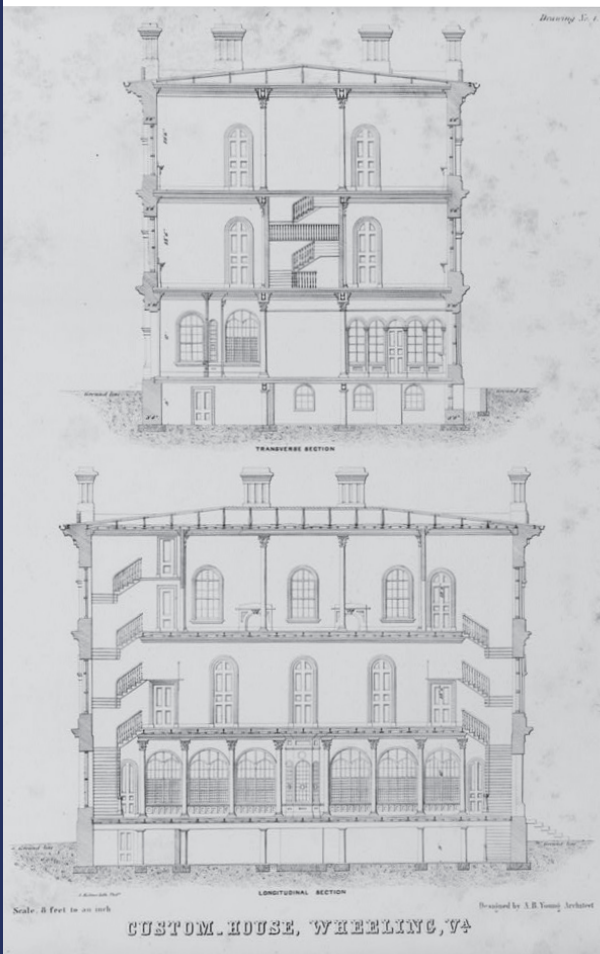
### Contractor

H.E. Neumann Co.

McKinley & Associates recently completed a **renovation and restoration** to what many consider the **most**

**historical building in the State of West Virginia - Independence Hall in Wheeling; known as the "Birthplace of West Virginia."** This was built in 1859 as the Wheeling Custom House, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988! **The project scope was to and has maintained the historic character of the interior and exterior.** To start, we conducted on site analysis and to documented and confirmed as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities.

The windows, roofing and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. **Plaster repair restoration work** included new ceiling surfaces, custom decorative mouldings, flat work and plaster returns at the window jambs. Sections of the **original wood flooring** were carefully **removed and replaced.** **Historic paint colors** were applied on all newly plastered surfaces in the building, and interior painting provided for **color matching and new faux graining** on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character of the interior.** All of the 44 double-hung wood windows have been **fully restored and reglazed.** The failed **metal roofing** system was removed and replaced with 5,000 SF of new, custom metal roofing emblematic of the period of 1859 when the **original structure was completed.** In addition to the aesthetic improvements, a new HVAC system, electrical, fully automatic sprinkler system and fire alarm detection system have been installed and were designed to be **completely concealed within the existing walls and ceilings.** McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall. The building is now in its 156th year. We are proud to say, that with our contribution, West Virginia Independence Hall is prepared for the next 150 years.



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# United States Postal Service

