



West Virginia Purchasing Division

2019 Washington Street, East
Charleston, WV 25305
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The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header

List View

General Information Contact Default Values Discount Document Information

Procurement Folder: 159310

SO Doc Code: CEOI

Procurement Type: Central Contract - Fixed Amt

SO Dept: 0310

Vendor ID: 000000206862

SO Doc ID: DNR1600000009

Legal Name: MCKINLEY & ASSOCIATES INC

Published Date: 10/26/15

Alias/DBA:

Close Date: 12/1/15

Total Bid: \$0.00

Close Time: 13:30

Response Date: 11/23/2015

Status: Closed

Response Time: 11:44

Solicitation Description: A&E services for Model Cabin Project

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 : 159310
Solicitation Description : A&E services for Model Cabin Project
Proc Type : Central Contract - Fixed Amt

Date issued	Solicitation Closes	Solicitation No	Version
	2015-12-01 13:30:00	SR 0310 ESR11231500000002368	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			

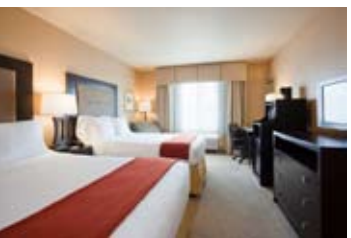
Extended Description :	Architectural engineering
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WEST VIRGINIA DIVISION OF NATURAL RESOURCES



CEOI 0310 DNR1600000009

**Re: A&E Services for State Park
Model Cabin Renovation Project**



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



November 23, 2015

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

Dear Mr. Nisbet and Members of the Selection Committee;

McKinley & Associates is once again pleased to provide the West Virginia Division of Natural Resources with our Expression of Interest to provide you architectural, engineering, construction contract administration and other necessary professional services for the renovation of several types of state park cabins and cottages located at Watoga State Park and Cass Scenic Railroad State Park, which will serve as model projects for your other facilities. 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. We are a 100% ESOP Company (Employee Stock Ownership Plan), **so our employees own 100% of our corporation!** With offices in **Charleston** and Wheeling, WV and Washington, PA, we support a professional staff of **Architects, including a Historic Preservation Architect**; mechanical, electrical, plumbing/fire protection Engineers (**MEP Engineers**); **Construction Administrators**; an **Interior Designer**; an HVAC Commissioning Provider; and more. Our staff also includes **LEED Accredited Professionals with a Building Design and Construction specialty (LEED AP BD+C)**s on staff, whom are both Architects, and can add **energy efficient (“green”)** aspects into your project.

McKinley & Associates offers you an added benefit of having the capabilities **of handling multiple projects simultaneously**. Our Team has successfully worked together on numerous projects. We have been designing renovation projects for over 30 years, and have developed a reputation as experts in building renovating and upgrading. We have completed hundreds of projects, small and large, gaining experience that we can apply to your project. We have a vast array of **similar contracts that involve multiple buildings renovation projects**, including multiple open-ended contracts with organizations such as the United States Postal Service in West Virginia, the United States Postal Service in Pennsylvania, West Virginia University, the West Virginia State Police, and much more. 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.

Your project will be led by **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple renovation projects across the State, has award-winning projects, completed 2 LEED Certified and multiple LEED Registered projects, is a leader in energy efficient “green” design, and much more. Thom has been involved in design of “hospitality and accommodation” projects ranging in from a small home additions (one of which was featured on HGTV’s New Spaces Show), to a \$6 million Maclin Hall Dormitory renovation, to multi-million dollar projects such as Fairmont State University’s \$30 million College Student Housing Apartments Complex to name a few.

Thom will be assisted by Christina Schessler, AIA, LEED AP BD+C, whom is also a registered Architect and a LEED Accredited Professional specializing in Building Design & Construction. She also completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. As a skilled historic preservation architect; she continually works with the State Historic Preservation Office and The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building, and Christina is familiar with their review process requirements.

Historic Preservation is a passion for our firm. McKinley & Associates has been designing restoration / renovation / upgrade projects since 1981. We understand the **Civilian Conservation Corps (CCC) era cabins at Watoga State Park are major contributing structures located in the New Deal Resources in Watoga State Park Historic District, listed on the National Register of Historic Places (NRHP Reference # 10001227).** In addition, the **"Company Houses" at Cass Scenic Railroad State Park are contributing structures in the Cass Historic District (NRHP Reference # 80004038).** We are very familiar with the Secretary of Interior (National Park Service) Standards and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks (2 of the 16 in West Virginia)!** We have completed over 75 historic projects throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old.

We have vast renovation experience and are familiar with projects that respect the historic nature of the building. Our team is uniquely experienced in historic preservation, restoration, adaptive reuse, and/or renovation projects because we are similarly involved in the development of multiple structures, including our office in Wheeling, among other buildings. Our Headquarters in Wheeling is located in a 1908 YMCA structure (**contributing structure in the Centre Market Square Historic District - NRHP#: 84003651**) that was restored and turned into professional office suites. Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out the damaged areas and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. Historic and modern materials must be researched since it is easy to damage existing materials by making snap decisions. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

We have experience with similar structures, such as lodges, hotels, residential, and other "hospitality and accommodation" structures. We also have experience with creating a "model" project that is used as a standard for additional future projects; such as for the Holiday Inn Express Hotels & Suites where we utilize our first design as our base for each additional hotel. We can also provide you with Interior Design services; improving furnishings and finishes can increase overall comfort and guest satisfaction, which can ultimately lead to increased occupancy percentages and average daily room rates.

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. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

We are ready to begin immediately and can work to your schedule to get these projects designed and constructed. Thank you for reviewing our submission and considering McKinley & Associates for your renovation projects. We are very excited about the possibility of working with you. If you have any questions, please do not hesitate to call at any time.

