



December 12, 2016

Jessica S. Chambers  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

12/13/16 09:38:35  
WV Purchasing Division

Dear Ms. Chambers and Members of the Selection Team,

We are pleased to provide the West Virginia Department of Administration's General Services Division with our Expression of Interest to provide Third Party Peer Review architectural /engineering services during the Design and Construction Phases of the continuing project to repair the West Virginia State Capitol Building dome area. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

**Historic Preservation is a passion for our firm.** McKinley & Associates is a full service A/E firm that has been designing rehabilitation projects since 1981. With offices in **Charleston** and Wheeling, WV and Washington, PA, we support a professional staff that includes **Architects, Engineers, a Historic Preservationist** (whom is also an **Architect**), and more. In addition, we are a 100% ESOP Company (Employee Stock Ownership Plan), so our employees own 100% of our corporation!

We understand the **importance and significance** of the **historic West Virginia State Capitol Building**, with the **grandeur of its gilded dome** as well as being designed by the **prominent architect Cass Gilbert**. We know this 1925 structure is the most pivotal structure located within the **West Virginia Capitol Complex** that is listed on the **National Register of Historic Places** (NRHP Reference # 74002009). We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks (2 of the 16 in West Virginia)**! We have completed **well over 100 historic projects** throughout the tri-state region, have worked on many structures that are well over 100 years old (and even many over 150 years old!), and have worked on many projects which have great **historical significance** like your building.

Your project will be led by **Christina Schessler, RA, AIA, LEED AP**, whom is an **Architect, a Historic Preservationist**, as well as a LEED Accredited Professional. She has a **Masters in Historic Preservation**, **meets the qualifications as established by the National Park Service in 36 CFR 61**, and has a **passion for rehabilitation projects**. As a skilled **historic preservation architect**; she knows any construction specifications must satisfy the State Historic Preservation Office (SHPO) and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building, and Christina is **familiar with the review process requirements**. She has worked on **dozens** of historic projects at McKinley & Associates. In addition, while at another firm, she worked as the Project Architect on the **dome restoration to the Pennsylvania State Capitol Building**, which is listed on the National Register of Historic Places, and is also a National Historic Landmark.

For one historic preservation example, Ms. Schessler led the **on-site analysis, historic report, and the design** for the renovation and restoration to what many consider the **most historical building in the State of West Virginia - Independence Hall in Wheeling**; known as the **Birthplace of West Virginia**. This was **built in 1859**, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. This structure was restored inside and out using careful research and coordination with the SHPO. The building is now a museum; tours include authentically restored

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rooms, Civil War exhibits, and an interpretive film among others. The newest project is a special exhibit of thirteen Civil War battle flags. The finished project is a **beautifully preserved and rehabilitated landmark**, and McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.

**We are committed to saving and rehabilitating our past, and have won multiple awards and recognitions** for historic preservation projects. For the relighting project of the **Wheeling Suspension Bridge**, another **National Historic Landmark** which was built in **1849**, we won an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, as well as a Best Outdoor Lighting Project award from the Electric League of Western Pennsylvania.

Our team is uniquely experienced in **historic preservation, rehabilitation, and/or restoration** projects because we are similarly involved in the development of multiple structures, including our offices in Wheeling and Charleston, the Fort Henry Building (*of which we are presently rehabilitating*), and many more buildings over the years. Our Headquarters in Wheeling is in a 1908 YMCA structure that was restored and turned into professional office suites. It is with this experience that we are able to bring insight to the spaces that will retain long term value.

Having an **"in-house" staff of architects and engineers** has allowed us to provide innovative, cost effective rejuvenation of historic buildings. Our **Historic Preservation experience** includes extensive interaction with The Secretary of the Interior's Standards for the Treatment of Historic Properties, qualifying structures for the National Register of Historic Places, renovations of contributing buildings in Historic Districts, qualifying clients for Rehabilitation Tax Credits, and much more. **We are familiar with projects that respect the historic nature of the building.**

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

Sincerely,



Ernest Dellatorre

President

McKinley & Associates

(304) 340-4267

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



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

# CORPORATE INFORMATION

## Firm History

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



McKinley & Associates' Charleston, WV Office



McKinley & Associates' Washington, PA Office

## Firm Information

**Ernest Dellatorre**  
President

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

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

## Date of Incorporation

1981 Wheeling, West Virginia

## Number of Professionals

Total Size	30
Architects	6
Engineers	3
Historic Preservationist	1
Construction Admins.	3
Arch./Eng. Designers	9
LEED AP BD+C	2
Interior Designer	1
Commissioning Provider	1
ALEP / CEFP	1
REFP	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



### Credentials

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

### 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

McKinley & Associates' Wheeling, WV Headquarters



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

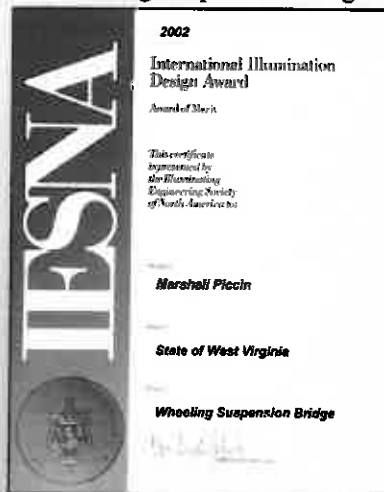
# AWARD-WINNING DESIGNS

Over the years, McKinley & Associates has won multiple local, State, and even National awards and recognitions for our works; some of these Design Awards we have won are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftmanship Award, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, multiple Project BEST recognitions, American School & University Magazine's Architectural Portfolio - Outstanding Design, 5 Placemaker Awards from West Virginia GreenWorks, Gold Medal Green Building Award by Building of America; West Virginia Department of Environmental Protection's Clean Energy Environmental Award, 2 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program, 2 U.S. Department of Education Green Ribbon Schools, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award / Adaptive Reuse, Civitans Award - Grand Victorian Property Improvement Award, and the City Council & Mayor's Award for Preservation to name a few. This involves multiple historic preservation projects, which include but are not limited to:

