



The West Virginia General Services Division Architecture and Engineering Section

CEOI 0211 GSD 1800000004

Building Four Renovations Project

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Purchasing Division



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



April 27, 2018

Michelle L. Childers
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Childers and Members of the Selection Committee,

McKinley & Associates appreciates the opportunity to provide the General Services Division, Architecture and Engineering Section with our Expression of Interest to provide architectural/engineering evaluation and design and construction phase services for renovation of Building Four on the West Virginia Capitol Campus. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates has been providing A/E design services since 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, a Historic Preservation Specialist, LEED Accredited Professionals specializing in Building Design and Construction, Construction Administrators**, a certified Interior Designer, and more.

McKinley & Associates knows **innovative** design and the newest **technology**, and we know how and when to apply it effectively. We have vast **renovation** experience and are familiar with projects that **respect the historic nature of the building**. This experience also includes many projects **that occurred while the building was occupied**. With experience in **restoration / renovation / adaptive reuse / fit-out projects** for multiple building types, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you time and valuable resources because we have been successful with many similar projects. We have also designed over 1,000,000 SF of commercial **office** space in the past 10 years, including a **LEED Certified** West Virginia State Office Complex. We have completed many projects where we worked with our clients to create numerous designs to fit various businesses, created flex space so the interior could easily be modified in the future, and fit the forthcoming tenants' various program/space requirements into the building and maximize the use of the space.

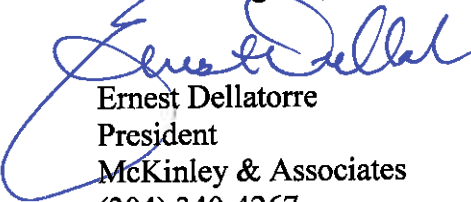
Your Project Manager is **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**, our **Charleston Office Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple projects across the State that involve building renovations including multiple offices, has award-winning projects, completed 2 **LEED Certified** and multiple LEED Registered projects, is a leader in energy efficient "green" design, and much more. Some of his recent projects include Building 55: WV State Office Complex in Logan (LEED Certified), Hilltop Elementary (LEED Certified), Gus R. Douglass Economic Development Center, and the USPS Parkersburg Carrier Annex & Hub build-out project to name a few.

Thom will be assisted by **Christina Schessler, AIA, LEED AP BD+C**, whom is also an **Architect** and **LEED Accredited Professional specializing in Building Design and Construction**, as well as a **Historic Preservation Specialist**. She has a passion for restoration and modernization projects, and has worked on a multitude of similar renovation projects.

In closing, one of the more exciting aspects of our job is **listening to you, our client**, in how you envision this project, and **transforming your ideas into realities**. This can only be accomplished by effectively working together with you. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because **we listen to their needs, and then deliver**. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We love what we do, so we care about the results you get. We are ready to begin **immediately** and can work to your schedule to get this project designed and constructed. Thank you for reviewing our submission and considering McKinley & Associates for your project. We are very excited about the possibility of working with you.

Personal Regards,



Ernest Dellatorre

President

McKinley & Associates

(304) 340-4267

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, Engineering, Historic Preservation, Interior Design, Energy Efficient (LEED) Design, Commissioning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, historic preservation, commercial/office, educational, industrial, development, and much more. Over the years, our firm won multiple State and National awards and recognitions for our designs, including State Governmental and Office projects.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Operations

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Number of Professionals

| | |
|-----------------------------|-----------|
| Total Size | 25 |
| Architects | 5 |
| Engineers | 2 |
| Arch./Eng. Designers | 7 |
| LEED AP BD+C | 2 |
| Historic Preservationist | 1 |
| Construction Administrators | 2 |
| Interior Designer | 1 |
| ALEP (CEFP) / REFP | 2 |
| HVAC Commissioning Provider | 1 |
| MIS | 1 |

Locations

129 Summers Street
Suite 201
Charleston, WV 25301
P: 304-340-4267
F: 304-340-4269

32 Twentieth Street
Suite 100
Wheeling, WV 26003
P: 304-233-0140
F: 304-233-4613

416 Longridge Drive
Pittsburgh, PA 15243
P: 724-223-8250
F: 724-223-8252

Credentials

McKinley & Associates is a member of the following **organizations**:

A4LE (formerly CEFPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NEPA, WVEDC, and more.