Personal Regards,



Ernest Dellatorre
President

McKinley & Associates
(304) 340-4267

edellatorre@mckinleyassoc.com

"Vendors will provide information regarding its employees, such as staff qualifications and experience in completing similar projects ..."

First and foremost, we can state that McKinley & Associates will devote whatever time is necessary to provide the West Virginia Division of Natural Resources with successful projects. If we are chosen for these projects; **your project team is available to start immediately upon our being selected, can handle multiple projects simultaneously, and will provide the necessary hours to complete your projects on time.** On staff, we have 6 licensed Architects, 2 licensed Engineers, 1 licensed Interior Designer, 2 licensed LEED Accredited Professionals specializing in Building Design & Construction, 1 licensed Commissioning Provider, a Historic Preservationist, Construction Administrators, and architectural/engineering designers among other professionals.

Our **portfolio** includes multiple relevant projects; examples of which you will see later in our proposal. No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects. Additionally, from our **hundreds of renovation projects**, we have vast experience with **phasing**, and will coordinate your projects as required.

Historic Preservation is a passion for our firm. McKinley & Associates has been designing restoration / renovation / upgrade projects since 1981. One employee, Christina Schessler, AIA, LEED AP BD+C, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design in 2012. Another employee, Mike Price, **your construction administrator**, was recently **appointed by Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission – West Virginia Division of Culture & History.** McKinley & Associates has completed dozens of historic projects throughout the state, including multiple residential projects (houses, apartments, etc.), hotel, former B&O Railroad Passenger Depot, and much more.

McKinley & Associates is on the forefront of innovative design. **Sustainable Design** is a fastly growing and supported philosophy. **We can incorporate energy efficient "green" design into renovation/preservation projects; twenty percent of a building's energy consumption is embodied in the existing physical structure itself!** McKinley & Associates identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, etc. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We have **2 LEED Accredited Professionals specializing in Building Design and Construction** on staff, which includes your Project Manager, Thomas R. Worlledge, AIA, **LEED AP BD+C, REFP.**

Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works.** Some of these are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftsmanship Award, 5 Placemaker Awards (Energy Efficient "Green" Design), Building of America - Gold Medal Green Building Award, **Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards,** West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - **Architectural Preservation Award,** and the City Council & Mayor's Award for **Preservation** to name a few.



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

Architect / LEED Accredited Professional

Charleston Area Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Thomas R. Worlledge is a skilled Architect with over 30 years experience who has received state wide design awards and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, has 2 LEED Certified Projects, multiple LEED Registered projects, spoken on sustainable design issues, and was also a featured speaker at the 2001 Governor's Conference on the Environment, 2001 Sustainable Fair, 2013 Create WV Conference, and more. He also teaches other design professionals in the art of High Performance School design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and was the president of the state chapter of the AIA. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in the state of West Virginia! He believe energy efficient design is simply good design practice. In fact, he wrote portions of the 2007 International Energy Code which is used by other architects as a guide for energy efficient design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks. Thom has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$30 million FSU Student Housing Complex to name a few.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

Fairmont State University - "**University Terrace**" College Apartments Housing Complex

WVU Institute of Technology - Maclin Hall **Dormitory** renovations

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

Williamson Redevelopment Authority's SMART Office fit-out (**LEED Registered / 2013 Placemaker Award**)

Natural Energy Design (NED) Building (**energy efficient "green" / 2013 Placemaker Award**)

Bellann in Oakhill, WV (**LEED Registered**)

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

West Virginia State Police - multiple projects from Open-Ended Architectural/Engineering Services contract [including new Logan Detachment, and WVSP Academy - Renovations to Buildings A, B, and C (**Dormitories**); New Building D and Multi-Purpose Building]

United States Postal Service - multiple projects from Open-Ended IDIQ contract

Catholic Diocese Saint John XXIII Pastoral Center renovations

Marshall County Schools - Hilltop Elementary School (**LEED Certified - won multiple WV and National Awards & Recognitions**)



Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Architect / LEED Accredited Professional



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West 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**, residential (multiple-types of work), emergency service, forensic, medical, educational, and commercial 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.** She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets. Christina will also be able to provide direction to your projects should you wish to develop a design that is intended to achieve **LEED Certification**.

NOTABLE PROFESSIONAL EXPERIENCES:

Sisters of St. Joseph - Mount St. Joseph Convent Living historic preservation, renovations

Sisters of St. Joseph - Deerfield Woods / Independent Living

West Virginia Independence Hall historic preservation, renovations

USPS Clarksburg Finance Station historic preservation, renovations

USPS Altoona exterior window restoration, Section 106 report

USPS Shenandoah Post Office historic condition report

USPS Monongahela historic preservation, renovations

Ft. Henry Building historic preservation, renovations

Bennett Square Office Building historic preservation, renovations

Wagner Building - Multiple Office renovations, historic preservation

Lincoln National Bank historic preservation, renovations

Washington & Jefferson College - Old Main historic preservation

Linsly School - multiple buildings / historic preservation, renovations

City of Steubenville historic façades & roofs rehabilitation program

Braxton County Senior Citizen Center renovations

Prototype Residence for Bovard-Anderson Company*

Harbor Point Housing renovations*

Milvue Acres housing remodel*

Ridge Custom Homes Projects*

Shiloh Apartments*

Tucker Apartments*

Rochester Villa*

Pineloch Estates*

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



Tim E. Mizer, PE, RA, QCP

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:

Ohio
West Virginia

Registered Architect in:

Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. In addition, he is also a Qualified Commissioning Provider. He joined McKinley & Associates in 1995, and has over 30 years of experience. Mizer's degree in Architectural Engineering has provided him with a total understanding of the architectural, engineering, and site components with 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:

