



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: 163743

Doc Description: Addendum 1 CEOI A&E Serv. Robert Shell Security Enhancement

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2016-02-10	2016-02-17 13:30:00	CEOI 0621 DJS1600000001	2

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley & Associates, Inc.  
 1116 Smith Street - Suite 406  
 Charleston, WV 25301  
 304/340-4267

02/16/16 09:38:17  
 WV Purchasing Division

**FOR INFORMATION CONTACT THE BUYER**

Crystal Rink  
 (304) 558-2402  
 crystal.g.rink@wv.gov

Signature X

FEIN # 55-0696478

DATE February 11, 2016

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

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: DJS160000001**

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

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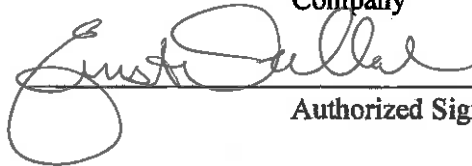
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McKinley & Associates

Company



Authorized Signature

February 11, 2016

Date

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Revised 6/8/2012



Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
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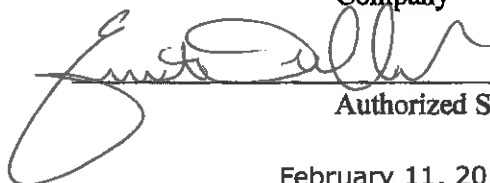
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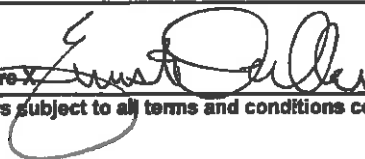
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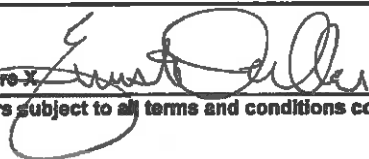
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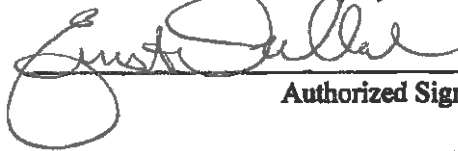
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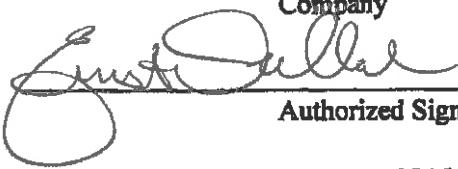
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February 11, 2016

Crystal Rink  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Rink,

Attached are 2 original signed versions, along with 5 convenience copies, of Addendum 1 for DJS160000001 - A&E Services for Security Enhancements for Robert Shell Juvenile Center.

Please include these as part of our previously submitted proposal. We submitted our proposal prior to the issuing of this addendum. We do not have any other changes to our proposal, except to add these two pages into it.

Thank you,

Ernest Dellatorre  
President  
McKinley & Associates  
304-340-4267  
edellatorre@mckinleyassoc.com

# **West Virginia**

# **Division of Juvenile Services**

**Re: Solicitation No.**  
**CEOI 0621 DJS1600000001**

**A&E Services for**  
**Security Enhancements for**  
**Robert Shell Juvenile Center**

02/10/16 09:31:22  
WV Purchasing Division



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





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**CERTIFICATION AND SIGNATURE PAGE**

By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated 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 | 2/9/16

(Phone Number) (Fax Number) (Date)

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

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

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

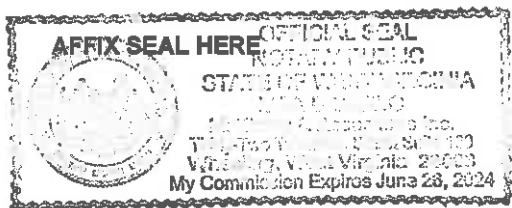
**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**Vendor's Name: McKinley & AssociatesAuthorized Signatures:  Date: February 9, 2016State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 9 day of February, 2016.My Commission expires June 26, 2024.NOTARY PUBLIC *Purchasing Affidavit (Revised 07/01/2012)*

# WV Licenses & Registrations

On the following pages, you will see copies of our various licenses & registrations as evidence that we are currently registered in the State of West Virginia. These include our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia. On this page is Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874). We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes in the "Design Team" tab.

## 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

# WV Licenses & Registrations

BOOK 66 PAGE 793



## 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 19 89

*Ken Hechler*

*Secretary of State.*



# WV Licenses & Registrations

## State of West Virginia



### Certificate

*I, Natalie E. Tennant, Secretary of State of the  
State of West Virginia, hereby certify that*

**MCKINLEY & ASSOCIATES, INC.**

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on December 15, 1989.

I further certify that the corporation has not been revoked by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this

### CERTIFICATE OF EXISTENCE

Validation ID:0WV3W\_CQTDH



*Given under my hand and the  
Great Seal of the State of  
West Virginia on this day of  
October 27, 2015*

*Natalie E. Tennant*

*Secretary of State*

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, <https://apps.wv.gov/sos/businessentitysearch/validate.aspx> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

# WV Licenses & Registrations

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

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

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

This certificate is issued on: 06/28/2011

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

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

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

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

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

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# WV Licenses & Registrations

## CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

**Engineer in Responsible Charge: TIM E 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:*

**January 1, 2015 - December 31, 2017**

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

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



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

BOARD PRESIDENT



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



# Insurance

Per your request, you will find copies of our various Insurance Coverages, including Commercial General Liability, Automobile Liability, and WV Statutory Requirements including WV Code 23-4-2 (Mandolitis) found on this page, as well as Professional Liability on the following page.

<b>ACORD</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		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).						
<b>PRODUCER</b> Pauli Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			<b>CONTACT NAME:</b> III, Lee Paul <b>PHONE (AC, HO, EXT):</b> 304.233.3303 <b>FAX (AC, HO):</b> 304.233.7524 <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>			
<b>INSURED</b> McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003			<b>INSURER A:</b> Cincinnati Insurance Co. <b>NAIC #</b> 10677 <b>INSURER B:</b> Brickstreet Ins <b>Brick</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
<b>COVERAGES</b> <b>CERTIFICATE NUMBER: 15/18 Liab w/workers comp</b> <b>REVISION NUMBER:</b>						
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.						
INSTR. LTR.	TYPE OF INSURANCE	MOBIL. SUBR. INSR. 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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY		EPP0146335	06/15/2015	06/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	UMBRELLA LIAB		EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$					AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WCB1018014	12/30/2014	12/30/2015	WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WV) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WV DELIBERATE INTENT COVERAGE INCLUDED "MANDOLITIS"		
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			
ACORD 25 (2009/09)		© 1988-2008 ACORD CORPORATION. All rights reserved.				
The ACORD name and logo are registered marks of ACORD						





February 9, 2016

Crystal Rink  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Rink and Member of the Selection Committee;

We are pleased to provide the West Virginia Division of Juvenile Services with our expression of interest to provide professional Architectural and Engineering design services to develop drawings and specifications for the purpose of awarding a contract to enhance the physical security at the Robert Shell Juvenile Center by adding security cell doors, locks, sally ports and fencing upgrades. 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, and now supports a professional staff that includes **Architects, Engineers, Construction Administrators, LEED Accredited Professionals** specializing in Building Design and Construction, an Interior Designer, a Qualified Commissioning Process Provider, Learning Environment and Educational Facilities Planners, and more. In addition, we recently became a 100% ESOP Company (Employee Stock Ownership Plan), so our employees now own 100% of our corporation!