Follow Us

www.McKinleyAssoc.com

[www.Facebook.com/McKinleyAssoc](https://www.facebook.com/McKinleyAssoc)

Instagram: @mckinley_and_associates



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Project and Goals

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to **meet the needs of the West Virginia General Services Division**. We are available to start **immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

We know this Team possesses the required expertise to address all facets of your project - from providing architectural and engineering services, to designing commercial renovation projects for office facilities, meeting LEED guidelines, providing comprehensive reports of all existing conditions, phasing work to permit renovations while buildings are partially occupied, having multiple design packages, providing comprehensive redesign, construction documents and construction phase services, restoring historic buildings and maintaining their historic character, providing flexible and state-of-the-art open office space for multiple tenants, minimizing disruption to concurrent operations of the facilities, meeting codes, etc. We can also provide other services which you might desire, such as possible interior design services, commissioning, and more.

Our approach to design requires a dialog with the Owners and representatives of Building 4. Throughout the design process, we can hold workshops at the discretion of the Owner to get the critical information needed to achieve a design that **meets your goals and objectives**. The most important element of the entire process becomes **communication** from you to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget.

When there are occupants that need to stay within the building during repairs; through our vast experience we have found that a **clear up-front plan** for construction is the best solution to lessen the intrusion of the construction. Many times, current occupants are not affected by renovations, for they are on different floors, different wings, etc. Also, many times there are **just minor inconveniences**, such as having a side entrance down for a small period of time, or an elevator that is temporarily used for contractors-only. That up-front plan will give every occupant forewarning of any minor inconvenience, **which makes for a smoother construction period** for both current occupant and contractor. **Moreover, if there are current occupants whose areas will need to be renovated; where possible, we always try to plan for construction project phasing and achieve a "move once" scenario for the building occupants.** This is exactly what McKinley & Associates has found to be most effective where these relocations occur one time, after the renovations have taken place to previously vacated areas of the existing buildings. Spaces requiring relocation within the building will need to be documented and approved by the General Services Division, and accommodations need to be made for "swing space" for temporary use during construction. **Phased construction will need to be done either by space, or by floor.**

The inherent challenges to **any renovation and restoration project** is defining what the **total** future scope of the buildings occupants and needs may be at the end of construction. **Defining this from the start** is also important so that all of the required building infrastructure is built in during the proper phases of construction. With the need of gathering all of this information, one can see the importance of an **on-start coordination meeting and site visit** becomes quite evident. To start your Building 4 project, a **kickoff meeting** will be held with all available

Project and Goals

General Services Division representatives, and any other agency representatives which might be moving in, along with a Building 4 facility walkthrough for the **McKinley design professionals**. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. After this, we will verify existing conditions against any available building drawings and/or documentation. We will use all this information to aid in the design of the renovation project. We can also provide multiple options pertaining to the quality and style of renovation, replacement, upgrade, alteration, restoration, preservation, or repair as related to the potential cost of construction.

As mentioned, the way that we have historically achieved success with ANY construction project is by **fully understanding** the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project. We will discuss historic preservation goals, LEED Certification goals, and more.

At the kickoff of the project, the McKinley & Associates team members will meet with you to review scope and gather project information. We will review this existing material provided by you and prior work completed to ascertain if this information can be incorporated into the current program.

Upon completion of this step, McKinley will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the various renovations.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

After conclusion of this phase, McKinley & Associates will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction.

We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley & Associates has Construction Administrators on staff to fulfill this need as well.

In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard.

We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

With our Teams' previous experience on multiple renovation projects, offices and related projects, our vast experience with codes, and our great working relationship with various State agencies, **we are confident that we have the talent and technology needed to make this project successful.**

Quality Control

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

During the design phases, all personnel become fully versed in the **West Virginia General Services Division's project requirements, the Building 4 facility, and design standards.** The design team is responsible for identifying for the GSD any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, Thomas R. Worledge, AIA, LEED AP BCD+C, REFP, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with Architects, along with a Construction Administrator, is seen below*). Once a consensus is reached, the plans advance in the process.

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

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

After coordination check corrections are completed, Thom will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to the GSD representatives, the State Historic Preservation Office, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to the General Services Division for final review and approval. A set is sent to SHPO, the Fire Marshal, and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.



During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worledge, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Mike Price, your Construction Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.



Interior Design



Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans. Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs. Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.



Deb Blakeman, NCIDQ #015070, is knowledgeable and has experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. Improving comfort through lighting and ergonomically sound furnishings will increase employee performance. Efficient spaces aid in organization, and work flow, by decreasing communication barriers.