Willow Glen Mansion historic preservation / renovations

Hope VI - North Wheeling
Hope VI - Wheeling Heights

Sisters of St. Joseph - Mount St. Joseph Convent Living renovations
Sisters of St. Joseph - Deerfield Woods Independent Living

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Wilson Lodge pizza concession
Wheeling Park Commission - Pine Room HVAC study & design
Wheeling Park Commission - White Palace HVAC Control
Wheeling Park Commission - White Palace Office HVAC

Holiday Inn Express & Suites - multiple locations

WVU Institute of Technology - Maclin Hall Dormitory renovations

Wheeling Island Hotel•Casino•Racetrack - Multiple Projects

West Virginia State Police - multiple renovations and new detachments

USPS - worked on dozens of Post Offices in WV & PA

Orrick's Global Operations Center

Millennium Centre Technology Park - multiple projects

Wheeling Children's Home

Cabela's Eastern Distribution Center

Wagner Building - multiple renovation projects

WV Independence Hall renovations

Capitol Theatre renovations

Bennett Square renovations

Ohio County Schools - multiple projects

Building 34: WV State Office Complex in Weirton

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

Hancock Co. School District-Wide Construction Program (\$56+ million)

Wood Co. School District-Wide Construction Program (\$63+ million)



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 hospitality, industrial, commercial, educational, and institutional markets with projects ranging from electrical design of hotels, dormitories, PK-12 schools, State Police detachments, 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:

Wheeling Park Commission - Wilson Lodge electrical to Chalets

Wheeling Park Commission - Zoo Discovery Lab renovations

Wheeling Park Commission - Schenk Lake lighting

Holiday Inn Express & Suites Hotels

Candlewood Suites Hotels

Fairmont State University - 3 new College Apartment Buildings

WVU Institute of Technology - Maclin Hall Dormitory

Hope VI - Wheeling Heights

Sisters of St. Joseph - Mount St. Joseph Convent

Wheeling Island Hotel•Casino•Racetrack

West Virginia State Police Academy

Panhandle Cleaning & Restoration

Bennett Square Office Building renovations

Wagner Building renovations

WV Independence Hall renovations

Capitol Theatre renovations

Cabela's Eastern Distribution Center

J.B. Chambers Performing Arts Center at Wheeling Park High School

WV Northern Community College - Education Center renovation

Hancock County Schools District-Wide Program (\$56 million)

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

United States Postal Service - post offices in multiple States

West Virginia University - multiple projects state-wide

West Virginia State Police - multiple buildings state-wide

Hilltop Elementary School (LEED Certified)

Cameron High School (LEED Registered)



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:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Zoo Discovery Lab renovations
Holiday Inn Express & Suites - Highlands / Triadelphia, WV
Holiday Inn Express & Suites - Parkersburg, WV
Holiday Inn Express & Suites - Cambridge, OH
Holiday Inn Express & Suites - Washington, PA
Holiday Inn Express & Suites - Cumberland, MD
Candlewood Suites Hotel - Morgantown, WV
WVU Institute of Technology - Maclin Hall Dormitory renovations
Sisters of St. Joseph - Mount St. Joseph Convent renovations
Wheeling Island Hotel•Casino•Racetrack multiple projects
OVMC Nurses Residence Hall renovations
Hope VI - North Wheeling
Hope VI - Wheeling Heights
Wheeling Island Fire Station
West Virginia State Police - multiple projects state-wide
Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Health & Human Resources Wheeling Office renovations
Maxwell Centre renovations
Orrick's Global Operations Center renovations
Wagner Building renovations
Bennett Square Office Building renovations
Capitol Theatre renovations
Catholic Heritage Center renovations
WV Independence Hall renovations
Dr. Ganzer Medical Office Building renovations
Cabela's Eastern Distribution Center



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:

Holiday Inn Express Hotel & Suites / Cambridge, OH

Holiday Inn Express Hotel & Suites / Washington, PA

Candlewood Suites Hotel

Building 55: WV State Office Complex (LEED Certified)

Carenbauer Wholesale Corporation renovation & addition

Bennett Square renovations & office build-out

The Linsly School renovations

WVDRS Wheeling District's new office space fit-out

Grave Creek Mound Museum renovations

Jefferson County Courthouse renovations

Follansbee City Building

Wellsburg City Building

Silver Company - Moss Neck Storage Building

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



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:

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites

Fairmont State University - 3 new College Apartment Buildings

Wheeling Island Hotel•Casino•Racetrack - various projects

West Virginia Independence Hall renovations

Capitol Theatre renovations

Panhandle Cleaning & Restoration

Carenbauer Wholesale Corporation office renovations and warehouse addition

Bennett Square renovations / Dr. Chapman's Dental Office

Cabela's Eastern Distribution Center

West Virginia Health & Human Resources Wheeling Office

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

Ohio County Schools - Madison Elementary School renovations

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

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

Silver Company - Moss Neck Storage Building

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)

Boone County Schools - multiple projects

Marshall County Schools - multiple projects

Hancock County Schools - multiple projects

Ritchie County Middle/High School renovations

Wetzel County Schools - Long Drain Elementary 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:

Sisters of St. Joseph - Convent / Assisted Living historic preservation and renovation project
WVU Institute of Technology - Maclin Hall Dormitory renovations
West Virginia State Police Academy renovations
Braxton County Senior Center renovations
Catholic Diocese Saint John XXIII Pastoral Center renovations
St. Joseph Rectory renovations
Bennett Square Office Building renovations
Wagner Building renovations
WVDHHR's Ohio county (Wheeling) office renovations
Panhandle Cleaning & Restoration
Ohio Co. Schools - Madison Elementary renovations
The Linsly School's Banes Hall
Wheeling Island Hotel•Casino•Racetrack renovations
West Virginia Northern Community College - The Education Center
West Virginia Northern Community College - B. & O. Building historic preservation and adaptive reuse
Building 55: West Virginia State Office Complex (LEED Certified)
Marshall County Schools - Hilltop Elementary School (LEED Certified)
Marshall County Schools - Cameron High School (LEED Registered)
Charleston Enterprise Center renovations (WVAIA Design Award)
West Virginia University - State Fire Training Academy
West Virginia State Police - Logan Detachment
West Virginia University - Colson Hall
WVSU's Gus R. Douglass Economic Development Center / DigiSo
Fairmont State University addition at Braxton County High School
Mythology Marketing office fit-out