West Virginia Independence Hall



Wheeling Suspension Bridge



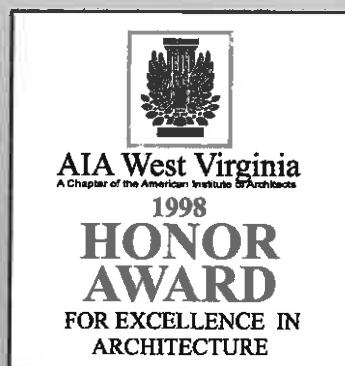
The Orrick Corporations's Global Operations Center



The Maxwell Centre



The Maxwell Centre



Ft. Henry Building




# HISTORIC PRESERVATION

**Historic Preservation is a passion for our firm.** Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)**! We have completed **well 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. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

At McKinley & Associates we are **committed to saving and rehabilitating our past** and are familiar with projects that **respect the historic nature of the structure. We we have a great working relationship with the WV Division of Culture and History and the State Historic Preservation Office.**

Our past Historic Preservation experience includes extensive interaction with The Secretary of the Interior's Standards for the Treatment of Historic Properties. Our efforts include creating historic structure reports, qualifying buildings for the National Register of Historic Places, renovations of contributing structures in Historic Districts, and qualifying clients for Historic Rehabilitation Tax Credits. Prior to the completion of each design phase, we can hold **peer reviews** and comments to a plan group depending on the nature of the work; e.g. engineers reviewing the engineering, and architects critiquing the architecture). We can assist with a **review** of the Division One Section of the specifications to assist in determining qualifications for the bidders.

One McKinley & Associates employee, **Mike Price**, was recently **appointed by Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission - West Virginia Division of Culture & History.**



Another employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple reports, historic preservations, restorations, and renovation projects; such as West Virginia Independence Hall, Bennett Square (former Ohio County Public Library), and the Wagner Building among many others.**

## **A few examples:**

Artisan Centre  
Bishop's Residence  
Brock Reed & Wade Building  
Capitol Theatre  
Catholic Heritage Center  
Chalfonte Hotel  
Dad's Sweet Tooth  
Dr. Morano; Warwick China  
Edemar (Stifel Fine Arts Center)  
Egerton Building  
Federal Building  
Hampshire County Courthouse  
Harrison County Courthouse  
Harry C. and Jessie F. Franzheim House  
John McLure House  
Klos Towers  
Larkin Apartments  
Madison Elementary School  
Maxwell Centre  
McLaughlin Building  
Mount De Chantal Academy  
Mount Saint Joseph Convent  
Ohio County Public Library Building  
Old Governors Mansion  
Orrick's Global Operations Center  
OVMC Nurses Residence Hall  
Parkersburg High School  
Phillips Gardill Building  
Rector, Diocese of Wheeling-Charleston  
St. James Church  
St. Matthew's Church  
Shepherd College - Popodican  
Stone & Thomas Building  
Towngate Theatre  
Union Cemetery Old Stone Bridge  
US Postal Service (multiple facilities)  
Wagner Building  
**West Liberty State College**  
West Virginia Capitol Complex  
West Virginia Independence Hall  
Wheeling Suspension Bridge  
Willow Glen  
WVNCC - B. & O. Building  
WVNCC - Hazel Atlas Building  
WVU - Colson Hall  
WVU - Stewart Hall  
WVU - Woodburn Hall  
304 South Front Street  
400 South Front Street  
402 South Front Street

# Christina Schessler, AIA, LEED AP BD+C

Historic Preservation Architect / LEED Accredited Professional



## EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1986

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

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### Registered Architect in:

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** project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project.** Ms. Schessler is also adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall on-site analysis and report, historic preservation, renovations

Pennsylvania State Capitol historic preservation, Dome restoration\*

Harrison County Courthouse, OH historic preservation, roof repair

City of Steubenville historic façades & roofs rehabilitation program, multiple historic reviews and projects city-wide

Washington & Jefferson College - Old Main roof, historic preservation

Ft. Henry Building historic preservation, renovations, grants, Section 106 report

Forbes Mausoleum & Robb/Bishop Mausoleum at Mt. Wood Cemetery historic reports

The Towers exterior high-rise report, restorations, renovations

USPS Clarksburg Finance Station historic preservation, renovations

USPS Shenandoah Post Office historic condition report

USPS Altoona, PA historic preservation, renovations, Section 106 report

USPS Monongahela, PA historic preservation, renovations

Bennett Square Office Building historic preservation, renovations

**Sisters of St. Joseph Convent historic preservation, renovations**

Wagner Building - Multiple Office renovations, historic preservation

Lincoln National Bank historic preservation, renovations

The Linsly School - multiple buildings / historic preservation, renovations

Ohio Co. Schools - Madison Elementary historic preservation, renovations

Stifel Fine Arts Center historic report

Towngate Theatre historic report

Bishop's Chapel Mausoleum at Mt. Calvary Cemetery historic preservation, renovations

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



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

Architect / LEED Accredited Professional

## Charleston Office Manager



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia

#### National Board Certification:

NCARB #48600

#### President:

West Virginia Society of Architects

#### Member:

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

#### Founder & Chairman of the Board:

US Green Building Council's WV Chapter

#### Former Voting Member:

ASHRAE 90.1 Int'l Energy Code Committee

### PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects  
Charleston, WV (1985-1990)

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

### SUMMARY OF EXPERIENCE:

Thomas R. Worledge is a skilled Architect with over 30 years experience, and is the manager of our Charleston office. 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. Thom 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 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. He has projects that not only won State Awards, but National Awards as well!

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

Wood County Schools - Parkersburg High School historic preservation, rehabilitation, renovations and additions

Wood County Schools - Williamstown High School renovations

USPS Charleston renovations

USPS Parkersburg Carrier Annex & Hub renovations

VAMC Beckley renovations

Charleston Enterprise Center renovations (WV AIA Design Award)

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

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

WVSP Academy - Renovations to 3 Buildings; 2 New Buildings

West Virginia University - University Police Building renovations

WVU Institute of Technology - Maclin Hall renovations

Williamson SMART Office renovations (LEED Registered)

WVDHHR's new Ohio County office fit-out / renovations

Southern WV Community & Technical College - Wyoming/McDowell Campus and Williamson Campus renovations

1601-1605 Washington Street, West (Charleston) renovations



# John L. Suhrie, PE

## Structural Engineer

### EDUCATION:

Pennsylvania State University  
B.S. Civil Engineering

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Professional Engineer in:

Delaware  
Kansas  
Michigan  
Ohio  
Pennsylvania  
West Virginia

#### Professional Land Surveyor in:

Pennsylvania

#### Member:

American Society of Civil Engineers  
American Concrete Institute  
American Institute of Steel Construction  
National Academy of Building Inspection  
Engineers  
National Society of Professional Engineers

### SUMMARY OF EXPERIENCE:

Mr. Suhrie has over 40 years of experience as a Professional Engineer with extensive and progressive experience in structural engineering, forensic inspections, project management, and engineering administrative with major engineering and construction firms. Responsibilities and experience includes forensic investigation of structural damage and building collapse, construction planning and scheduling, commissioning, construction problem trouble shooting investigation and development of resolutions, engineering and construction estimating, root cause investigations of engineering and construction problems using "Tap Root" and other investigation techniques, investigation of steel fabrication and field fit-up problems, structural engineering and design, structural inspections, as well as construction layout, surveying and field inspection. **McKinley & Associates has a 13+ year ongoing relationship with Suhrie Engineering on dozens of projects throughout West Virginia and Pennsylvania, ranging from new construction to additions and renovations. This includes historic projects.**

### NOTABLE PROFESSIONAL EXPERIENCES:

Sisters of St. Joseph Convent / historic

Lincoln National Bank / historic

Bennett Square business center / historic

Wagner Building business center / historic

West Virginia University - Colson Hall / historic

United States Postal Service / multiple historic projects

Dr. Ganzer Medical Office Building / historic

West Virginia State Police - multiple projects

Cameron American Legion

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Wheeling Island Fire Station

Braxton County Senior Citizen Center

Carenbauer Wholesale Corporation office & warehouse

The Linsly School - Baner Hall & Behrens Gym

Brooke Co. Schools - Follansbee Middle

Grant Co. Schools - Maysville Elementary

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

Ohio Co. Schools - Middle Creek Elementary

Tyler Co. Schools - Tyler Consolidated

Wetzel Co. Schools - Long Drain Elementary





# STATE CAPITOL BUILDING

Christina Schessler, AIA, LEED AP BD+C, your project manager and historic preservation architect, has been involved with multiple historic projects. While at another firm, she worked as the Project Architect on the dome restoration to the Pennsylvania State Capitol Building in Harrisburg, PA. This is listed on the National Register of Historic Places (NRHP Reference #77001162). It is also a National Historic Landmark.

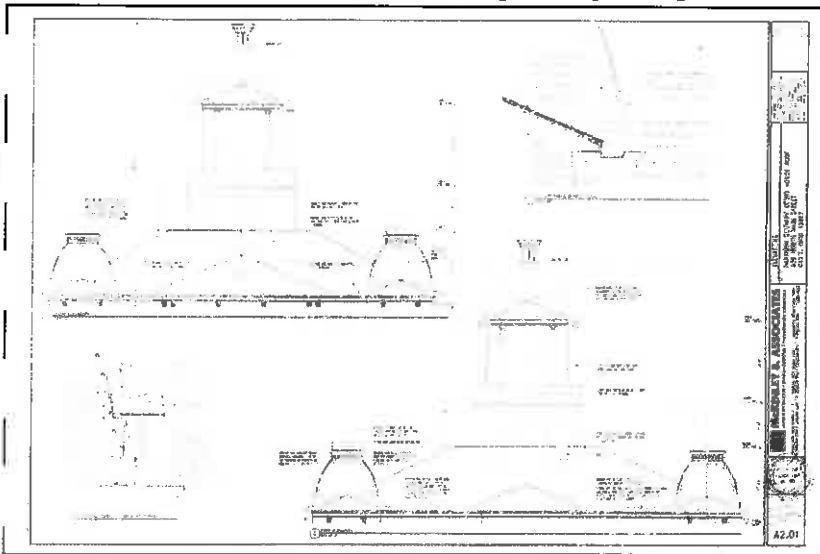


# HARRISON COUNTY COURTHOUSE

McKinley & Associates and Kalkreuth Roofing & Sheet Metal, Inc. recently completed a Design-Build project in 2016 for the Harrison County Commissioners for upgrades to the Harrison County Courthouse in downtown Cadiz, OH. The Courthouse was completed in 1895 by architect Joseph Yost, and has elements of Greek Revival, Second Empire, Italianate, Romanesque Revival, and Beaux-Arts architectural styles. This courthouse is located on the National Register of Historic Places (NRHP Reference #74001524).

This project replaced/restored the existing 9,500 SF roof on the Courthouse. Work included complete removal and replacement of slate and copper flashings, complete removal and replacement of EPDM roofing and related flashings, repair of roof support framing, repair of stone, abatement of pigeon droppings, replacement of tower louvers and vents, removal and replacement of sealants. Includes 4 corner cupolas. In addition to the roof replacement, all masonry above the third floor windows including the roof tower were restored and the mortar joints repointed. A new lightning protection system was also included in this project.