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 **100 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**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. We have a great working relationship with the **WV Division of Culture and History**. 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 **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

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 historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."**

A few examples:

Bishop's Residence
Brock Reed & Wade Building
Capitol Theatre
Catholic Heritage Center
Chalfonte Hotel
Charleston Enterprise Center
Dad's Sweet Tooth
Dr. Morano; Warwick China
Edemar
Egerton Building
Federal Building
Hampshire County Courthouse
Harry C. and Jessie F. Franzheim House
John McLure House
Klos Towers
Larkin Apartments
The Linsly School
Main Post Office Building
Maxwell Centre
McLaughlin Building
Mount De Chantal Academy
Mount Saint Joseph Convent
Ohio County Public Library Building
Old Governors Mansion
Orrick Global Operations Center
OVMC Nurses Residence Hall
Parkersburg High School
Phillips Gardill Building
Popodican; Shepherd College
Professional Building
Rectory, Diocese of Wheeling-Charleston
St. James Church
St. Matthew's Church
Stone & Thomas Building
US Postal Service (multiple facilities)
Wagner Building
West Liberty State College
West Virginia Capitol Complex
West Virginia Independence Hall
Wheeling Artisan Centre
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



Historic Preservation

Many of our projects over the years required our referencing the **Secretary of the Interiors Standards for Rehabilitation and Restoration**. We are also experienced with the **Section 106 review** process required by SHPO and the Federal Department of the Interior. There is both a historic component and a carefully balanced practical side to the Standards and Guidelines. First and foremost, we endeavor to protect the original features of a property. **Research and on-site inspections occur to ascertain the beginning course of action, and a historic report or master plan usually follows.** Our skills include attention to detail, care for historic components and a carefully balanced practical side aimed at achieving modern purposes for our historic fabric.

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary modifications and corrections, especially structural; and adapt any modern space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure, **all this while complying with the Standards and Guidelines.**

When a client's program needs are in conflict with the existing physical possibilities, we assist the owner/tenant in prioritizing the scope of the project in order to preserve the historic qualities that most exemplify the original attributes of the structure. Restoration and modernization do not have to be mutually exclusive.

Each project has to be evaluated on its own. Each project has historic possibilities and economic limitations. For instance, energy efficiency or a high R-Value conflicts with solid masonry walls with plaster, but improvements in other areas might be possible – replacing an old steam boiler heating system with energy efficient equipment and retrofitted radiators with controls is often doable. These improvements can be made within the Guidelines.

Our starting point begins with referencing the Secretary of the Interiors Standards for Rehabilitation and with educating our clients about the Standards. Many of our restoration projects were privately owned by clients who had the misperception that the Standards are "Not Applicable" to them. McKinley has participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

We have experience with drafting Request for Proposal and technical scopes of work for building rehabilitation, and we can prepare a detailed RFP based on the scope of work for each project. It could include the standard items such as: bid date, pre-bid meeting date, schedule for completion and qualifications of the bidders if necessary. We could expound on the bidder qualifications to include specific skill sets such as stone reconstruction experience, repointing of masonry, window restoration, or metal fabrication if appropriate to the project. Qualification type documents can be a required submittal with the bids. Failure to demonstrate a background in restoration construction would allow you to select the most qualified contractor rather than feel an obligation to accept the lowest bid.

Qualification stipulations should also be included in the front end documents of the project prior to advertising for the project. We can assist with a review of the Division One Section of the specifications to assist in determining qualifications for the bidders. For instance, when we wrote the RFP for the **West Virginia Independence Hall** building rehabilitation project we included an Allowance for a special roofing consultant to be on site eight hours a day for 25 days: their task is to perform direct on-site observation and evaluation of the soldering and metal connections.

Sustainable "Green" Design

Buildings 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 Building Conference in Morgantown. In addition, **Cameron Middle/High School won the Black Bear Award for the Highest Achievement** for the West Virginia Sustainable Schools program, and was selected as a **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 **Gold Medal Green Building Award by Building of America.** Hilltop also won the West Virginia Department of Environmental Protection's **Clean Energy Environmental Award.** Hilltop received the **Black Bear Award for the Highest Achievement** for the West Virginia Department of Education's **Green Ribbon Schools** program. In addition, Hilltop won a **Placemaker Award for Leadership of/for Place** from the West Virginia GreenWorks. Moreover, 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!**



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



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



Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). 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 specializing in Building Design & Construction** on staff:

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

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 Architects/Engineers

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.

References



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



Wagner Building
Mr. Dennis Kozicki
The Maxwell Partners
Maxwell Centre #300
32 20th Street
Wheeling, WV 26003
304 / 232-2280



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



Bennett Square
Mr. David H. McKinley
Willow Glen Capital LLC
2100 Market Street - Suite 300
Wheeling, WV 26003
304 / 230-2400



Building 55: WV State Office Complex in Logan
Mr. Gregory L. Melton
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808

LEED Project



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Client Testimonial



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 304.558.3562
EEO AA Employer

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,

A handwritten signature in blue ink, appearing to read "Randall", written over a large, stylized blue flourish that extends to the right.