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)

Real Contracting and Drywall
Framer, Finisher
(1985-1987)

SUMMARY OF EXPERIENCE:

Mr. Price has over 30 years of experience in the construction industry, especially in the residential, commercial, health care, and education construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. From his 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:

Holiday Inn Express & Suites - Triadelphia, WV

Holiday Inn Express & Suites - Cambridge, OH

Holiday Inn Express & Suites - Washington, PA

Holiday Inn Express & Suites - Cumberland, MD

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple renovation projects

West Virginia Independence Hall renovations / historic

Capitol Theatre renovations / historic

Bennett Square Office Building renovations / historic

WVDHHR Wheeling Office renovation

Carenbauer Wholesale Corporation addition and renovations

Ohio County Schools - J.B. Chambers Performing Arts Center

Ohio County Schools - Madison Elementary renovations / historic

Ft. Henry Club Building renovations / historic

Grave Creek Mound Museum renovations

Main Street Bank, multiple locations

United States Postal Service - multiple projects across West Virginia

Bayer Heritage Federal Credit Union

West Liberty University - Football Stadium Lighting

Hampshire County Schools - Animal Vet Science Center

Ritchie County Middle/High School renovations

Tyler County Schools - multiple renovations

Wetzel County Schools - multiple renovations



... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple recent projects for Holiday Inn Express Hotels & Suites and Candlewood Suites Hotels. Furthermore, we have multiple open-ended contracts with organizations such as the West Virginia State Police (WVSP Academy dormitories), the Wheeling Island Hotel•Casino•Racetrack, West Virginia University (WVU IOT Maclin Hall dormitory), as well as 2 United States Postal Service IDIQ contracts to name a few. 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. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:

(multiple Holiday Inn Express & Suites)

Mr. Gerry Hamerski

Wheeling Hospitality, LLC

250 Scott Avenue - Suite 205

Morgantown, WV 26508

304/284-9989

*(West Virginia Independence Hall,
and other historic projects)*

Mr. Randall Reid-Smith

WV Division of Culture & History

1900 Kanawha Boulevard, East

Charleston, WV 25305

304/558-0220

(Braxton County Senior Citizen Center)

Ms. Leigh Ann Singleton

Braxton County Senior Citizen Center, Inc.

715 Elk Street

Gassaway, WV 26624

304/364-5604

*(Renovations on Multiple USPS Facilities
in WV & PA; including historic facilities)*

Mr. Don Mackey

United States Postal Service

27497 Albert Pick Road

Greensboro, NC 27498

304/665-2894

*(Renovations on Multiple WVSP Facilities State-Wide,
including 3 dormitories at the WVSP Academy)*

Colonel C. R. "Jay" Smithers

West Virginia State Police

725 Jefferson Road

South Charleston, WV 25309

304/746-2115

*(Mount St. Joseph Convent Living historic
and Deerfield Woods / Independent Living)*

Sister Marguerite O'Brien

Sisters of St. Joseph

137 Mount St. Joseph Rd

Wheeling, WV 26003

304/232-8160

*(Renovations at Multiple WVU Facilities,
including a dormitory, and historic facilities)*

Mr. David J. Smith, PE

West Virginia University

160 Jackson's Mill Road

Weston, WV 26452

304/269-5100 x112





West Virginia State Police
725 Jefferson Road
South Charleston, West Virginia 25309-1698
Executive Office

Earl Ray Tomblin
Governor

Colonel C. R. "Jay" Smithers
Superintendent

September 8, 2011

Subject: Reference for McKinley & Associates

To Whom It May Concern:

The West Virginia State Police have had a professional relationship with McKinley & Associates since 1996. Not only do their Architects and Engineers listen to the needs of our law enforcers; they have gone beyond the call of duty to ensure our projects are top quality, run smoothly, and are completed on time.

Sincerely,

A handwritten signature in blue ink that reads "Colonel C.R. 'Jay' Smithers".

Col. C.R. "Jay" Smithers,
Superintendent

Equal Opportunity Employer



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

... copies of any staff certifications or degrees applicable to this project ...

Included is a copy of:

- Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874)
- Christina Schessler's (*your historic preservationist / architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 3810)

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2016.



Lepa C. Lewis
Board Administrator

- Tim Mizer's (*your lead Engineer*) West Virginia State Board of Registration for Professional Engineers (WV PE #013169)

- Darren Duskey's (*your Electrical Engineer*) West Virginia State Board of Registration for Professional Engineers (WV PE #015507)

In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section.

Moreover, copies of McKinley & Associates' various licenses are found on the following pages.

The West Virginia Board of Architects

certifies that

CHRISTINA ANN SCHESSLER

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2016.



Lepa C. Lewis
Board Administrator



**West Virginia State Board of Registration
for Professional Engineers**

TIM E. MIZER
WV [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 December 31, 2016



**West Virginia State Board of Registration
for Professional Engineers**

DARREN S. DUSKEY
WV [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 December 31, 2016





CERTIFICATE

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 1989

Ken Hechler

Secretary of State.