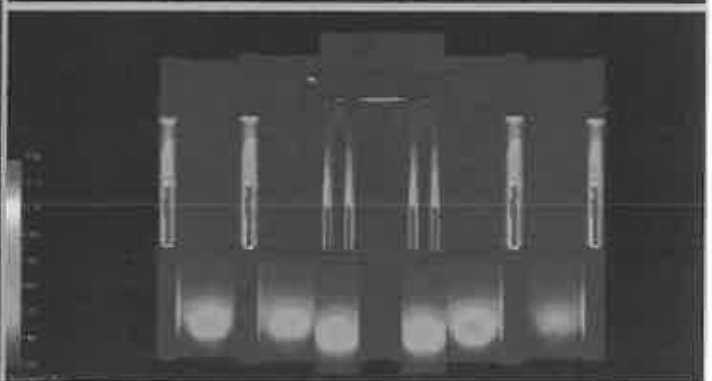
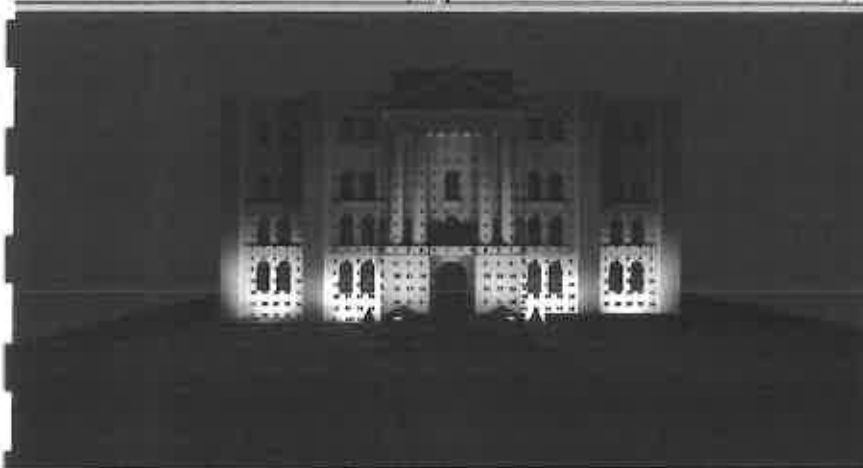
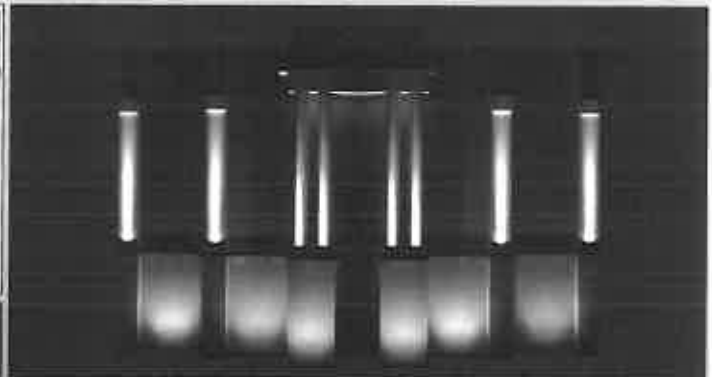
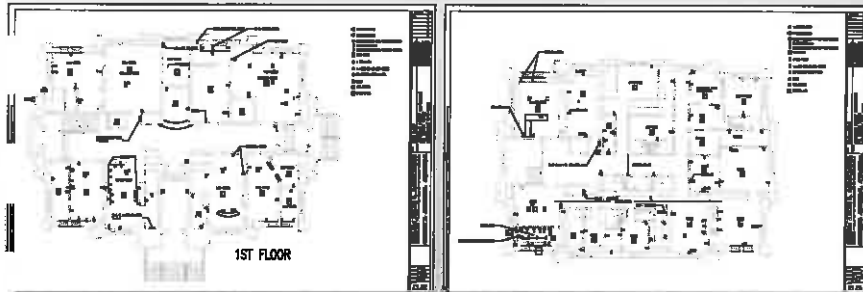
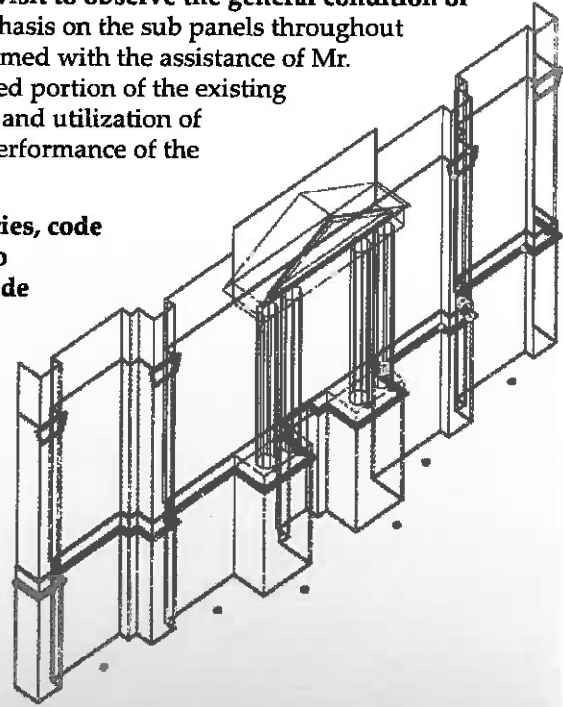
Our team worked cooperatively with the Owner and provided, among other services, schedule development, estimate development, design development documents for review by the Owner, Guarantee Maximum Price (GMP) proposal, engineering, and pre-construction planning throughout the construction stages.



# JEFFERSON COUNTY COURTHOUSE

McKinley & Associates is working with the Jefferson County Board of Commissioners on the **Jefferson County Courthouse** upgrades project. This courthouse is a contributing structure in the **Steubenville Commercial Historic District** in the **National Register of Historic Places**. We performed a site visit to observe the general condition of the **electrical distribution system in the Courthouse**, with particular emphasis on the sub panels throughout the building. With this directive, a walkthrough of the building was performed with the assistance of Mr. Shane Harris, a maintenance representative for the County. The unconcealed portion of the existing electrical installation, conditions of the existing power distribution system and utilization of existing receptacles in each area were observed, and questions about the performance of the system asked of various Courthouse employees.

We provided a report of our findings, which included **observed deficiencies, code violations, and recommendations to correct these finding**. The report also provides an estimates for all recommendations to upgrade and correct code violations. These recommendations included: Surge Protective Devices (SPD's) being included into the electrical distribution panels to help protect against voltage surges on the system from interior and exterior sources, protecting sensitive computer equipment, replacement electric power panels with spare capacity to permit the addition of more circuits to allow future growth in other areas of the building, including future HVAC upgrades, and the fire alarm system be upgraded in the building to increase the safety of the occupants and to meet current state codes. The existing fire alarm is quite antiquated, does not appear to meet current codes, and according to the building maintenance personnel, may or may not work. Furthermore, we are working on a **evaluation and redesign of the exterior façade lighting to highlight this historic facility**. These construction projects are currently in the design phase.



## Mt. Calvary Cemetery

# BISHOP'S CHAPEL MAUSOLEUM

The Bishop's Chapel Mausoleum, also known as the Chapel of the Good Shepherd, is a contributing structure within the National Road Corridor Historic District of the National Register of Historic Places (NRHP Reference #92000874). As the NRHP nomination submission form, prepared by Katherine M. Jourdan and Laura J. Pfeifer of the Division of Culture & History, states: "... The land for Mount Calvary Cemetery was purchased for a Catholic cemetery under the guidance of Bishop Whelan in May 1872. The original 32 acres of land had been part of the Edward Larking and S.H.B. Carter estate. After the bishop's death a few years later a Victorian Gothic chapel was erected in his memory. **The cornerstone was laid in 1876 and the chapel was completed in 1879.** Behind the chapel in a hemispherical plot of ground set aside for the interment of deceased Wheeling bishops and priests. To the north is a plot set aside for any nuns who die in the community. The Victorian Gothic chapel was constructed of sandstone with one story and two front bays. The entrance is from the northside of the bell tower. The tower has lancet openings and a tall sloping steeple. The nave of the church is gabled with a large pointed stained glass window divided with lancet and quatrafoil designs. In the gable end is a round medallion and a cross finial is at the peak. On the southwest corner of the chapel is a pinnacle with a modest flying buttress on the corner pilaster."