Mr. Randall Reid-Smith
Commissioner
304.558.0220



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Design Team Flow Chart

Project Manager / Point of Contact

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

Architecture

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
*Charleston Office Manager / Southern WV-Area Manager /
Architect / LEED Accredited Professional specializing in
Building Design and Construction*

Christina Schessler, AIA, LEED AP BD+C
*Historic Preservationist / Architect / LEED Accredited Professional
specializing in Building Design & Construction*

Engineering Team

Tim E. Mizer, PE, RA, QCxP
*Director of Operations /
Architectural Engineer / Architect / Commissioning Provider*

John L. Suhrie, PE
Structural Engineer

Bruce A. Kennedy, PE
Electrical Engineer

Scott D. Kain
Plumbing Engineering Designer

Michael A. Heath
HVAC & Fire Protection Engineering Designer

Interior Design

Deb Blakeman, NCIDQ

Construction Administration

Michael L. Price

** McKinley & Associates is willing to dedicate more professionals if they are needed;
including more Architects and Designers, Construction Administrators, and more.*



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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

Architect / Specialized LEED Accredited Professional



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worlledge is a skilled **Architect** with over 30 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. 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 believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

WVSU's Gus R. Douglass Economic Development Center / DigiSo

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

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

West Virginia State Police - New Logan Detachment

West Virginia State Police Academy - Renovations to Buildings A, B, and C; New Buildings D Shooting Range Control Tower, and Multi-Purpose Building

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

United States Postal Service - multiple projects throughout WV

West Virginia Plaster and Cement Masons Training Building

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

Fairmont State University - 3 building "University Terrace" College Apartments Housing Complex

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

West Virginia University - University Police Building renovations

WVU Institute of Technology - Maclin Hall Dormitory renovation

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Architect / Specialized LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

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

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

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

SUMMARY OF EXPERIENCE:

For over 30 years, Ms. Schessler has obtained a wide range of **Architectural** experience in **historical preservation**, governmental, office/commercial, educational, medical and other project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects**. For **Independence Hall and Bennett Square**, she won **Heritage Tourism Awards from the Preservation Alliance of West Virginia**. She also won a **Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project**. She was just recognized by the **recognized by the West Virginia Archives and History Commission as a "2018 History Hero."** As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

NOTABLE PROFESSIONAL EXPERIENCES:

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

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

Harrison County Courthouse historic preservation, roof repair

USPS Clarksburg Finance Station historic preservation, renovations

USPS Shenandoah Post Office historic condition report

USPS Altoona historic preservation, renovations, Section 106 report

USPS Monongahela 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

Washington & Jefferson College - Old Main historic preservation

The Linsly School historic preservation, renovations

Madison Elementary historic preservation, renovations

Bishop's Chapel Mausoleum historic preservation, renovations

City of Steubenville historic rehabilitation program, multiple projects

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

Grave Creek Mound Museum Restrooms & Auditorium renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Braxton County Senior Citizen Center

West Virginia University's Fire Training Academy at Jackson's Mill

The Towers Building - exterior high-rise report, multiple renovations



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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

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

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

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

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

SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both 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. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. 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. Mr. Mizer joined McKinley & Associates in 1995, and has over 30 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Building 34: WV State Office Complex in Weirton

West Virginia Department of Health & Human Resources' Ohio
County office fit-out / renovations

United States Postal Service - dozens of projects, including historic
preservation / renovations

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre restorations / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

The Towers Building renovations

WVU Colson Hall restorations / renovations

West Virginia State Police - dozens of renovations, additions, and
new detachments State-wide

West Virginia Army National Guard - multiple projects

VAMC Beckley renovations

Dr Ganzer Office Building renovations

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

Ohio County Justice Center renovations

Marshall County Justice Center

Marshall County Schools - Hilltop Elementary (LEED Certified)



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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

PROFESSIONAL EMPLOYMENT:

Suhrie Engineering LLC
President, Structural Engineer
Pittsburgh, PA (2002 to present)

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 renovations/repairs and historic preservation to additions to new construction.**

NOTABLE PROFESSIONAL EXPERIENCES TEAMING WITH MCKINLEY & ASSOCIATES:

Bennett Square business center historic

Wagner Building business center historic

United States Postal Service - Kane, PA

United States Postal Service - Monongahela, PA

United States Postal Service - New Cumberland, WV

West Virginia State Police - Berkeley County

West Virginia State Police - Hancock County

West Virginia State Police - Jackson County

Lincoln National Bank historic

Cameron American Legion

Dr. Ganzer Medical Office Building

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Wheeling Island Fire Station