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. Thom has worked on multiple correctional centers across the State, along with other governmental projects, judicial projects, school projects, and security/safety enhancement projects.

Over the years, McKinley & Associates has designed **various security architectural and engineering projects**, which you will see throughout our proposal. From these experiences, we have gained the knowledge to realize the multi-purpose nature of some of these specialized facilities; such as safety and security, public access vs. control access, sensitivity to the people using the facility, and much more. This includes projects that were renovated to insure building security, compliance with current building codes, force protection of the building, and much more. We have experience designing exterior and interior security doors, bullet/explosion resistance storefronts and entryways, security glazing and frames, sally ports and man-traps, video camera monitoring, intercom systems, access control systems, vandal resistant hardware, and other security enhancements on various buildings across the state, including correctional centers, State Police detachments, E-911 centers, State Government facilities, and multiple school projects just to name a few.

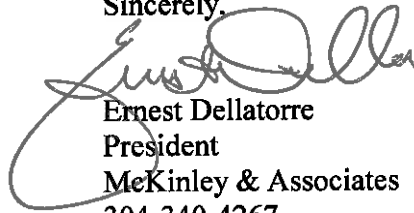
Our renovation experience has also included multiple different **plans that minimized disruptions of daily operations of the building while construction was implemented**. This has included phasing projects to work at various parts of the building at different times which keeps other areas open, or working during "off" hours such as nights or weekends, among other options. Close coordination between the owner, contractor, and our firm from the start - will ultimately lead to the smoothest plan. We can do this!

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McKinley & Associates recently performed a statewide school safety & vulnerability audit for the department of homeland security (includes all 705 schools in West Virginia!). The safety and security of students, staff, faculty and visitors is the underlying goal of this project. From this contract, we now have **employees with various levels of Security Training and Background**, such as West Virginia State Police criminal background checks required of all staff that entered the buildings, FBI background checks and clearance, PCII (Protected Critical Infrastructure Information) "Authorized User Certification," and all documents were loaded into ACAMS (Automated Critical Asset Management System).

**We are ready to begin immediately and will meet all your Goals and Objectives.** Thank you for reviewing our submission and considering McKinley & Associates for your proposed project. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre  
President

McKinley & Associates

304-340-4267

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



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

# Project Goals and Objectives

**McKinley & Associates** has extensive experience with providing drawings and specifications for safety and security renovations and upgrades. This includes interior and exterior doors that were renovated to insure building security, man-traps, access control systems upgrades, hardware upgrades, compliance with current building codes, as well as force protection to name a few. We have experience with different levels of security on various buildings across the state, including multiple State Police detachments, Correctional Centers, National Guard projects, E-911 Centers, Courthouses, Private clients (like the Orrick Corporation's Global Operations Center), State Office Complexes, and at schools to name a few. We know our team possesses the required expertise to address all facets of your project. Additionally, we have renovated numerous buildings and facilities while occupied, turning outdated and inefficient buildings into more modern energy conscience facilities, and safeguarded multiple buildings with varying degrees of security.

Our approach to design requires a dialog with the owners and the end users of the facility. To start your project, a kickoff meeting will be held with all available West Virginia Division of Juvenile Services representatives, Robert L. Shell Juvenile Center staff members, along with a facility walkthrough/on-site investigation for the design professionals.

From this on-site meeting and investigation of the Juvenile Center and site, we will understand the problems or deficiencies in the current doors, fencing, controls, etc., and we will propose options for resolving the issues. At this point, the Owners Project Requirements will be defined and documented to be used as a guideline through the design phase. After this, we will verify existing conditions against any available building drawings and/or documentation. We will use all this information to aid in the design of the renovation projects. This information will then be used to budget for the work and prepare for the actual corrections period. We can also provide multiple options pertaining to the quality and style of replacement or repair as related to the potential cost of construction.

Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your goals and objectives. We do not only depend on our experience, but on the day to day experiences of those who will use the building. We have found that this hands-on approach allows us to focus on your needs and desires and to achieve a better outcome for our client. **We will successfully design these upgrades to meet your goals and objectives.**