The Catholic Diocese of Wheeling-Charleston hired McKinley & Associates, led by architect **Christina Schessler, your project manager, to complete restorations and renovations, as well as a sacristy addition, to this historic Bishop's Chapel.**

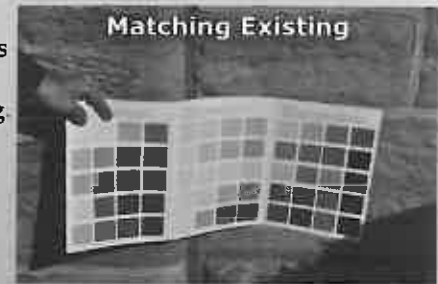
First, we completed a field investigation and existing conditions review. Our report stated that the existing Chapel structure was solid but that past interior alterations were negatively impacting the long term stability of the building. Carpeting covered the existing floor, walls had been furred out with studs and drywall, **roof leaks** damaged the decorative moldings and the electric baseboard heat and wall AC installed was inadequate and could not maintain proper interior environmental conditions.

We then prepared construction drawings and specifications. We coordinated our documents with Rambusch Decorating Company of New York and Bertozzi Felice Srl, the supplier of the new interior marble flooring. JD&E was the general contractor. Angelina Stone & Marble, a stone restoration specialist, was hired for stone restoration and cleaning.

The scope of work included the demolition and complete removal of existing floor finishes, salvage and reuse of existing door hardware, excavation for and construction of additional crypts, custom modifications to lighting and HVAC systems and a Sacristy addition with stone veneer to match existing. Exterior improvements included **a new ramp with stone to match the building and a stair and handrails.** Various roof repairs, flashing

repairs, matching downspouts, weather sealant, mildew removal, stone patching, window repairs, and custom screening was completed. The interior improvements to the chapel included a custom, ecclesial appropriate painted ceiling. Custom marble flooring, reconfiguration of the steps at the Altar, six new crypts, new HVAC, new electric fixtures and devices, lighting and casework were also completed. The new wood doors, standing and running trim, accents pieces, plinth blocks, paneling at the entrance Vestibule match existing. We replicated a new front door in every aspect of design including the saddle. The door stops, wood frame and casings were repaired, replaced or created to blend new and existing wood elements.

Matching Existing



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

## Relighting Project

# WHEELING SUSPENSION BRIDGE



The Wheeling Suspension Bridge was built from 1847-1849, was the first bridge to span the Ohio River, and was an important link on the National Road. It was listed as a Historic Civil Engineering Landmark in 1968, listed on the National Register of Historic Places on January 26, 1970, and was designated a National Historic Landmark on May 15, 1975. For a period of time it was the longest suspension bridge in the world. It remains the oldest vehicular suspension bridge in the United States still in use; providing vehicular and pedestrian access to Wheeling Island.

Authorized by Congress in 1992, a local organization was founded in Wheeling, West Virginia to administer a model downtown revitalization plan funded by the federal government. The Wheeling National Historic Area

Corporation subsequently implemented a major relighting of Charles Ellet's historic Suspension Bridge. This undertaking required a clear understanding of historic preservation protocols, a strong sense of the engineering elements in the National Landmark, and a pragmatic design with sensitivity for maintenance and operations.

Recognized for our extensive historic preservation background and with a large staff of in-house engineers and architects, McKinley & Associates was selected to undertake the task. Drawing from our preservation experiences, the engineers and architects focused on the four major elements of the bridge: the massive stone, arched piers at each end, the graceful catenary cables, the delicate suspension wires, and a rigid wooden Howe truss. We developed a lighting scheme that used four different means of illumination - each intended to highlight and isolate the differing structural elements yet emphasize their interdependency.

**Stone Arched Piers:** Although structurally sound, the stone piers had discolored and darkened due to the effects of exposure over the past 150 years. Prior attempts to clean the stone to its original appearance were not successful. To overcome the objection of light interfering with vehicle and pedestrian traffic, the fixtures were inconspicuously mounted on the piers and cables. To illuminate the east and west elevations of the towers, 1000 watt metal halide fixtures were used at a mounting height of approximately nine feet above grade. The wide-beam spread does an effective job of illuminating the inside archway, in addition to lighting the tower faces. The north and south sides of the towers' arcs were illuminated with 400 watt narrow-beam metal halide fixtures. The upper portions of the towers and decorative features are highlighted with four medium-beam and two narrow-beam 250 watt metal halide fixtures for each of the eastern and western approaches.



**Catenary Cables:** Newspaper accounts from 1849 mentioned the use of numerous candles atop the two main cables gracefully swung between the stone piers; consequently, to replicate this "necklace effect", incandescent fixtures with amber-colored globes were installed along the nearly one-half mile of cables. To help ensure long lamp life and reduce maintenance costs, the circuit voltage to these incandescent lamps was reduced 10% utilizing an autotransformer.

**Suspension Wires:** Support for the roadway consists of wire cables extending from the catenary cables and piers to the sidewall trusses. The vertical distances vary from 3 feet to 70 feet. To illuminate these cables, as well as the underside of the catenary cables, and provide a uniform light level, metal halide fixtures of 400, 250, and 100 watt were unobtrusively installed.

**Wooden Trusses:** Soft, low intensity but continuous illumination was chosen

for the heavy wooden Howe trusses on each side of the roadway. Fluorescent fixtures were installed end to end to create a virtually solid band of light from one shoreline to the next and focused on the trusses.

The dedication of the bridge lighting project was the highlight of a weeklong of festivities in downtown Wheeling. All the news account attribute that it was a most successful venture and underscores the historical significance of the bridge not only to Wheeling but to the westward expansion of the nation.

We won various awards for this project, including an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, and a Best Outdoor Lighting Design in Western Pennsylvania Area.