**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.

atL006 v.4
L0539442304



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

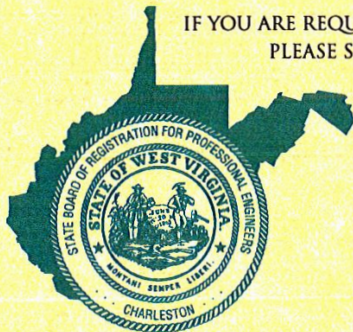
Engineer in Responsible Charge: TIM MIZER - WV PE 013169

*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, 2015 - December 31, 2015

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

... proposed staffing plan ...

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the needs of the West Virginia Division of Natural Resources for the renovation of several types of state park cabins and cottages located at Watoga State Park and Cass Scenic Railroad State Park, which will serve as a model renovation project to serve as a standard for your other facilities.

You will see in the submittal that McKinley & Associates has included several professionals to handle all aspects of the RFP. We are available to start immediately upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project. We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, to implementing renovations at various types of facilities, minimizing disruption to concurrent operations of the facilities, meeting codes, etc. We can also provide other services which you might desire, such as historic preservation reports and design, possible interior design services, and more.

We know your project will also provide for the construction contract administration for the implementation of this plan at several cabins at both State Parks, and McKinley & Associates has construction administrators on staff to fulfill this need as well. In addition, 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 18 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.

Our approach to design requires a dialog with the Owners and representatives of the State Parks. Throughout the design process, we can hold design workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget. 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. We can and will perform for you on time and within your budget. The way that we have historically achieved success with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

With our previous experience on multiple renovations projects; hospitality and accommodation projects; 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 these model cabins and cottages projects successful.



... Descriptions of past projects completed entailing the location of the project, project manager name and contact information, type of project, and what the project goals and objectives were and how they were met."

Mount St. Joseph Convent Living / The Holloway House

Location: Wheeling, West Virginia

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

Type of Project: Renovations, Additions, Historic Preservation

Project Description, Goals, and Objectives: The Mount St. Joseph Convent (also known as Holloway Estate or the Holloway House) is a five story, 74,434 SF building that **provides all living accommodations on-site** for the Sisters of St. Joseph. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations.

Because the building was continually occupied, it was necessary to complete the entire renovations and additions while the building remained fully operational. Renovations and additions were completed in **multiple phases.** We **renovated the apartments**, added the laundry services space addition, improved the 100 seat formal dining room, and also upgraded the complete commercial kitchen, social hall, library, hair salon, chapel and an exercise space. Except for non-public service entrances and mechanical spaces, **we upgraded the building to be fully ADA accessible;** this includes a **new main entry vestibule, increased door sizes, new ramps** and associated concrete pads, and more. A new elevator was added on to the rear of the Convent; the inside car dimensions are 5' 8" wide x 7' 11" deep, which is plenty of room for the Sisters that use wheelchairs or walkers. **Modern infrastructure** was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall; the meeting rooms and **private apartments are now available for visiting lecturers and seminars.** There is a new HVAC system, ductwork, piping, acoustic tile ceiling with high efficiency dual switch lights, electrical upgrades, and much more.

The building is listed on the National Register of Historic Places (NRHP Reference # 07001418), so special considerations were used to preserve the historic nature of the building. For example, when the new laundry room was added on to the rear of the Convent; **it was important to design the addition's exterior to complement the existing historic masonry.**



Braxton County Senior Center

Location: Gassaway, West Virginia

Contact: Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304/364-5604

Type of Project: Renovations and Addition

Project Description, Goals, and Objectives: We completed **full-service Architectural and Engineering design**, as well as **interior design** and **construction administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use **senior citizen center**. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The \$2.8 million project involved the **renovation of existing building**, a single story addition, **ADA compliance including entry**, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. Included in the structure are offices, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.

The client wanted the building to be **warm and inviting**. Since this is located in a rural area, **we designed the building to have a rustic look that resembles a cabin or a lodge**. The community room features the cozy ambience of a **stone fireplace** (a gas fireplace with stone veneer), includes **multiple windows** to allow an abundance of **natural light**, and the **ceiling is accentuated with an exposed truss system intended to simulate wood timber beams found in a cabin**. The interior and exterior also feature **neutral, earth toned color schemes**.

Furthermore, there is a wrap-around porch with rockers; giving the building a charming appeal.



BEFORE

and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Five South Front Street Preservation Projects

Location: Wheeling, West Virginia

Type of Project: Renovations and Historic Preservation

Project Description, Goals, and Objectives: McKinley & Associates renovated and restored 5 houses on South Front Street (203, 304, 400, 402, & 404), a street which runs along the Ohio River front, and is located on Wheeling Island. Two houses are individually listed on the National Register of Historic Places, while all 5 are major contributing structures within the Wheeling Island Historic District.

The **John McLure House (203 South Front Street)** was originally built in the **mid-1850s**, was one of the earliest homes built on Wheeling Island, and helped influence the architectural designs that shaped this river community over time. However, this house was in total despair after years of neglect; **therefore, our architects and engineers completed a \$300,000 restoration project**, and returned this Federal-style brick dwelling back to its majestic past. **McKinley & Associates did the historic research, design, and restorations, and our efforts ultimately included qualifying the structure for listing on the National Register of Historic Places (NRHP#: 91001013).** This building is now also major contributing structures in the **Wheeling Island Historic District (NRHP#: 92000320).**



The **Harry C. and Jessie F. Franzheim House (404 South Front Street)** was built in 1897, is proudly listed on the **National Register of Historic Places (NRHP#: 89000183)**, and is also major contributing structures in the **Wheeling Island Historic District (NRHP#: 92000320).** This 6,000 SF shingle-style architectural home was returned to its glorious past by our firm. The home had been sub-divided into 6 apartment units and had reached the point of possible demolition, but our **architectural and engineering** professionals had the opportunity to both work within the **Standards of the Department of the Interior** to bring it back to life. This project was \$300,000. Upon entering the house, one is impressed with the **rich warmth of wood and leaded glass.** This is further emphasized by the **immediate presence of a fireplace.**