Sisters of St. Joseph Convent

Braxton County Senior Citizen Center

Carenbauer Wholesale Corporation office & warehouse

West Virginia University - Colson Hall

The Linsly School - Baner Hall

The Linsly School - Behrens Gym

Brooke Co. Schools - Follansbee Middle

Grant Co. Schools - Maysville Elementary

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

Marshall Co. Schools - John Marshall High

Ohio Co. Schools - Middle Creek Elementary

Tyler Co. Schools - Tyler Consolidated

Wetzel Co. Schools - Long Drain Elementary



Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

The University of North Dakota
B.S. Electrical Engineering - 1975

DeVry Institute of Technology

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Electrical Engineer
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC
Owner/Principal Engineer
Spring, TX (2014 to present)

Cameron International
Principal Electrical Engineer
Houston, TX (2011-2014)

SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an Electrical Engineer since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley & Associates' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley & Associates.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
West Virginia Independence Hall historic preservation / renovations
Capitol Theatre historic preservation / renovations
Orrick Building office building historic preservation / renovations
Maxwell Centre office building historic preservation / renovations
Wagner Building office building historic preservation / renovations
Bennett Square office building historic preservation / renovations
Ft. Henry Building office building historic preservation / renovations
Catholic Heritage Center office building historic preservation / renovations
Sisters of St. Joseph's Convent historic preservations / renovations
WVU Colson Hall office building historic preservation / renovations
West Virginia Northern Community College - B&O Building historic preservations / renovations
Wood County Schools - Parkersburg High historic preservations / renovations / new addition
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack multiple projects
Panhandle Cleaning & Restoration warehouse and office building
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)



Michael A. Heath

HVAC / Mechanical & Fire Protection Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

WV Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Department of Health and Human Resources Ohio County Office build-out/renovations
Panhandle Cleaning & Restoration warehouse & office building
Capitol Theatre historic preservation / renovations
Ft. Henry Club Building historic preservation / renovations
WVDRS Wheeling District's new office space
Bennett Square - Office historic preservation / renovations
Ohio County Schools - Madison Elementary School historic preservation / renovations
Fairmont State University - 3 new College Apartment Buildings
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack - various projects
For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).
Boone County Schools - multiple renovation projects
Marshall County Schools - multiple projects
Ohio County Schools - multiple renovation projects
Hancock County Schools - multiple projects
Ritchie County Middle/High School renovation
Tyler County Schools - multiple renovation projects
Wetzel County Schools - multiple renovation projects
Holiday Inn Express Hotel & Suites
Candlewood Suites Hotel
PWP Industries



Deb Blakeman, NCIDQ #015070

Interior Designer



EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

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

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

West Virginia Department of Health and Human Resources' Ohio
County Office Building

Panhandle Cleaning & Restoration office

Mythology Marketing office fit-out

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

West Virginia State Police - new Logan Detachment

West Virginia State Police Academy - multiple buildings

West Virginia University - State Fire Training Academy

United States Postal Service - multiple projects

Marshall County Schools - Hilltop Elementary School (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia University - Colson Hall

Fairmont State University - 3 Building Student Apartments Complex

Fairmont State University addition at Braxton County High School

West Virginia Northern Community College - The Education Center

West Virginia Northern Community College - B. & O. Building

Wheeling Island Hotel•Casino•Racetrack - multiple projects

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

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

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



McKINLEY & ASSOCIATES
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Michael L. Price

Construction Administrator

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:
West Virginia Capitol Building Commission

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

Vice President:
Circus Saints & Sinners

Former President:
Mt. Olivet Baseball Association

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Construction Administrator
Wheeling, WV (2009 to present)

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations

United States Postal Service - multiple projects across West Virginia and western Pennsylvania, including historic preservation / renovations

Ft. Henry Building office building historic preservation / renovations

Bennett Square Office Building historic preservation / renovations

Capitol Theatre historic preservation / renovations

Grave Creek Mound Museum renovations

Ohio County Schools - Madison Elementary renovations / historic preservation / boiler

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

Main Street Bank, multiple locations

Bayer Heritage Federal Credit Union

Holiday Inn Express & Suites Hotels - multiple projects in 4 states

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple renovation projects

Reynolds Memorial Hospital Rapid Care Center

Keep Smiling Family Dentistry Office fit-out / renovations

Carenbauer Wholesale Corporation addition and office renovations

Hampshire County Schools - new Animal Veterinary Science Center

Harrison County Schools - new Johnson Elementary

Ritchie County Schools - Ritchie Middle/High HVAC

Tyler County Schools - multiple renovations

Wetzel County Schools - multiple renovations



Wagner Building

Wheeling, West Virginia

Owner
The Maxwell Partners

Size
60,000 SF approx.