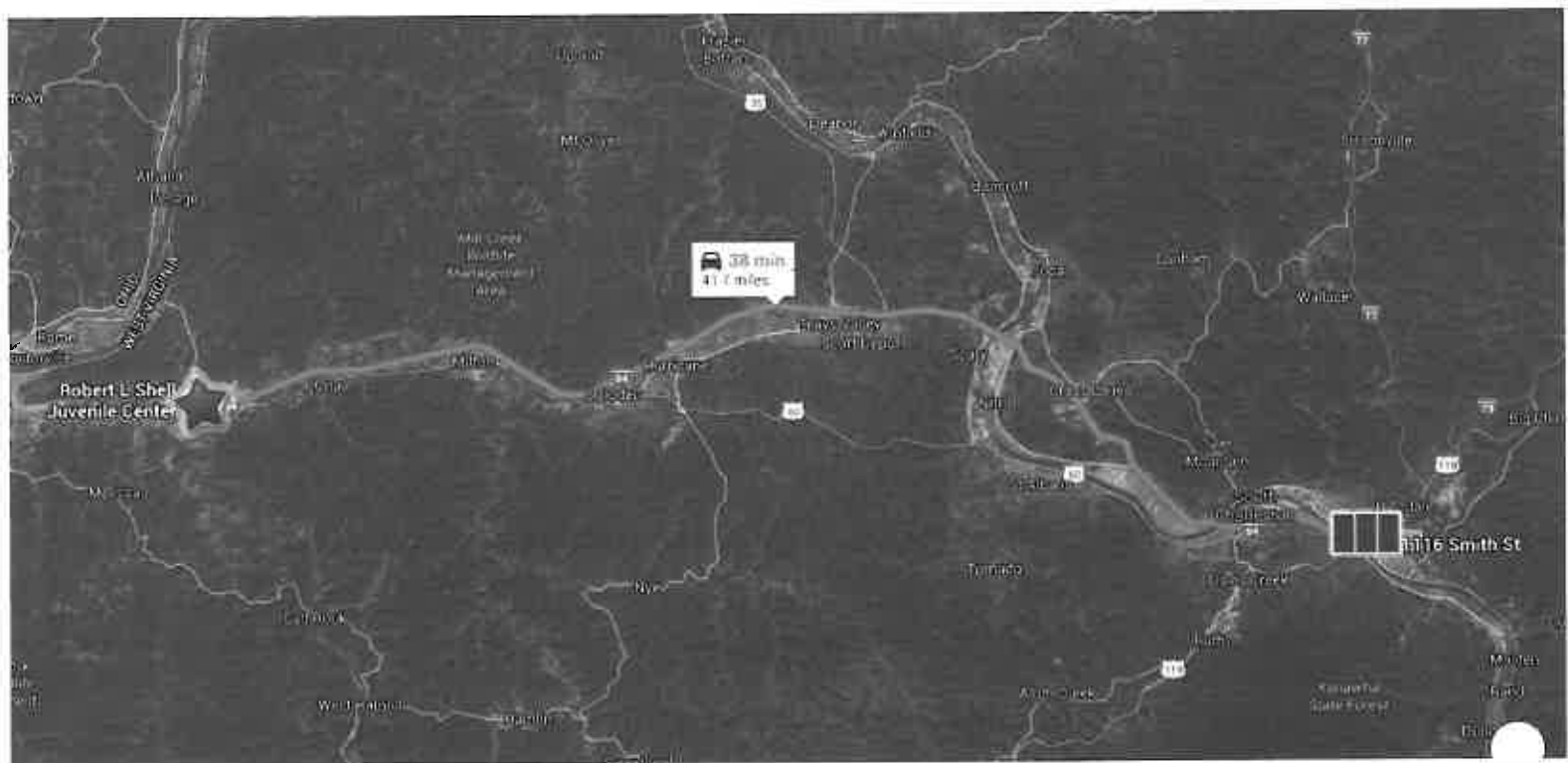
You will see as part of our submittal the vast experience we have with the West Virginia State Police in renovating their facilities. We have maintained an "open end" contract with the State Police for over 20 years which has given us first-hand experience in projects similar to yours. The renewal of this contract over the years is a good indication of the service and the expertise we provide for them. By virtue of our experience having worked on dozens of State Police Detachments, **we understand the need for security.** We also design areas that are **employee only, including separate secure entrances, especially for the detachments with E-911 centers. Doors and windows have security glazing and insulation.** In addition, we typically use block for force and bullet protection; but in an existing building where we have to use gypsum board partitions we would use **fiberglass ballistic panels and expanded metal mesh** behind the gypsum board, and on the inside of the wall we would use plywood under for **extra blast protection.** Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above.

# Project Goals and Objectives

Our Firm as a whole brings a multitude of experience in working with **high security facilities**, which you will see throughout our proposal. We have completed hundreds of projects, small and large, gaining experience that we can apply to your project. Over the past 35 years, our secure facility design experience ranges from juvenile centers, correctional centers, penitentiary/jails, state police, sheriff, courthouses, national guard, schools, State government facilities, ambulance authorities, fire departments/stations, emergency operations centers, and E-911 communications centers among others. From this experience, we have gained the knowledge to realize the multi-purpose nature of these specialized facilities; such as safety and security, sensitivity to the people using the facility, cost and energy efficiency, flexible environments, 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. The main reason we have been able to maintain this relationship is because we LISTEN to their needs. So that you don't only have to take our word for it; we encourage you to call our references.

Moreover, from a State-Wide School Safety and Vulnerability Assessments Contract we recently completed, we now have **employees with various levels of Security Training and Background**, such as State Police and FBI background clearance, PCII (Protected Critical Infrastructure Information) "Authorized User Certification," and all documents are loaded into ACAMS (Automated Critical Asset Management System).

Furthermore, our **Charleston office is 41.7 miles (38 minutes)** from the Robert L. Shell Juvenile Center, and we are readily available to provide you with the services to meet your goals and objectives. **By virtue of our proximity, we can provide project services in an economical, effective and efficient manner, while also responding expeditiously to your project's needs.**



# Corporate Information

## Firm History

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



McKinley & Associates' Charleston, WV Office

Washington Trust Building



McKinley & Associates' Washington, PA Office

## Firm Information

**Ernest Dellatorre**  
President

**Tim Mizer, PE, RA, QCxP**  
Director of Operations

**Gregg Dorfner, AIA, NCARB**  
Director of Architecture

## Date of Incorporation

**July 1, 1981**  
Wheeling, West Virginia

## Number of Professionals

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

## Location

### Headquarters

#### The Maxwell Centre

Thirty-Two - Twentieth Street  
Suite 100  
Wheeling, West Virginia 26003

P: 304-233-0140

F: 304-233-4613



McKinley & Associates is now a 100% ESOP Company (Employee Stock Ownership Plan). From this, our employees now own 100% of our corporation.

### Satellite Offices

#### Charleston Enterprise Center

1116 Smith Street  
Suite 406  
Charleston, West Virginia 25301

P: 304-340-4267

F: 304-340-4269

#### Washington Trust Building

6 S. Main Street  
Suite 1028  
Washington, Pennsylvania 15301

P: 724-223-8250

F: 724-223-8252

The Maxwell Centre - McKinley & Associates' Wheeling Headquarters



## Credentials

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

# Construction Administration & On-Site Representation

**Construction Administrator Involved from the Beginning of the Design Phase**

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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



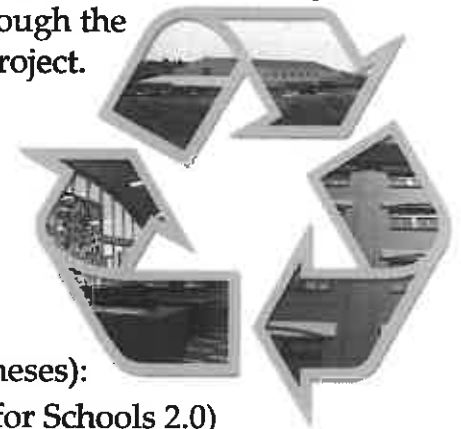
# Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

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

- Christina Schessler, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
- **Your Architect / Project Manager**



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

- 🌿 **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)  
- **The First LEED Certified School in the State of West Virginia!**
- 🌿 **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

All of our current **LEED Registered Projects** are either under construction or in design with potential **LEED Platinum Certification** or potential **LEED Silver Certification**. Our LEED Registered Projects are (LEED Rating System in parentheses):

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

The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field.