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



# WEST VIRGINIA INDEPENDENCE HALL

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the **birthplace of West Virginia**. The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. On **September 23, 2011**, **McKinley & Associates** was presented with the **2011 Heritage Tourism Award** from the **Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall. The building is now in its **157th year**. We are proud to say, that with our contribution, **West Virginia Independence Hall** is prepared for the next 150 years.

This building housed the **United States District Court for the Western District of Virginia** from 1860 to 1864, then the **District of West Virginia** from 1864 to 1901, and finally the **Northern District of West Virginia** from 1901 to 1907. A federal courtroom, located on the **third floor** and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession. The building is now a museum. Tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest display is a special exhibit of thirteen original Civil War battle flags.

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

A combination of water intrusion conditions existed at the beginning of the restoration of Independence Hall. The building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. Restoration work of the building addressed all of these issues. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Of particular concern was the face of the stone material. Over time, the stone face has deteriorated due to weathering and ground water absorption. This has permitted water penetration at the surface of all the facades. Restoration scope included pointing in the early phase and stone cornice replacement. The next Phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone. Plaster repair work included new ceiling surfaces and custom decorative mouldings. A portion of the interior plastering in the **third floor Courtroom** and the entire first floor exhibit area were restored, eliminating or concealing previously botched attempts, and included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the Courtroom. In addition, two rooms on the second floor, including the **First Governors Office of West Virginia**, were completely restored since the existing spaces were nearly destroyed by deterioration. The entire first floor exhibit area, formerly a US Post Office was restored eliminating or concealing previously botched attempts at plastering. Historic paint colors were applied on all newly plastered surfaces in the building. All of the 44 double-hung wood windows have been fully restored and reglazed. In addition to the aesthetic improvements in this project, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed. The ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless.



# WEST VIRGINIA INDEPENDENCE HALL (continued)

Courtroom Column Capital, Crown  
Molding, and Decorative Paint



Before,



During Construction,



and After



Before



& After



Before



& After



# FORT HENRY BUILDING

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s for the Howell family. The home was eventually purchased around the end of the Civil War by James Fitzsimmons, and is more commonly associated with this Wheeling Family. Alterations to the interior floor plan and exterior made by Fitzsimmons in the 1880s created a Classical Revival Townhouse, of which very little of the Classical Revival plan remains. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding **Fort Henry Club** (where it gets its present name). The present heavy Neo-Classical elements at the main entrance are a result of renovations needed after an extensive 1921 fire. Charles W. Bates and Frank F. Faris – well known, local Wheeling architects, designed the renovations and addition (*seen in top picture*) creating the architectural image seen today. Except for the entrance, the building exterior was modeled to reflect the original Federal Style. By the late 2000s dwindling membership cast doubt on

the Fort Henry Club's future. It served as a social club and meeting place for local business until it closed in 2010; thereby leaving the building vacant. Its neighbor across the street - St. Matthew's Episcopal Church took ownership in 2011. For more than ten years, McKinley & Associates had been working with two of the previous owners; providing design services to create a viable future for the building. However, unable to find a new owner; the Church began taking steps to demolish it. That's when Fort Henry LLC (McKinley & Associates' subsidiary company) stepped in to save the building from demolition.



1923 (showing renovations)



Before

Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); McKinley & Associates' goal is to maintain the historic character of the interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc. This building is pretty significant to Wheeling, it has historic appeal, and it is located in the heart of the city's "financial district" between the City-County Building and the Federal Building. Despite being more than a century old, the building is in good condition. When you look at an old building such as that, you have to determine if it can be saved; this building has strong bones and is structurally sound. The building has four floors and a total of 33,644 square feet of leasable space. As with many similar projects in which we have been involved, we have concentrated our efforts on repurposing the building as office space, but also developed floor plans for a variety of alternatives that include high-end apartments/condos, boutique hotel, restaurant, mixed-use facility, and more.



and In-Progress



Roof Before

Roof In-Progress



Roof After

# FORT HENRY BUILDING (continued)

We have been grateful that the State Historic Preservation Office has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the windows, porch and additional funding for the porch.

Our first grant for the Fort Henry Building was allocated to window restoration. The work on the windows covered by the grant is in progress (as seen in the pictures on the previous page). The work completed to date includes: removing the damaged sashes for shop repairs, repairing the broken windows frame components on site, removal of the old hardware to repair and clean, stripping of the window frames and on site epoxy conservation.



(SHPO-01)

**HISTORIC PRESERVATION  
PROJECT STATUS REPORT**

DATE: 10-16-2016 PROJECT NAME: FORT HENRY BUILDING

SUBMITTED BY: C. McKinley, J. Schaefer

Describe briefly what was accomplished. Are there any problems or special circumstances that will inhibit the completion of your project within budget and time frame?  
If no, please have been approved and follow to shop.  
External work has been delayed because of the weather.

We have requested a project update from McKinley & Associates.  
Detailed report has been sent to the SHPO. Please refer to the SHPO website for more information.  
We have not received a reply from the SHPO.

Category	Class	Class	Class	Class

12

To date, we have been successful in attracting two tenants, which has enabled us to commence with the development of the project. There is an anchor tenant which just moved into the entire second floor, while another tenant will occupy a portion of the first floor (this is currently under construction). These encompass 12,000+ SF of renovated lease space. Because the building had been in disrepair for many years, these renovations include upgrades required to get the building up to current code, including 2 ADA lobby entrances, new electrical service, plumbing, sprinkler & fire alarm systems, roof, elevator, storm & sewage line separation, and sidewalks. The tenant space renovations included office build-outs, conference rooms, work areas, restrooms, kitchenettes/break rooms, lobbies, windows rehab/replacement, new HVAC, electrical & data.

All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.