Construction Cost
\$6.2 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Christina Schessler,
AIA, LEED AP BD+C

Contractor
Pat R. Ionadi Corp.
& Davison Electric

Located in the midst of the renaissance of downtown Wheeling, the **historic** Wagner Building is a **contributing structure** within the **National Register of Historic Places** and is the **centerpiece** of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built. After being vacant for over 30 years, McKinley & Associates completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by **totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis)**, and turned it into a corporate center that includes beautiful **Class "A" office suites** as well as a new bank. This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for flex space; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on multiple renovations over the years, and recently completed a new office build-out on the 5th floor for a new tenant. Work on this 60,000 SF structure included **total design** of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance

design, new elevators, and a total gut of the interior. Two elevator replacements were also a major part of the original project; after they were completed, and when new construction is on-going, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the **Standards of the Department of Interior** for this historic structure renovation. For example, all of the existing windows were replaced, and we designed them to match a close profile with the originals built around 1926.



BEFORE
& AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia Independence Hall

Wheeling, West Virginia

Owner

WV Division of Culture & History

Size

22,000 SF

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Originally built in 1859, 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! 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. The interior and exterior 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. This stone building was restored inside and out using careful research and coordination with the State Historic Preservation Office. 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 emblematic of the period of 1859 when the original structure was completed. All of the 44 double-hung wood windows have been fully restored and reglazed. Sections of the original wood flooring were carefully removed and replaced. The interior plastering was restored, eliminating or concealing previously botched attempts, and included ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs. Historic paint colors were applied on all newly plastered surfaces in the building. 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 rooms. 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. In addition to the aesthetic improvements in this project, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system were designed to be completely concealed within the existing walls and ceilings. The building is now a museum and visitors center. Tours are shown by a Civil War re-enactor, and include authentically restored rooms, Civil War exhibits, statehood leaders and documents exhibit, and an interpretive film. A federal courtroom located on the third floor was 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. 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 159th year. We are proud to say, that with our contribution, West Virginia Independence Hall is prepared for the next 150 years.



Courtroom Column Capital, Crown Molding, and Decorative Paint



Before,



During Construction,



and After



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Fort Henry Building

Wheeling, West Virginia

Owner

Fort Henry LLC

Size

45,046 SF

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler,
ALA, LEED AP BD+C

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. 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*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley & Associates' subsidiary company) stepped in to save the building from demolition.**

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.**

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. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district." 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.

To date, we have been successful in attracting 4 tenants, which has enabled us to commence with the **office fit-outs / development** of the project. There is an **anchor tenant, the West Virginia Division of Rehabilitation Services', which occupies the entire second floor for their DRS District 3: Wheeling - Headquarters & Branch Office**, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant. The 3 occupied areas encompass **12,000+ SF of renovated lease space.** Because the building had been in **disrepair** for many years, these **renovations** included upgrades required to get the building up to current codes and standards, 2 ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more. **The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope.** The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.



Before



After



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** 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 new 2-story, 39,500 SF 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, CCTV video monitoring and other surveillance equipment, an x-ray machine, metal detector, employee-only entrances, uninterruptible power supply, bullet-proof glazing and tinted/reflective glazing. There are various finishes and furnishing, such as bulletproof transaction windows, various door styles and swipe-access, desks, work stations, kitchen finishes, 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 **work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more**. The **Lottery** spaces on the first floor includes an **office, an "open" office room, conference, separate entrance/lobby, security room, supply room, and data room**. The **Rehab** spaces on the first floor includes **7 offices, clerical, conference room, waiting room, employee-only entrance, 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 **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, multiple swipe-card access doors, employee-only entrance, server rooms, storage rooms, and more**.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Building 55 West Virginia State Office Complex



Logan, West Virginia

Owner

State of West Virginia

Size

53,200 SF approx.

Project Architects-Engineers

McKinley & Associates

Project Architect

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

Contractor

Massaro Corporation

Commissioning Agent

Iams Consulting, LLC

City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This recently completed office building has become that inspiration. The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story office building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for 6 State agencies under one roof, whom were once scattered throughout the city. The agencies include the Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board. There are dozens of offices, multiple open work areas, conference rooms, etc. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants. In March 2014, this project became **LEED Certified**.