The LEED AP BD+C designation that both Thom and Christina have achieved represents specialization in commercial design and construction.



**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP** has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



**Christina Schessler, AIA, LEED AP BD+C** has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

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

# Sustainable "Green" Design

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

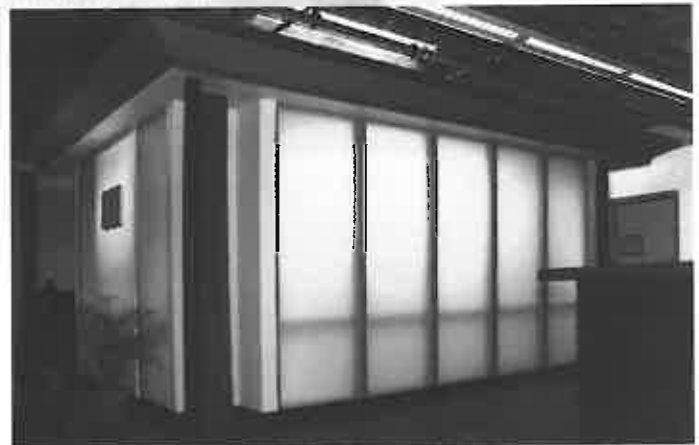
McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local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

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

**Moreover, Hilltop Elementary School** is one of our many projects that we designed using **energy efficient** and **sustainable design** approaches. It was not until after construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is the first LEED Certified school in the state of West Virginia.** Hilltop won a 2010 Gold Medal Green Building Award by Building of America. Hilltop also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the 2012 Black Bear Award for the **Highest Achievement** for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the **first-ever** U.S. Department of Education Green Ribbon Schools! Moreover, Hilltop won a 2013 Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks.



McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We recently won a West Virginia Chapter of the American Institute of Architects Merit Award for our newly renovated Charleston Office; a project led by Thom Worledge.



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



# References

## **Multiple WVSP Detachments**

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

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

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

## **WVDHHR's Ohio County Office Building**

Mr. David J. Hildreth  
WV Department of Administration  
Real Estate Division  
1409 Greenbrier Street  
Charleston, WV 25311  
304/558-1295

## **Multiple Schools with Secure Doors / Man-Traps (Weirton Elementary, A.T. Allison Elementary, etc.)**

Dr. Kathy Kidder-Wilkerson  
Superintendent  
Hancock County Schools  
104 North Court Street  
New Cumberland, WV 26047  
304/564-3411



# Client Testimonial



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

**Earl Ray Comblin**  
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 black ink that reads "Colonel C.R. 'Jay' Smithers".

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

**Equal Opportunity Employer**

# Thomas R. Worledge, 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 # [REDACTED]

#### 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  
Charleston, WV (2005 to present)

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

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

TAG Architects  
Charleston, WV (1985-1990)

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

### SUMMARY OF EXPERIENCE:

Thomas R. Worledge is a skilled Architect with over 30 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award) and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment, 2001 Sustainable Fair, 2013 Create WV Conference, and more. He also teaches other design professionals in the art of High Performance design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worledge 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. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown. In addition, his projects Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office all won Placemaker Awards. He has projects that not only won State Awards, but National Awards as well!

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

St. Marys Correctional Center additions & alterations / St. Marys, WV\*  
Huttonsville Correctional Center additions / Huttonsville, WV\*  
Industrial Home for Youth / Salem, WV\*  
Mount Olive Correctional Center / Mount Olive, WV\*  
WV Department of Health & Human Resources Office renovations  
WV State Police Academy - Renovations to Buildings A, B, and C;  
New Buildings D and Multi-Purpose Building  
West Virginia State Police - Logan Detachment  
West Virginia University - University Police Building  
West Virginia School Building Authority - State-Wide School Safety and Vulnerability Assessments  
Building 55: WV State Office Complex (**LEED Certified**)  
Marshall County Schools - Hilltop Elementary School (**LEED Certified - won multiple State and National Awards & Recognitions**)  
United States Postal Service - multiple projects from IDIQ contract  
2003 Courthouse Conditions Report for the West Virginia Courthouse Facilities Improvement Authority / Statewide, WV\*  
Nicholas County Courthouse  
VAMCs - multiple renovations around WV and PA  
Wood County Schools - Parkersburg High renovations (\$23 million) & Williamstown High renovations (\$13.5 million)

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

# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

## Director of Operations

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Ohio County Justice Center renovations

Marshall County Justice Center

West Virginia State Police - dozens of renovations and new detachments state-wide / also surveyed, reviewed, projected, budgeted, and documented 72 police facilities

WVU University Police Department

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

WV Army National Guard (WVARNG) - AASF1 Maintenance Hangar

WVARNG Mountaineer Challenge Academy

WVARNG Multi-Purpose Building at Camp Dawson

Building 34: WV State Office Complex in Weirton

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

West Virginia Health & Human Resources Wheeling Office renovations

Wheeling Island Fire Station

Jefferson County (OH) Courthouse upgrades

Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations

West Virginia School Building Authority - dozens of school renovations and new construction projects across the state

Orrick's Global Operations Center renovations

United States Postal Service - dozens of renovation projects

West Virginia Independence Hall renovations

Capitol Theatre renovations

Maxwell Centre office building renovations

Wagner Building office building renovations

Bennett Square office building renovations

VAMC Beckley renovations



# 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.  
Marletta, OH (1995-1997)

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

### SUMMARY OF EXPERIENCE:

Mr. Duskey has over 20 years of experience in the governmental, industrial, commercial, educational, historic preservation, and institutional markets with projects ranging from electrical design of State office complexes, State Police detachments, higher educational projects, PK-12 schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

### NOTABLE PROFESSIONAL EXPERIENCES:

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

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

West Virginia Army National Guard - AASF#1 Maintenance Building & Hangar renovations

WV Department of Health & Human Resources Office renovations

Orrick's Global Operations Center renovations

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

Building 34 - West Virginia State Building in Weirton

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

WVU University Police Department

WVU State Fire Training Academy

Hancock County Schools District-Wide Program (\$56 million), including Weirton Elementary, A.T. Allison Elementary, and other schools with security enhancements/access control

Grant County Schools - Union Educational Complex and other schools with security enhancements/access control