## Owner

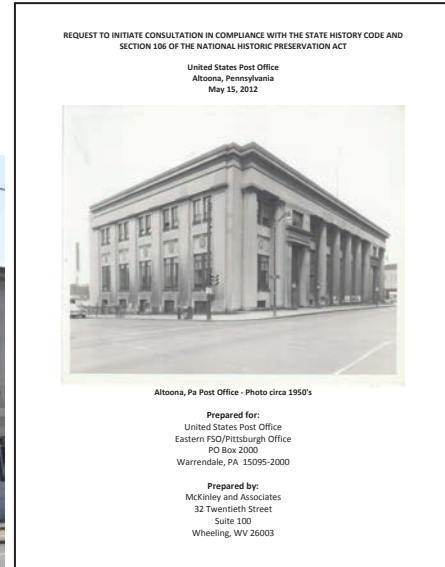
United States Postal Service

## Construction Cost

These projects were completed under a multi-year open-ended agreement

## Project Architects-Engineers

McKinley & Associates



McKinley & Associates currently has **2 multiple year open-end agreements** with the United States Postal Service. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the **State of West Virginia (55 counties)**, and 49 counties and/or independent cities in Virginia], which was **just awarded on September 29, 2015**. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). For **West Virginia**, we currently are under our **fourth consecutive multiple year open-ended contract**. McKinley & Associates has designed **over 100 Post Offices for ADA compliance**. We have designed **dozens** of other Post Office facilities and engineering projects for the USPS, both new and **addition / rehabilitation / renovation, including multiple HVAC projects**. We have also completed **Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior (example at top right)**. The historic **Clarksburg Finance Station (picture at top left)** is one of many examples that required a **WV State Historic Preservation Office review since the 1931 building is listed on the National Register**. We have completed studies, general building renovations, restorations, HVAC and electrical systems improvements, windows, structural, and much more. For the newest projects, they are not designed to LEED, but every new project does incorporate energy efficient design which follow the newest USPS Standards compliance to provide a more efficient systems.

# Institute of Technology: Maclin Hall Dormitory West Virginia University

Montgomery, West Virginia

## Owner

WV Institute of Technology  
West Virginia University

## Size

53,900 SF approx.

## Construction Cost

\$6 million

## Project Architects-Engineers

McKinley & Associates

## Project Architect

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

## Contractor

Wiseman Construction

A comprehensive renovation to the historic Maclin Hall dormitory, originally built in 1938, on the campus of WV Tech. The \$6 million project included redesigning the 142 dorm rooms and RA bedrooms in this 4-story building, including new finishes and furnishings, paint, flooring, lighting, data, and much more. In this 53,900 SF building, we also brought it up to current codes and ADA compliance, replaced the entire HVAC, lighting, fire protection, plumbing, data systems, shared areas, new roof, and restoration of the exterior, added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. Included in this renovation was the replacement of the elevator, which had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and equipment throughout the building. We also completely regutted all 35 restrooms and provided new shower facilities. This project had **two fast-tracked aspects** to it; there was a design time of only 1 month, along with a construction time of only 5 months. This project was built throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget. By careful planning we were able to meet all of the ADA requirements, save the client the cost of reroofing, and bring the building up to the standards required for a modern dormitory. There has been subsequent phases; we recently completed a \$240,000 boiler replacement which is used by both Maclin and Conley Halls.



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# Colson Hall West Virginia University

Morgantown, West Virginia

Owner  
West Virginia University

Size  
35,000 SF approx.

Construction Cost  
\$5.6 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Denis Gill, AIA

Contractor  
TEDCO Construction

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



McKinley & Associates completed a \$5.6 million renovation/restoration project on the historic Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements, major electrical and mechanical systems design, slab to slab renovation of the existing floors, replacing all exterior glazing elements, and much more. We followed historic guidelines, such as the windows were restored by following the Historic Treatment of Wood Windows specifications. The upgraded HVAC system was tied into the Medium Pressure Campus steam, and reduced to low pressure for heating. We were able to take this historic landmark in the city of Morgantown, and restore it to its original appearance while keeping the aesthetics of the building in tact.



# Madison Elementary School HVAC Ohio County Schools

Wheeling, West Virginia

## Owner

Ohio County Schools

## Size

74,820 SF approx.

## Construction Cost

\$4.6 million

## Project Architects-Engineers

McKinley & Associates

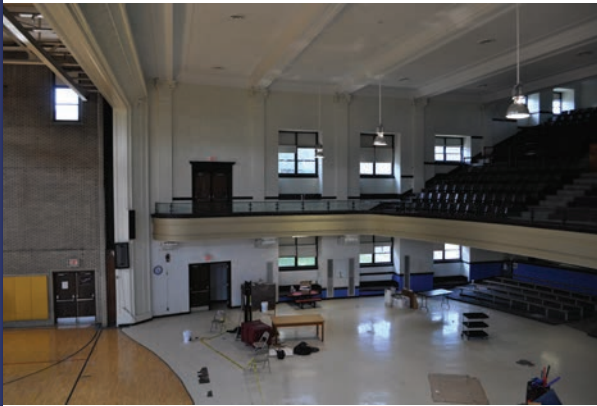
## Contractor

Climatch, Inc.