The City of Wheeling has already recognized our efforts to our commitment to the revitalization of downtown Wheeling, and Mayor Andy McKenzie presented us with a plaque during his "State of the City" address in February 2016, which says: "City of Wheeling: In Appreciation to McKinley & Associates for your significant investment into your property and your commitment to the future of our City. Your faith in our city, shown through your beautiful building will provide inspiration to others and is a wonderful example of historic preservation. We extend our heartfelt appreciation to you and wish you much success in your future endeavors. Wheeling City Council. Andy McKenzie, Mayor"



## 2 Open-Ended Contracts

# UNITED STATES POSTAL SERVICE

## Appalachian Area & Erie/Pittsburgh Area

### Owner

United States Postal Service

### Construction Cost

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

### Project Architects-Engineers

McKinley & Associates

McKinley & Associates currently has **2 multiple year open-ended agreements with the United States Postal Service**. One is for the **Appalachian Area** (Indefinite Quantity Contract 360070-15-J-0095, which includes the **State of West Virginia**, and 49 counties and/or independent cities in **Virginia**). The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). For West Virginia, we currently are under our **fourth consecutive** multiple year open-ended contract. McKinley & Associates has **designed over 100 Post Offices for ADA compliance**. In addition, we have designed dozens of other Post Office facilities for the USPS, including new construction, additions, **renovations, and rehabilitations** in numerous cities within these areas. **We have completed studies, reports, general building renovations, windows, HVAC and electrical systems improvements, structural, and much more**. For the newest projects, they incorporate **energy efficient designs** which follow the newest USPS Standards compliance to provide a more efficient systems. **We have also completed Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.**

The following examples are chosen to exhibit an assortment of projects we have successfully and recently completed for the USPS which involved historic reports (*on the following page is another project, as well*):

For the Altoona project, we were requested to perform a building evaluation of the existing 3-story postal facility. The original structure was completed in 1931, is a notable contributing structure within the **Downtown Altoona Historic District in the National Register of Historic Places (NRHP Reference # 92000946)**, and is registered with the Department of the Interior, **Historic American Buildings Survey (HABS)**, National Park Service. We completed the evaluation in accordance with the standards set forth in 36 C.F.R. 800, regulations established by the **Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act (report seen to the left)**. We produced an **evaluation report with 2 HVAC options**, and our report recommended that the **Air Handling Units be replaced along with an addition of a DDC Control System**, and the USPS chose our recommended Option 1 from our report. In addition to the HVAC, work also included the evaluation of the **102 windows, recommendations for historic restoration, and design completion thru bid documents**. For this project, we also completed necessary applications for **Compliance with the State History Code**.

Another example, for the **Monongahela building**, it is **historic 2-story structure that was originally completed in 1913**. There were a few repair and alteration projects proposed for this building; the first was for HVAC recommendations, where we gave a **report with 3 options**, and the USPS chose our recommended Option 3. We also completed the USPS Facilities Energy Compliance Certification Form, since we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period. Next, the focus of our architectural site visit was the visual condition study of the existing windows using a **non-destructive form of evaluation**. We then provided a **report of our findings**, and gave **3 options for historic restoration and/or replacement of the 100 year old windows**. These recommendations complied with Building Codes, USPS Design Standards, and we also coordinated our design with the **State Historical Preservation Office**.

REQUEST TO INITIATE CONSULTATION IN COMPLIANCE WITH THE STATE HISTORY CODE AND SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

United States Post Office  
Altoona, Pennsylvania  
May 15, 2012



Altoona, Pa Post Office - Photo circa 1950's

Prepared for:  
United States Post Office  
Eastern FSO/Pittsburgh Office  
PO Box 2000  
Warrendale, PA 15095-2000

Prepared by:  
McKinley and Associates  
32 Twentieth Street  
Suite 100  
Wheeling, WV 26003



Bishop Bernard Schmitt

# CATHOLIC HERITAGE CENTER

Wheeling, West Virginia

**Owner**

Catholic Diocese of Wheeling / Charleston

**Size**

40,000 SF approx.

**Construction Cost**

\$2.9 million

**Project Architects-Engineers**

McKinley & Associates

**Project Architect**

Denis P. Gill, AIA

**Contractor**

Walters Construction



BEFORE  
& AFTER



& AFTER



BEFORE

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

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



BEFORE & AFTER



**McKINLEY & ASSOCIATES**  
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## Old Main Building

# WASHINGTON & JEFFERSON COLLEGE

## Washington, Pennsylvania

### Owner

Washington & Jefferson College

### Size

12,000 SF approx.

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Ray Winovich, RA

### Contractor

Jarvis, Downing & Emch

McKinley & Associates recently finished a **roof restoration and masonry repair project** on the **Old Main Building** in Washington, Pennsylvania, which is the **original historic classroom building of the college**, and is now the main academic building at Washington & Jefferson College. Original construction for Old Main was commenced in **1834**, an addition was added in **1850**, and its two identical towers were added in **1875** to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. The building is found in the **National Register of Historic Places**; located in the **East Washington Historic District (NRHP Reference: #84000547)**.

The intent of this project was to **repair and/or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof**. There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed.

Since this is a historic structure; careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about **12,000 SF of new flat EPDM roofing**, and **spot repair of a large slate mansard that wraps around the entire perimeter**. The new EPDM was installed with **3" rigid insulation**, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well. There was also removal of large skylight and reconstruction of roof at south wing.

In addition, there was **masonry restoration for the front façade** between the towers, along with the back side of the towers. **The exterior brick and stone was tuck-pointed and repaired as necessary**, and the **bronze clad doors** were also repaired.



**McKINLEY & ASSOCIATES**  
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Colson Hall

# WEST VIRGINIA UNIVERSITY

## Morgantown, West Virginia

### Owner

West Virginia University

### Size

35,000 SF approx.

### Construction Cost

\$5.6 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Denis P. Gill, AIA

### Contractor

TEDCO Construction

McKinley & Associates completed a **\$5.6 million renovation/restoration** project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF **historical facility** and readapt it for use as a faculty office building with additional classrooms. **We were able to take this historic landmark in the city of Morgantown, and restore it to its original 1923 appearance while keeping the aesthetics of the building untouched.** Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design in tact. Work included **architectural elements** as well as major electrical and mechanical systems design. The building was renovated and provided with all new systems. The HVAC system was tied into the central campus chiller and steam systems. **The windows were restored by following the Historic Treatment of Wood Windows specifications.**

During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original appearance. This included roof, brick repointing, new windows, doors, lighting, stair and railings, and more.

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



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# LINCOLN NATIONAL BANK

## Avella, Pennsylvania

### Owner

Avella Area Community Association

### Size

3,570 SF approx.

### Construction Cost

\$288,400

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractor

Ramp Construction Company

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the **historic Lincoln National Bank Building in multiple phases**. When all Phases are completed, the building will serve as an incubator for multi-purpose use for various business types. For Phase I, we replaced the roofing, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry. The building now looks completely rejuvenated from the exterior. In addition, we are incorporating a new ADA entrance and incoming utility services for future interior renovations.