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

Raleigh County Emergency Services Authority renovations

Main Street Bank, Moundsville Branch

Wheeling Island Fire Station renovations

Jefferson County Courthouse renovations

Panhandle Cleaning & Restoration warehouse and office renovations

Cabela's Eastern Distribution Center

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia University - Colson Hall

# Robert E. Smith

## Construction Administrator (Project Coordinator)

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

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

### MILITARY SERVICE:

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Cameron American Legion exterior renovations  
USPS Clarksburg Financial Office historic preservation/renovation  
USPS Parkersburg Carrier Annex & Hub  
Follansbee City Building renovations  
Jefferson County Commission - Ohio Valley Towers renovations  
Jefferson County Jobs & Family Services renovations  
Steel Valley Regional Transit Authority renovations  
Lincoln National Bank Building renovations  
Cabela's Eastern Distribution Center  
City of Steubenville Parks Lighting & Security Project  
Harrison County Courthouse Roof  
Fairmont State University - New College Apartments  
The Linsly School - Banes Hall renovations  
The Linsly School - Behrens Gym renovations  
Brooke Co. Schools - Follansbee Middle renovations  
Grant Co. Schools - Maysville HVAC/Windows  
Grant Co. Schools - Union Educational Complex renovations  
Hampshire Co. Schools - Animal Vet Science Center  
Hancock Co. Schools - A.T. Allison Elementary renovations  
Hancock Co. Schools - John D. Rockefeller Career Center renovations  
Hancock Co. Schools - New Manchester Elementary renovations  
Hancock Co. Schools - Oak Glen High HVAC and renovations  
Hancock Co. Schools - Oak Glen High Multi-Sports Complex  
Hancock Co. Schools - Oak Glen High Wrestling Room  
Hancock Co. Schools - Weir High Multi-Sports Complex  
Hancock Co. Schools - Weir MS/HS renovations  
Hancock Co. Schools - NEW Weirton Elementary  
Marshall Co. Schools - NEW Cameron High (LEED Registered)  
Marshall Co. Schools - NEW Hilltop Elementary (LEED Certified)  
Tyler Co. Schools - 3 HVAC projects  
Tyler Co. Schools - Bus Maintenance Garage renovations





# Security Projects

Since 1981, McKinley and Associates has experience within correctional/juvenile center related facilities, as well as many governmental (and private sector, like Orrick's Global Operations Center) facilities that share many of the same nuances of your security. These include, but aren't limited to:

- Anthony Correctional Center repairs
- Jefferson County OH Regional Jail office renovations
- Lincoln HS Youth Detention Center - renovations, windows, doors, locks
- Moundsville Penitentiary - multiple projects (investigations and testings; ventilation; egress; law library / academic unit; MEP renovations at guard towers, wagon gates and gate house; new Captain's office; HVAC & handicap issues; roof replacement; & office additions)
- Ohio County Jail - multiple projects (multiple renovations, lavatories, roof)
- Ohio County Correctional Facility - separation of male & female recreation facility
- Brooke County Courthouse structural report
- Hampshire County Courthouse
- Harrison County OH Courthouse
- Jefferson County OH Courthouse upgrades
- Marshall County Courthouse
- Marshall County Magistrates Building
- Ohio County Courthouse
- Ohio County Courthouse Annex
- Ohio County Justice Center renovations
- Federal Facilities / Post Offices
- Building 34: West Virginia State Office Complex in Weirton
- Building 55: West Virginia State Office Complex in Logan (LEED Certified)
- West Virginia State Police projects
- West Virginia Army National Guard projects
- West Virginia University Police Building
- West Virginia Department of Health & Human Resources Buildings
- School Security - Policy 6200 and Safe Schools Act
- West Virginia School Safety & Vulnerability Assessments (over 700 Schools)
- Other High Security Private-Sector Projects:
  - Racetrack / Gaming Centers
  - Orrick Corporation's Global Operations Center

# West Virginia Army National Guard Mountaineer Challenge Academy

## Kingwood, West Virginia

### Owner

West Virginia Army National Guard

### Size

54,800 SF approx.

### Construction Cost

\$16 million

### Project Architects

Assemblage Architects

### Project Engineers

McKinley & Associates

McKinley & Associates has completed **multiple projects** for the West Virginia Army National Guard all around the State, including **full A/E design services and Construction Administration**. Moreover, we have also teamed with Assemblage Architects to create 2 buildings at Camp Dawson in Kingwood, WV; our involvement in these 2 projects includes mechanical, electrical, plumbing, and fire protection engineering, as well as construction administration services. The **Mountaineer Challenge Academy** (*capital "NG" for National Guard*) is the **first nationwide educational program for at-risk children in a quasi-military setting**. This project won a 2011 WV AIA Merit Award. The building program includes **classrooms**, an exercise area/gymnasium, locker and shower rooms, staff offices, counselors offices, support staff areas, medical assistance space, restrooms, and a full service kitchen with dining facility; **these spaces will accommodate the 160 young adults/student residents living at Camp Dawson as part of the Challenge Academy**. The first floor of the wing contains multiple **classrooms**, while the second floor contains multiple offices, conference, recruiting, and server rooms. There are also offices on the first floor. The gymnasium accommodates physical activity, weight training, and serves as the central hub of the complex. Drill exercises and formations, as well as graduation ceremonies are held here. The U-shaped building creates a large, central courtyard which is a multi-purpose outdoor events area for student functions, training activities, drills and formations, educational purposes, and more. *(The other project we worked on at Camp Dawson is the \$12.7 million Multi-Purpose Building, which won a 2014 WV AIA Honor Award)*



Open-Ended Contract

# West Virginia State Police

## Owner

West Virginia State Police

## Construction Cost

These projects were completed under 3 multi-year open-ended agreements

## Project Architects-Engineers

McKinley & Associates

For over the past 20 years, McKinley & Associates has been honored to have been selected for 3 consecutive West Virginia State Police open-ended contracts for all architectural and engineering services throughout West Virginia. McKinley & Associates have completed design services on dozens of renovations as well as additions on police detachments throughout the State, such as in Clarksburg, Franklin, Jackson County, Lewisburg, Moundsville, and Romney to name a few. Moreover, we have also completed multiple new detachments in Berkeley, Logan, Morgantown, Rainelle, and Wheeling, West Virginia to name a few. Some buildings have E911 Centers which have a higher level of security, such as in Doddridge, Franklin and Romney. We are proud to showcase continuous work for the West Virginia State Police throughout our region, and we are pleased to say that we have also surveyed, reviewed, projected, budgeted, and documented 72 police facilities throughout the entire State.