At the request of the Owner, the building was designed to be energy efficient "green" and meet sustainable design goals. To help achieve this, the HVAC system included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls. In addition, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. One of the unique features of the building is the daylight system which takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices. For another feature, the plaza uses recycled brick pavers from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry. It is interesting to point out a stained glass window feature in this entry, which won a 2013 AIA Craftsmanship Award. It is custom designed to reflect the culture and history of the area (images of a coal tippie, arrowheads, West Virginia Quilt Star, old Logan courthouse, etc.) and use as much glass from West Virginia Manufacturers as possible.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia 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 **adaptively reuse/renovate** a car showroom and service area into a business center (now called the Mary Margaret Laipple Professional Building). The first fit-out includes space for the Department of Health and Human Resources' (DHHR) new Ohio County office. The 56,783 SF 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 the 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 structure.

The initial \$2 million fit-out project was built in **three phases**: the **exterior** was completed first (including new skin, doors, windows, etc.), next the **interior**, and then the **parking lot** so the project could be fast tracked to meet the Owner's 2013 move-in requirements. 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.

The showroom windows were mostly in-filled because of the sensitive nature of the materials in the DHHR's office, but windows high on the wall provide **natural daylight** in the space. The fit-out 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.



Bennett Square business center

Wheeling, West Virginia

Owner
McKinley Properties, LLC

Size
22,000 SF

Construction Cost
\$7.5 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Christina Schessler,
AIA, LEED AP BD+C

Contractor
Walters Construction



BEFORE



Bennett Square is a historic **3-story, 22,000 SF renovation/rehabilitation project** of the old Ohio County Public Library Building; the building is located in the Centre Market Square Historic District in the **National Register of Historic Places**; therefore, a successful review submission to the Secretary of the Interior was necessary, as well as SHPO reviews. The finished **\$7.5 million project houses "Class A" professional, technological, and medical office space in beautifully restored surroundings.** The project was completed in **multiple phases** beginning in 2007 and the final phase completed in 2013. Bennett Square has quickly become a **cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office.** Phase I included **"Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs.** Renovations included both restored and new windows, doors, a new roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. **Phase II completed the technology office fit-out on the second floor with major server rooms and data.** This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. **Finally, Dr. Chapman's dental office is a fit-out on the third floor.** Planning included business offices, exam/operatory rooms, custom casework, as well as specialty HVAC, electrical and data, plumbing for gases, and much more. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.

and AFTER



Maxwell Centre



Wheeling, West Virginia

Owner

The Maxwell Partners

Size

51,000 SF approx.

Construction Cost

\$2.3 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Denis P. Gill, AIA

Contractor

Walters Construction

The \$2.3 million Maxwell Centre is a **multiple business office fit-out project** that represents the firm's effort in **protecting the historic fabric of Wheeling**. Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley & Associates led the way for this **total renovation and restoration** of a 1908 structure. The Maxwell Centre is now Wheeling's premier business address. **In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms, an accounting company, and McKinley & Associates.** The **different companies had various program/space requirements** we had to design. Each of the tenants had selected various upgrades, some included parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other **interior finishes and furnishings** included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others. Work on this **five story office complex** included researching the **architectural past** as well as **all new systems, including; mechanical, electrical, plumbing and fire and life safety, data and communication, etc.** All design work and construction administration was completed by our firm. The 51,000 SF building is found in the **Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places.** We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits. The Maxwell Centre was **recognized and awarded** a West Virginia AIA Honor Award, Governors Award for Historic Preservation, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, Civitans Award - Grand Victorian Property Improvement Award, City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



Panhandle Cleaning & Restoration

Triadelphia, West Virginia

Owner

Panhandle Cleaning & Restoration

Size

40,600 SF

Construction Cost

\$3.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Panhandle Cleaning & Restoration invested **\$3.5 million** in a new **prefabricated metal building expansion/renovation** project for an **office building, warehouse, workshop, and garage**. The new warehouse's exterior measures **130'x200'**, which includes a **6,400 SF 2-story workshop mezzanine** within the structure, providing **32,000 total square feet**. An additional new **8,600 SF, 2-story office building** is attached along the high side of the warehouse. This includes **multiple offices, open work areas, large and small conference rooms, training room, reception and waiting area, kitchen/breakrooms, copy room, storage, etc.** The office building includes **custom furnishings and finishes**. The exterior warehouse walls are finished with **masonry infill and metal siding**. Interior warehouse space varies between **20' - 30'** clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the **2 ½ story clear height** along one end of the warehouse. There are **multiple bays and loading docks** around this structure; the garages fit vehicles of various sizes. Panhandle provides **24-hour emergency disaster clean-up services** and therefore required some special plumbing, mechanical, electric and data systems. The first floor of the mezzanine is the "Contents Processing Facility" where the main "cleaning and restoration" takes place; this is broken into multiple rooms, and many have specialized components and considerations we had to design, such as roller conveyors, casework, workbenches, various countertop heights, mobile rolling racks, rinse stations, and specialty electric to name a few. This expansion of the original business now allows Panhandle to employ about **100 workers**.