As mentioned before, in addition to 203 and 404, the other 3 houses (304, 400, & 402) are **also major contributing structures in the Wheeling Island Historic District in the National Register of Historic Places (NRHP#: 92000320).** **304 South Front Street** was originally built around 1885, but was now in total despair; therefore, the \$275,000 **historic preservation project** included the entire structure, both exterior and interior components, as well as new systems were completed to bring it back to life. **400 South Front Street** is a Victorian home that was originally built in 1891, was abandoned for over 10 years, and was the worst condition of all the renovations to the extent that it had been totally gutted by the previous owner, the doors and fireplaces had been cannibalized, termites had devastated the entire framework, most of the windows were broken out, the fully-finished attic sustained heavy damage due to a leaky roof, the first floor was collapsing in the middle, and we even had to raise/jack the floor back up and restore the back corner of the building back into stable condition before **restoration** could begin. The **rehabilitation** project was \$250,000. Finally, **402 South Front Street** was a \$200,000 **restoration** project, where we once again designed within the Standards of the Department of Interior to complete this historic preservation of the 1895 structure.



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Oglebay Park and Wheeling Park projects

Location: Wheeling, West Virginia

Type of Project: Hospitality and Accommodation, Renovations, Historic Preservation

Project Description, Goals, and Objectives: McKinley & Associates has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these buildings probably have similarities to your proposed project; multiple projects include **rustic and wooden structures**; projects also include various **lodges, chalets**, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, clubhouses, restaurants, and more. These projects included **investigations, studies, reports, and design including renovations and additions**. The **Oglebay Mansion** is located on the **National Register of Historic Places** (NRHP Reference #79002595). Our projects have included (this list includes McKinley & Associates' project name/brief description):



Wilson Lodge Lobby HVAC Design

Pine Room HVAC Study

Wilson Lodge Office & Hickman Lounge Room HVAC Design

Oglebay Animal Hospital

Pine Room Design

Speidel Golf Course Clubhouse Cooling Loads Calculations

Wheeling Park Amphitheater Inspection

Banquet Room at Wilson Lodge

White Palace Ball Room HVAC Replacement Recommendations

Roof over Pool at Wilson Lodge

Oglebay Good Zoo HVAC Evaluation

Wilson Lodge Security

Glessner Addition

Aviary

Good Lake Site Design

Wilson Lodge Corridor

Oglebay GlassWorks Restaurant HVAC Study

Wheeling Park Comm Human Resources Building HVAC Design

Oglebay Amphitheater Structural Design

Oglebay Mansion

Wilson Lodge Steam Boiler Replacement

Oglebay GlassWorks HVAC Design

Pool Concessions at Wilson Lodge

Oglebay Institute

Oglebay Park Stifel Center

Oglebay Carriage House

Pizza Shop at Wilson Lodge Pool

Oglebay Park Stables Riding Arena

Wheeling Park Commission White Palace Office HVAC

Good Zoo Discovery Lab Renovation

Stone Room HVAC

White Palace HVAC RTUs

Schenk Lake Lighting

Oglebay Mansion HVAC

Electrical to Chalets at Wilson Lodge

Zoo Office Controls

White Palace HVAC Control



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Holiday Inn Express & Suites Hotels

Location: Triadelphia, West Virginia (and in MD, OH, PA, and Parkersburg, WV)

Contact: Mr. Gerry Hamerski

Wheeling Hospitality, LLC
250 Scott Avenue - Suite 205
Morgantown, WV 26508
304/284-9989

Type of Project: Hospitality and Accommodation

Project Description, Goals, and Objectives: A 54,636 SF Holiday Inn Express & Suites was recently completed in The Highlands development in Triadelphia, West Virginia. This three-story hotel consists of **87 units** with a lobby, pool building, and entrance canopy. **There is a maximum occupancy of 684, and there are multiple ADA Accessible units.** 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. This has a specialty HVAC system, especially for dehumidification in the pool/spa room, which involves thermostats and humidistats, and a special vestibule to “separate” this area from the main hotel. Their Laundry and Housekeeping Services includes laundry, dry cleaning pickup, on-site guest self-laundry facility (washer/dryer), daily housekeeping, and weekly housekeeping services.

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 5 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.

This project has lead to subsequent projects, and we currently are designing and/or in construction of more Holiday Inn Express & Suites hotels in **Parkersburg, West Virginia**, Washington, Pennsylvania, Cambridge, Ohio, and Cumberland, Maryland.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Cabela's Eastern Distribution Center

Location: Triadelphia, West Virginia

Contact: Mr. Rick Bocchetti

Cabela's

1 Cabela's Drive

Sidney, Nebraska 69160

860/290-6251

Type of Project: Commercial Warehouse

Project Description, Goals, and Objectives: Located at The Highlands off of Interstate 70 in Triadelphia, WV, the **\$40 million** Cabela's Eastern Distribution Center is a commercial warehouse that was built in **2 fast-tracked phases**. The building measures **1,200,000 square feet (600,000 SF for each of Phase I and Phase II)**, making it one of the largest buildings in West Virginia! **Cabela's is the World's Foremost Outfitter of hunting, fishing and outdoor gear, that also has a huge "Home & Cabin" line.** This 1.2 million square foot facility is a **key link in Cabela's retail expansion plans, serving as their primary distribution center for the East Coast.** In addition to keeping their retail stores fully stocked, it also benefits their direct business by **reducing delivery times and lowering transportation costs to their catalog and Internet customers in the eastern United States.** Some highlights of Phase I included 32,000 SF of administrative offices, and Phase 2 included a 15,000 SF Maintenance shop. The Warehouse features 30-FT high-bay ceilings to accommodate large automated storage/retrieval mezzanines and high-tech racking; the building's floor was designed to withstand continuous fork lift traffic. **In order to facilitate construction during winter climate,** a precast concrete wall panel system was designed for the building shell, and erected onto steel framing. The project was developed on a deep-fill, greenfield site with massive retaining walls, and new utilities. We worked closely with the site engineers to coordinate exterior vehicle circulation and fire protection systems; including particular attention to building and access for the 90 dock positions, and a large parking and shipping area around the facility: 300 trailer parking spaces and 750 employee parking spaces. Security lighting was designed for these areas, with careful attention paid to illumination levels to permit camera operation in the parking lot areas.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

3.1. a. The successful firm or team must demonstrate a clear procedure for communication with the owner during all phases of the project.