By virtue of our experience having worked on dozens of State Police Detachments, we understand the need for security throughout the entire building, especially where the public enters the detachment. Typically we use block for force and bullet protection; but in an existing building where we have to use gypsum board partitions we would use fiberglass ballistic panels and expanded metal mesh behind the gypsum board, and on the inside of the wall we would use plywood under for extra blast protection. Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above. We have extensive experience designing secure interior and exterior doors and associated access control systems on dozens of WVSP Detachments.

Architectural and Engineering design for new addition and renovations to the detachment in Pendleton (Franklin). The 3,170 SF addition was for a 911 Center (E911) that included 2 offices, a communications room, a transmitter room, a kitchen and a vestibule. The 3,840 SF of renovations included providing security for the secretary, replacing door hardware to more secure hardware, a bunkroom, ADA upgrades, exit and emergency lights, and an emergency generator to name a few.



A new 3,465 SF Mason County Detachment in Point Pleasant includes secured/separate access to the main WVSP areas which has a squad room with gun storage, Sergeant's office, evidence room, additional/separate evidence lockers, interview room, kitchen, day room, restrooms, file room, garage, and secretary's room with view of commons area. The commons area includes a separate access vestibule, lobby, restroom, conference room, mechanical room, and an additional storage area.



The new 7,375 SF Romney Detachment includes a 1,000 square foot E-911 Communications Center with a separate secured entrance, raised access floors, an uninterrupted power supply (UPS), and an emergency generator. Also Included were multiple offices, sleeping quarters, kitchen/lounge area, squad room, evidence storage room, interview rooms, B.C.I. space, M.V.I. space, D.M.V. testing space, and other support spaces.



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

# Building 34 West Virginia State Office Complex

## Weirton, West Virginia

**Owner**  
State of West Virginia

**Size**  
39,500 SF

**Construction Cost**  
\$4 million

**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
Gregg P. Dorfner, AIA, REFP

**Contractor**  
Walters Construction



To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an office building in the City of Weirton. This **Weirton State Office Complex (also known as Building 34)** is a **\$4 million** state-of-the-art building that houses offices for multiple state agencies. This State Office Building was completed in 2006, and accommodates the Bureau of Employment Programs, the Department of Health and Human Resources, the Division of Motor Vehicles, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board. This **two-story, 39,500 SF office building** was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. **For security, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various finishes and furnishing, such as various door styles and swipe-access, bulletproof transaction windows, desks, work stations, kitchen, laminated countertops, adjustable shelving, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), painted or glazed ceramic tile walls, and more.**



The first and second floor building commons spaces includes **entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more.** The DMV spaces on the first floor includes **employee-only entrances, work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, and more.** The Lottery spaces on the first floor includes a **separate entrance/lobby, an office, an "open" office room, conference, security room, supply room, and data room.** The Rehab spaces on the first floor includes an **employee-only entrance, 7 offices, clerical, conference room, waiting room, and more.** The Bureau of Employment Programs spaces on the first floor includes 2 "open" work station rooms, manager offices, counselor office, a large waiting room, hearing room/conference, training room, server room, and storage. The DHHR spaces on the second floor includes **multiple swipe-card access doors, employee-only entrance, 14 offices, an "open" office east and an "open" office west, work rooms, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more.**



# Orrick's Global Operations Center

## Wheeling, West Virginia

### Owner

Orrick, Herrington & Sutcliffe LLP

### Size

88,000 SF approx.