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

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



COPING AND PARAPET WALL UPGRADES  
Before & After



ROOF REPLACEMENT  
Before & After



# REFERENCES

**Multiple Historic Projects, including  
West Virginia Independence Hall**

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

**Harrison County Courthouse**

Mr. Dale Norris  
Harrison County Commission  
100 W. Market St.  
Cadiz, OH 43907  
740 / 942-4623

**Multiple Historic Projects**

Ms. Bekah Karelis  
Wheeling National Heritage Area Corp  
1400 Main Street  
P.O. Box 350  
Wheeling, WV 26003  
304 / 232-3087

**Multiple Historic USPS Projects in  
West Virginia & Pennsylvania**

Mr. Michael Douglass  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336 / 665-2875

**Jefferson County Courthouse**

Mr. Thomas Gentile  
Jefferson County Commissioners  
301 Market Street  
Steubenville, OH 43952  
740 / 283-8500

**Orrick's Global Operations Center**

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

# CLIENT TESTIMONIAL



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom It May Concern:

I am pleased to provide this letter of recommendation for McKinley & Associates regarding their work acting as the Historic Preservation Architect on the Mt. Wood Mausoleum Restoration Project. Our project involves the complete conservation and reconstruction of two sandstone masonry structures in the historic Mt. Wood cemetery in Wheeling, WV. One structure is pre-Civil War dated 1850, the other, 1889; both are listed on the National Register of Historic Places.

McKinley & Associates is presently completing a Historic Structure Report and Construction Documents for these two structures. We are very pleased with the technical expertise and professionalism this firm offers to our project. I would like to take this opportunity to recommend McKinley & Associates for your Architectural/Engineering needs.

Sincerely,

Jeanne Finstein, Ed.D.  
Interim Director  
Wheeling National Heritage Area



The Culture Center  
1900 Kanawha Blvd., E.  
Charleston, WV 25305-0300

Randall Reid-Smith, Commissioner  
Phone 304.558.0220 • www.wvculture.org  
Fax 304.558.2779 • TDD 304.558.3362  
BID-44-En0919

February 5, 2016

To Whom It May Concern:

The West Virginia Division of Culture and History and I would like to express our great appreciation for McKinley & Associates and the care and interest they always place in Historic Preservation projects across our State. Together, we have most recently completed restoration and renovation projects at West Virginia Independence Hall and the Grave Creek Museum and Archeological Complex. West Virginia Independence Hall is a National Historic Landmark. Both of these projects were completed successfully on Schedule and on Budget.

McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction Projects, Studies, Historic Structure Reports, and Grants.

I highly recommend the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm. We would like to take this opportunity to thank the staff of McKinley & Associates for their continued efforts and friendship.

Sincerely,

Mr. Randall Reid-Smith  
Commissioner  
304.558.0220

*(We would be happy to provide more reference letters, if requested)*



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: 273820

Doc Description: EOI Capitol Dome Moisture Intrusion

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2016-11-15	2016-12-14 13:30:00	CEOI 0211 GSD1700000001	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**

Jessica S Chambers  
 (304) 558-0246  
 jessica.s.chambers@wv.gov


Signature X

FEIN # 55-0696478

DATE December 12, 2016

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

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

 PRESIDENT  
 (Name, Title)  
 Ernest Dellatorre, President  
 (Printed Name and Title)  
 1116 Smith Street - Suite 406, Charleston, WV 25301  
 (Address)  
 (304) 340-4267 | (304) 340-4269  
 (Phone Number) / (Fax Number)  
 edellatorre@mckinleyassoc.com  
 (email address)

**CERTIFICATION AND SIGNATURE:** 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)

 PRESIDENT  
 (Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President  
 (Printed Name and Title of Authorized Representative)

December 12, 2016  
 (Date)

(304) 340-4267 | (304) 340-4269  
 (Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-5-10a, 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 contacted 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 assessed 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 of 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: *[Handwritten Signature]*

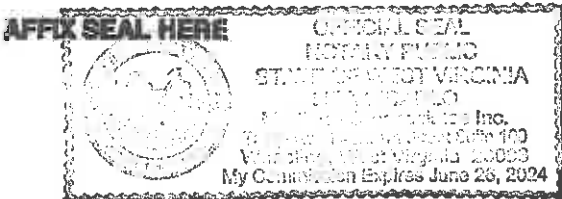
Date: December 12, 2016

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 12 day of December, 2016.

My Commission expires June 26, 2024.



NOTARY PUBLIC

*[Handwritten Signature]*

Purchasing Affidavit (Revised 05/01/2015)

# Insurance

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

ACORD <sub>TM</sub>		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)		
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.				05/02/2016		
<b>IMPORTANT:</b> If the certificate holder is an <b>ADDITIONAL INSURED</b> , the policy(ies) must be endorsed. If <b>SUBROGATION IS WAIVED</b> , subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		<b>CONTACT NAME:</b> III, Lee Paul <b>PHONE (Inc. No. Ext):</b> 304.233.3303 <b>FAX (Acc. No.):</b> 304.233.3333 <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(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>		
		<b>INSURER A:</b> Cincinnati Insurance Co.		<b>10677</b>		
		<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>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.						
INSUR LTR	TYPE OF INSURANCE	ADDL SUBR (INSR) W/WR	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
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
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 checked="" type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$ 1,000,000
	<input type="checkbox"/> DEDUCTIBLE					\$
	<input type="checkbox"/> RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	WCB1018014	12/30/2015	12/30/2016	W/C STATUTORY LIMITS    OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	WV DELIBERATE INTENT COVERAGE INCLUDED			E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	"MANDOLIDIS"			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.						
<b>CERTIFICATE HOLDER</b>  Specimen			<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Lee C. Paul III 5/2/2016</i> © 1988-2008 ACORD CORPORATION. All rights reserved.			
ACORD 25 (2009/08)		The ACORD name and logo are registered marks of ACORD				

# Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/5/2016

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

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

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

COVERAGES CERTIFICATE NUMBER: 268224512 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	ADDITIONAL INSURER	INSURER	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 (Per 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 (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$							EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A					WC STATUTORY LIMITS OTH-ER 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	10/10/2016	10/10/2017	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.

<b>CERTIFICATE HOLDER</b> Specimen For Purposes of Evidencing Coverage Only WV 26003	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Patricia A Cholewa</i>
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