Will will successfully complete your Goal/Objective 1: Review existing plans and conditions as well as the operation of the park lodge and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

We have experience with renovation projects in multiple sectors of business, and have vast **experience with phased projects which minimize disruption to concurrent operation of the facilities. This might include** renovating the cabins on a building-by-building basis to only have one cabin closed at a single time. **Or**, it could involve completing the renovations during your “off-seasons;” especially the CCC era cabins which are already closed from October thru April, and completing the renovations during those months.

To start your project, **an on-site kickoff meeting will be held with all pertaining Owners representatives** along with 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. We will use this information to aid in the design of the project. The project begins with this 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 projects of all kinds is founded upon our commitment to the schedule. **During the design phases, 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 as many of these meetings as possible.** Also during the design phases, all needed 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.**

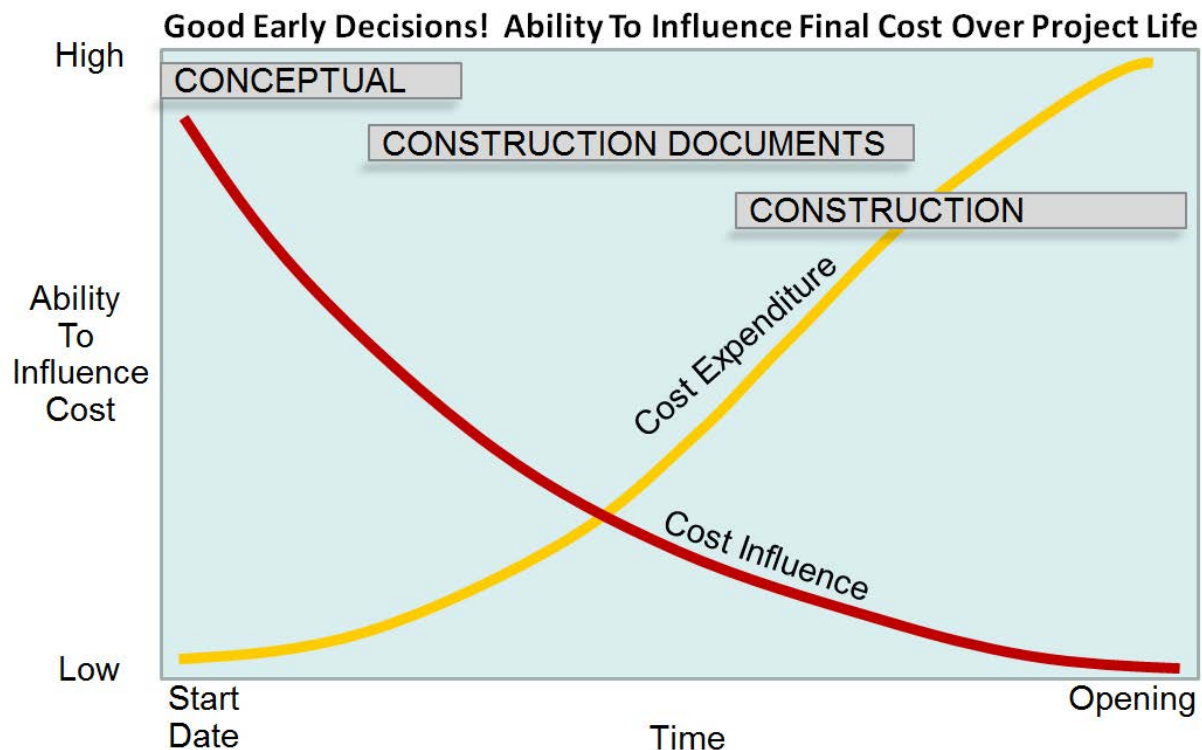
During the **kick-off meeting, interviews will take place to learn what you, the Owner, wants in the structures.** This is a very important step as it sets up the remainder of the project. Armed with this information, our professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor plan might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that our professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the **construction drawings (CDs)** and specifications for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.** Afterwards is the actual **bidding** of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the **Construction Administration** phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.



3.1. b. The successful firm or team must demonstrate a history of projects that met the owner's budget and a clear plan to insure the project can be constructed within the project budget. This plan must be described in detail.

Will will successfully complete your Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

For meeting the Owner's budget; the work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget** to meet the needs of the WVDNR. We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. 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. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley & Associates **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scope continues to stay within the budgeted amount. In addition, our "in-house" Architects/Engineers work together everyday, which gives us the ability to develop **quality documents** that an exclusively architectural firm (or exclusively engineering firm) cannot match. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout West Virginia with great buildings that come in on/under budget.



3.1. c. The successful firm or team must demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to insure this project will be constructed within the agreed construction period. This plan must be described in detail.

Will will successfully complete your *Goal/Objective 3*: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Construction Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect and the General Contractor, and the coordination of regular progress meetings on site.