### Construction Cost

\$8 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

David B. McKinley, PE

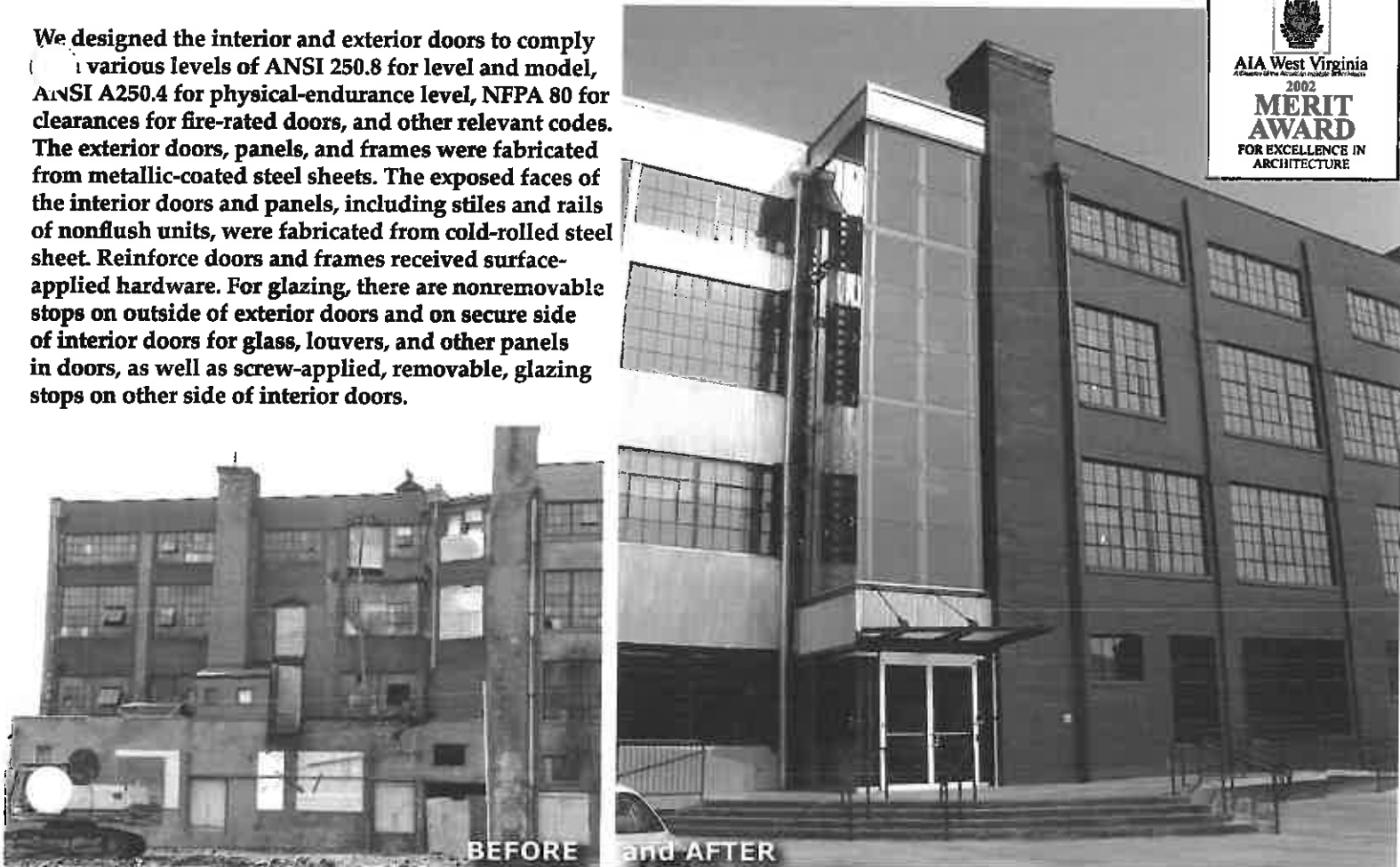
### Contractor

John Russell Construction

This 100 year old warehouse was adaptive reused and renovated to create some of the most creative office space in the State. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This \$8 million dollar project won a West Virginia AIA Merit Award. The entire exterior shell was designed and constructed in 6 months to attract a new tenant. It quickly became the home to the international law firm Orrick. This building soon became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock; therefore, security was a major concern.

Security for the facility was to be comparable to the rest of the firm's nationwide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. The security system features we had to incorporate, understand, and design by included: a card access system that allows single card with multiple-levels of access programmed into that card, with card readers at the front door, server rooms and network operations center, elevators, loading dock, stairs, and other sections; there is not a full time receptionist; glass break and motion detectors on the ground level; an intercom at the front door; and finally, security cameras are placed at the loading dock, rear parking lot, and front door.

We designed the interior and exterior doors to comply with various levels of ANSI 250.8 for level and model, ANSI A250.4 for physical-endurance level, NFPA 80 for clearances for fire-rated doors, and other relevant codes. The exterior doors, panels, and frames were fabricated from metallic-coated steel sheets. The exposed faces of the interior doors and panels, including stiles and rails of nonflush units, were fabricated from cold-rolled steel sheet. Reinforce doors and frames received surface-applied hardware. For glazing, there are nonremovable stops on outside of exterior doors and on secure side of interior doors for glass, louvers, and other panels in doors, as well as screw-applied, removable, glazing stops on other side of interior doors.



BEFORE and AFTER

# WV Department of Health and Human Resources Office Building

Wheeling, West Virginia

## Owner

WV Department of Administration:  
Real Estate Division

## Size

56,783 SF

## Construction Cost

\$2 million

## Project Architects-Engineers

McKinley & Associates

## Project Architect

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



We were asked by our client to **renovate** a former car showroom and service area into an office building (now called the Mary Margaret Laipple Professional Building). The first fit-out includes space for the West Virginia Department of Health & Human Resources' new Ohio County office. The building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. We worked with our client to fit DHHR's program into the space and maximize the use of the space. We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure.

The project was built in **three phases: the exterior was completed first (including new doors, windows, skin, etc.)**, next the interior (including **secure doors**), and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. The building was divided into three distinct spaces: **secure office space, Client space, and training areas**. The **Office space is secured from the client area by an access control system**. The training space was designed to be stand alone for use by other State staff training. The showroom windows were mostly **in-filled because of the sensitive nature of the materials in the building**, but windows high on the wall provide natural daylight in the space. We worked with the local and state code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. We worked with the owner of the building to allow a **separate entrance for future tenants** of the upper two floors and to keep the renovation cost to a minimum while providing a state of the art facility for the DHHR's use.

Allied Plate & Glass was hired for the Phase I secure exterior doors and hardware (as well as windows). There are exterior doors at 3 locations, which are heavy-duty hollow-metal doors and frames. There is front glaze aluminum storefront framing for 3 entrances, 6 exterior fixed frame windows, and 4 sections of continuous fixed frame windows. This included 112 pieces of glass (both tempered and annealed) in the doors, frames, and windows. The entrances have door frames that are 2" x 4-1/2" thermally broken front glaze transom door frames with front glaze sidelites. The doors and sidelite glazing are 1" overall thickness insulated *tempered* units, where the transom glazing is 1" overall thickness insulated *annealed* units. The entrance frame size at 101B is 100" x 129", at 179B is 136" x 129", and at 125A is 138" x 129". All doors are 72" x 84" pairs with continuous hinges and rim panic devices, wide stile doors, 1-3/4" thick with 10" bottom rails & 6" cross-rails. There are two sets of custom hardware, which includes head receptors and aluminum sill flashing with end dams.

Deluxe Doors was hired for the Phase II interior doors and hardware (as well as windows), including secure doors. This included 80 interior door openings of knocked down primed steel frames, red oak clear pre finished wood doors and hardware and glazing. Furthermore, there are closers and reinforced frame heads to 17 doors, passage lever sets to 2 doors, and electrified trim to 2 doors. The video conference room includes a hollow metal, knocked down, primed frame with *o* way mirror. The reception window (shown to the right) includes aluminum tracking with security glass. The door contact and reader interface was installed by a security contractor.



West Virginia University

# University Police Building

## Morgantown, West Virginia

### Owner

West Virginia University

### Size

11,768 SF

### Construction Cost

\$450,000

### Project Architects-Engineers

McKinley & Associates

### Project Architect

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

McKinley & Associates assisted West Virginia University in renovating a new space for the University Police Department. The design of this three-story building included security walls, force protection, and ballistic materials that were built into the existing gypsum board walls to provide security for the dispatch/emergency communication center. The waiting area required bullet/explosion proof drywall and glass. Also, a double door was added walking into the waiting area. Only exit/entrance doors will be on card swipe to allow entry into the building; all other doors are lock set with key. The dispatch room has card swipe access. There is an overnight evidence room off the existing double doors; this room has electronic lock and a different card swipe into the Secure Evidence. The next room is Fire Arms and storage; this room has card swipe and floor to deck above for security reasons, and the storage room also has a standard lock set for door. The front doors have card swipe access to the upper floors. The communications center monitors the CCTV locations around the campus, along with the security phone locations that are provided for campus safety. The dispatch center serves as the central hub of communications for all WVU campus security issues and acts as the link to the state police and other emergency services. The building houses the Campus Police, emergency dispatch center, secure evidence holding, interrogation rooms, and the police K-9 unit. Construction was completed in 2012.