The 74,820 SF Madison Elementary School was **built for the Ohio County Schools in 1916**. It is now a **Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places**, so our design had to respect the State Historic Preservation Office standards.

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 to preserve the historic nature of the interior**, 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 restorations were completed **while school was in session**. The project involved a **lot of coordination with the State Fire Marshal**.



**McKINLEY & ASSOCIATES**  
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# Holiday Inn Express & Suites

## Triadelphia, West Virginia

### Owner

Wheeling Hospitality, LLC

### Size

54,636 SF

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Ray Winovich, RA

### Contractor

Double J (*the Owner's contractor*)

Multiple Holiday Inn Express & Suites hotels are currently in design, in construction, or recently completed - such as this one at The Highlands development in Triadelphia, West Virginia, located on the east-bound side of I-70 near the Robinson and Straub auto dealerships. This original project has led to subsequent projects; the other hotels are in Parkersburg, West Virginia, Washington, Pennsylvania, Cambridge, Ohio, and Cumberland, Maryland. This three-story hotel consists of 87 units with a lobby, pool building, and entrance canopy. There is a maximum occupancy of 684. The primary structure is wood framed except for several structural steel transfer beams. The porte-cochère is a decorative, drive-under design with a stamped concrete drive. The single-story, 3,000 SF pool building includes a pool, spa, exercise room, and equipment room. The 21,108 SF first floor, in addition to the pool building and 17 units, also consists of a 1,500 SF meeting room, 2,700 SF of office/laundry/pantry/misc, and a 2,800 SF great room/breakfast room/lobby. There is a vending area adjacent to the elevators on every floor. The second and third floors are both 16,764 SF, and both consist of 35 units.



The 87 rooms consists of 54 King units and 33 Queen units. There are multiple ADA rooms.

The King rooms consist of 6 Single Business Suite A, 2 Single Business Suite B, 1 Single ADA Business Suite C, 16 Single Suite D, 19 Single C, 1 Single D, 2 Single D1, 1 Single ADA Roll-In, 4 Single Executive B, and 2 Single Executive B1 units.

The Queen rooms consist of 1 Double ADA Business Suite, 2 Double Business Suite, 2 Double Executive B1, 2 Double Executive B2, 2 Double ADA, and 24 Double A.

***West Virginia Division of Natural Resources***

***CEOI 0310 DNR1600000004:***

***Cacapon Resort State Park***

***Old Inn Renovations and Remodel***



Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 145935

Doc Description: AE Services for renovations of Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-09-16	2015-11-10 13:30:00	CEOI 0310 DNR1600000004	1

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley & Associates, Inc.  
 32 20th Street - Suite 100  
 Wheeling, WV 26003  
 304-233-0140

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X

FEIN # 55-0696478

DATE November 6, 2015

All offers subject to all terms and conditions contained in this solicitation

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: McKinley & Associates

Authorized Signature: *[Signature]* Date: November 2, 2015

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 2 day of November, 2015.

My Commission expires June 26, 2024.

**AFFIX SEAL HERE**




**NOTARY PUBLIC** *[Signature]*

**CERTIFICATION AND SIGNATURE PAGE**

By signing below, or submitting documentation through wvOASIS, 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, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

McKinley & Associates

(Company)

 Ernest Dellatorre, President  
(Authorized Signature) (Representative Name, Title)

304-233-0140 | 304-233-4613 | 11/6/15  
(Phone Number) (Fax Number) (Date)



Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

State of West Virginia  
 Centralized Expression of Interest  
 02 — Architect/Engr

Proc Folder: 145935

Doc Description: Addendum AE Services for renovations Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-10-13	2015-11-10 13:30:00	CEOI 0310 DNR1600000004	2

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley & Associates, Inc.  
 32 20th Street - Suite 100  
 Wheeling, WV 26003  
 304-233-0140

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X

FEIN # 55-0696478

DATE November 6, 2015

All offers subject to all terms and conditions contained in this solicitation



Purchasing Division  
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Proc Folder: 145935

Doc Description: Addendum; AE Services for renovations Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-10-21	2015-11-10 13:30:00	CEOI 0310 DNR1600000004	3

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
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ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:  
(Check the box next to each addendum received)

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

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

McKinley & Associates, Inc.

Company



Authorized Signature

November 6, 2015

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.