Some firms are structured to include these tasks as part of the Project Architect's work. McKinley & Associates has developed a more comprehensive role for the Construction Administrator (CA). Our CAs performs the traditional tasks:

- Monitor construction to ensure compliance with Contract Documents
- Observe construction progress
- Conduct progress meetings
- Administer payment requests and change orders

But our CAs also constitutes an important thread in the texture of project continuity:

Our CA is part of the project development from the first design team meeting. Since they are here 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.

He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction.



His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense.

Also, as mentioned before, during construction the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - **as scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.



3.1. d. The successful firm or team must demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.

We know our Team possesses the required **expertise** to address all facets of your included projects, and we will provide you with all the disciplines and services needed to make these projects a success. **The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.**

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 NPS, EPA, USPS, DOD, FAA, and HUD, and also State Agencies such as West Virginia State Police, WVARNG, West Virginia University, Marshall University, West Virginia School Building Authority, DOE, and the Department of Culture & History to name a few. 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 Architectural Design has been recognized with numerous State & National awards. Our engineering staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley & Associates designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED lighting in West Virginia. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

In addition, with our depth in numbers, McKinley & Associates also offers you an added benefit of having the capabilities of **handling multiple projects simultaneously.**

We have **vast renovation experience** and are also qualified and experienced with projects that **respect the historic nature of the building.** Our team is uniquely experienced in historic preservation, restoration, and/or renovation projects because we are similarly involved in the development of multiple structures, including our office in Wheeling among other buildings. We are very familiar with the Secretary of Interior (NPS) Standards and have completed many listings on the National Register. Furthermore, Christina Schessler, RA, AIA, LEED AP is an architect with a Masters Degree in historic preservation.

We have experience with similar structures, such as lodges, hotels, residential, and other "hospitality and accommodation" structures. We also have experience with creating a "model" project that is used as a standard for additional future projects; such as for the Holiday Inn Express Hotels & Suites where we utilize our first design as our base for each additional hotel.



Per your request on the "General Terms and Conditions" Part 8 "Required Documents;" on the following pages you will see specimen copies of our various Insurance Coverages which shows proof of insurance, including *Commercial General Liability Insurance: In the amount of \$1,000,000.00 or more, as well as WV State Supplementary Conditions to AIA B101-2007, Section 2.5 consisting of: Automobile Liability: \$1,000,000.00 combined single limit, and Workers Comp: WV Statutory including WV Code 23-4-2 (Mandolidis) which are all found on this page; as well as Professional Liability: \$1,000,000.00 each occurrence which is found on the following page.*

ACORD TM		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 07/02/2015															
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																			
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																			
PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			CONTACT NAME: III, Lee Paul PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">INSURER(S) AFFORDING COVERAGE</td> <td style="width: 20%;">NAIC #</td> </tr> <tr> <td>INSURER A: Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B: Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Cincinnati Insurance Co.	10677	INSURER B: Brickstreet Ins	Brick	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:																			
INSURER E:																			
INSURER F:																			
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003																			
COVERAGES		CERTIFICATE NUMBER: 15/18 Liab w/workers comp		REVISION NUMBER:															
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																			
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS												
A	GENERAL LIABILITY			EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE	\$ 1,000,000											
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000											
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 10,000											
							PERSONAL & ADV INJURY	\$ 1,000,000											
							GENERAL AGGREGATE	\$ 2,000,000											
							PRODUCTS - COMP/OP AGG	\$ 2,000,000											
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>																			
A	AUTOMOBILE LIABILITY			EPP0146335	06/15/2015	06/15/2018	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000											
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$											
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$											
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	\$											
	<input checked="" type="checkbox"/> HIRED AUTOS							\$											
	<input checked="" type="checkbox"/> NON-OWNED AUTOS							\$											
A	UMBRELLA LIAB			EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE	\$ 1,000,000											
	EXCESS LIAB	<input type="checkbox"/> OCCUR	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE	\$											
	DEDUCTIBLE							\$											
	RETENTION \$							\$											
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WCB1018014	12/30/2014	12/30/2015	WC STATUTORY LIMITS	OTH-ER											
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000											
	If yes, describe under DESCRIPTION OF OPERATIONS below						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) Specimen copy to be held by McKinley and Associates.																			
CERTIFICATE HOLDER				CANCELLATION															
Specimen				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)		The ACORD name and logo are registered marks of ACORD																	





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/9/2015

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

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Patricia Cholewa	
	PHONE (A/C, No, Ext): 216-839-2807	FAX (A/C, No):
E-MAIL ADDRESS: PCholewa@oswaldcompanies.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Continental Casualty Co.		18313
INSURED MCKIN-1 McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 149514368

REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2015	10/10/2016	Each Claim \$1,000,000 Aggregate \$1,000,000	

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.

CERTIFICATE HOLDER**CANCELLATION**

Specimen For Purposes of Evidencing Coverage Only WV 26003	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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McKINLEY & ASSOCIATES
 ARCHITECTS • ENGINEERS • INTERIOR DESIGN



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: 159310

Doc Description: AE services for Model Cabin Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-10-26	2015-12-01 13:30:00	CEOI 0310 DNR1600000009	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.
 1116 Smith Street - Suite 406
 Charleston, WV 25301
 (304) 340-4267

FOR INFORMATION CONTACT THE BUYER

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

Signature 

FEIN # 55-0696478

DATE November 23, 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 23, 2015

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 23 day of November, 2015.

My Commission expires June 26, 2024.

NOTARY PUBLIC *[Signature]*

Purchasing Affidavit (Revised 08/01/2015)

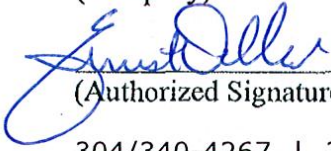


CERTIFICATION AND SIGNATURE PAGE

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)

304/340-4267 | 304/340-4269 | 10/23/15

(Phone Number) (Fax Number) (Date)