BEFORE



and AFTER

The West Virginia Police Department was created in 1961 by an act of the legislature. The department is now challenged with providing services to a campus community of more than 35,000 on a daily basis and providing services to major events that attract more than 800,000 guests per year. The West Virginia University Police Department is a department of 53 sworn officers who attended the WV Basic Law Enforcement Academy in Charleston for a minimum of 800 hours of instruction in basic law enforcement and certification. The officers are then required to attend in-service training as required by the WV Law Enforcement Training Committee to maintain their certification. In addition to this training, they have a Field Training Program that consists of 16 weeks of departmental training before being able to work alone as an officer. The department has 10 civilian employees and of this number 7 are assigned to the Communication Section. These communication officers must attend The Association of Public-Safety Communications Officials training course to obtain certification. The training consists of 54 hours for certification with no annual recertification requirement, but the department is developing a training standard requirement. In addition, communications officers must attend 16 hours of training on the National Crime Information Center (NCIC) system with a recertification requirement of every 24 months.



BEFORE and AFTER

Hancock County Schools

# Weirton Elementary School

## Weirton, West Virginia

### Owner

Hancock County Schools

### Size

105,000+ SF

### Construction Cost

\$26.5 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Gregg P. Dorfner, AIA, NCARB

### Contractor

Cattrell Companies, Inc.

### Construction Manager

PICIS

The new \$26.5 million Weirton Elementary School for 950 students in grades PK-4 was recently completed, and replaces the three existing elementary schools located in Weirton: Broadview, Liberty, and Weirton Heights Elementary Schools. There was just a Dedication and Ribbon-Cutting Ceremony on August 10, 2014. This school is now the largest elementary school in the state of West Virginia. We incorporated multiple energy efficient components into this 105,000+ SF building including high efficiency boilers, energy recovery wheel, desiccant wheel, chilled beam system, Variable Frequency Controllers to reduce fan energy, low flow plumbing fixtures, energy monitor on the main electrical gear, dimmable lighting with occupancy sensor control, and T-5 & T-5 HO fluorescent bulbs used as primary light sources throughout school to name a few. All of this has been accomplished with only one-third of 1% in total change orders!

The building features a state-of-the-art security system, including a man-trap at the entrance, 68 security cameras school-wide, as well as a full-time prevention resource officer on site among other security features (*many seen below*). The man-trap provides a lock-through security vestibule at the main entrance, requiring all visitors and staff to pass visual security clearance before entering the facility proper. There is a reduction on the total number of exterior doors for the School to the minimum required for exiting and operations access. There is also a separate entrance specifically for food deliveries. We located all required exit doors on either the front (west) or right side (south) of the School at publicly viewable vantages. The east-west main corridors running the full length of the School on both the first floor and second floors; these "boulevards" are intended to give administrators and staff an immediate straight-shot view of each floor to aid in timely assessment of possible safety/security issues requiring lock-down or evacuation.





Hancock County Schools

# A.T. Allison Elementary School

## Chester, West Virginia

### Owner

Hancock County Schools

### Size

56,000 SF

### Construction Cost

\$5.3 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

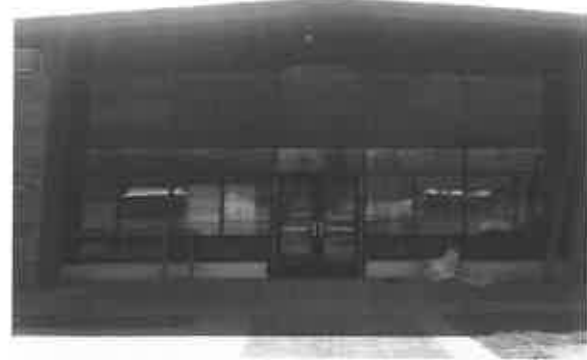
### Contractor

Jarvis, Downing & Emch, Inc.

A Dedication Ceremony was held on August 25th, 2013 for the recently completed **addition/renovation project** to the Allen T. (A.T.) Allison Elementary School. The original building was built in 1963, and now consists of 440 students and 31 faculty members.

**The building was brought up to today's standard of Security. This included a redesigned secure main entrance, new exterior doors and interior doors with insulated security glass, the addition of Man Traps at every public entry point, security cameras and video monitoring of all access points, door position monitoring, new security windows, and a building-wide access control system which controls and records all access to the building.**

**Other improvements to Allison include all new security doors and windows, a brand new cafeteria, 31 additional parking spaces, new heating, ventilating and air conditioning (HVAC) systems, restroom upgrades, landscaping, roofs, ceilings, elevators, data wiring and electrical upgrades and new sidewalks. A major school-wide life safety upgrade includes a new fire alarm, fully sprinklering the building, and the addition of egress corridors. Expanded parking will make drop-off and pick-up times safer for students by facilitating better traffic flow for private vehicles and school buses. There are also new playgrounds - one for pre-kindergarten pupils and one for kindergarten through fourth-grade pupils. The renovations/additions now gleam with the brightness of new lights, new ceilings, new flooring and new paint.**



**This project also includes a 3-classroom pre-kindergarten addition with a separate entrance. This new entrance to the Pre-K addition features video cameras and a buzzer system for visitors. Previously, trailers separated from the rest of the school were used for Pre-K classes. This pre-kindergarten wing includes carpet squares, Smart Boards and pint-sized toilet fixtures. The spacious pre-kindergarten rooms will help bring Hancock County Schools into compliance with new state standards for universal pre-kindergarten. Universal pre-kindergarten, formalized by the West Virginia Legislature in 2002, means state schools must offer the program to 4-year-olds whose parents want them to attend.**



Before and After



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Grant County Schools

# Union Educational Complex

## Mt. Storm, West Virginia

### Owner

Grant County Schools

### Size

6,319 SF

### Construction Cost

\$1.3 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractor

Harbel Inc. Construction

The Union Educational Complex **addition and renovation project** involved a new 1,200 SF, floor to ceiling, aluminum storefront glazed ADA entry, 3,500 SF of locker room renovations, and 300 SF of renovated toilet rooms. The Complex is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12).

This project included 26 new interior (face sheets fabricated from cold-rolled steel sheet) and exterior doors (face sheets fabricated from metallic-coated steel sheet); consisting mostly of aluminum or hollow metal; a few wooden. The hollow metal doors had either a 60 or 90 minute fire protection; in addition, every door with windows had fire rated glass. There were 3 frame types and 4 doors specified. The doors also involved hardware, glazing, painting, and electrical connections including conduit and wiring for door controls and operators. The window replacements combine design flexibility and high performance. "Fenestration" (both windows and doors) for this day and age involves form, function, performance, and security. Some windows allow daylight, but also obstruct exterior vision (looking in).

The project also included HVAC, electrical upgrades, lighting, a new building skin/facade, 200 lockers, benches, shelving, toilet partitions and accessories, walls and ceilings painting, floors and ceiling tiles, wood repairs, and plumbing, to name a few.





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