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

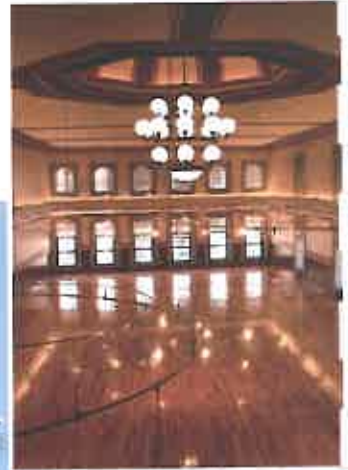
Project Architect

Denis P. Gill, AIA

Contractor

Walters Construction

This **adaptive reuse/rehabilitation** project of a 100+ year old auto parts warehouse (former Seymour Auto Parts Building) 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. **The building is found in the Centre Market Square Historic District, in the National Register of Historic Places.** The **total renovation** work included selective demolition and renovation/restoration to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, new elevators, flood-proofing, fire protection, and ADA compliance. This is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The Archive spaces utilized a specialized HVAC heating, cooling and humidity controls. In addition, a chemical fire suppression (rather than water sprinkler) was utilized in the most sensitive of the Archive spaces, while pre-action water sprinkler systems were used for less sensitive archive areas and conventional wet pipe systems were used for non-sensitive spaces such as general offices, corridors, etc.



BEFORE

& AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

The Towers Building

Steubenville, Ohio

Owner

Jefferson County Commissioners

Size

76,300 SF

Construction Cost

\$5 million approx.

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP BD+C

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, totalling over \$5 million. One project example is **multiple phases of renovations and upgrades to The Towers Building**. This is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley & Associates was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building**. Our recommendations address repair options, efficiency and energy saving solutions.

McKinley & Associates' observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings. **After this, we have designed multiple phases of renovations for the building;** a main roof replacement, mezzanine roof replacement and new skylight, building envelope repairs, a new boiler, new ADA handicapped ramp, sprinklering, and more. For one example, the new boiler project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is of a high energy efficiency, and has a much smaller footprint. These projects included multiple General Contractors.

In addition, there was an adaptive reuse of a former bank on the first floor, **into an office fit-out / renovations for the Jefferson County Board of Elections**. The construction was performed with the building in operation.



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 former Wheeling Stamping Company's manufacturing plant/warehouse complex 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, and includes dozens of offices, multiple open work areas, conference rooms, kitchen and dining room, break rooms, etc. 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 project won a WV AIA Merit Award.

The Orrick Corporation performed a nationwide search to establish a 24/7 Global Operations Centers to become the first U.S. firm to consolidate back office functions at an off-site facility location. To start, we quickly worked with a project team consisting of the Ohio Valley Industrial and Business Development Corporation, Wheeling National Heritage Area Corporation, and more regional economic development partners to attract a new tenant. The entire exterior shell was designed and constructed in less than 6 months to attract Orrick, and they chose Wheeling! The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, and construction of a new public entrance and parking lot were just the beginning. The entire brick envelope was sealed and painted with a red brick paint following the repointing. Insulating and replacing of the roof of the entire facility was also required. Galvanized metal wall panels and downspouts now enhance the industrial style of the building. The siding is now juxtaposed by a new 4-story all glass entrance, which allows a glimpse of the atrium balconies and walkways inside.

The building was partially occupied while renovations continued. Architecture & Engineering design was completed in-house and included a completely new mechanical/HVAC system, structural, civil, electrical and fire suppression systems. On the interior, the original facility was almost void of the vertical circulation needed of a modern day, team oriented work environment. Now, an exposed steel atrium/elevator/stair core connects the four floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow daylight to filter in through usually solid steel construction. Two exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street. The stainless steel and galvanized finishes of the exposed spiral ductwork, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial concept of the design.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



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

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

Proc Folder: 437126

Doc Description: EOI: Building Four Renovations

Proc Type: Central Contract - Fixed Amt

| Date Issued | Solicitation Closes | Solicitation No | Version |
|-------------|------------------------|-------------------------|---------|
| 2018-04-02 | 2018-05-02 13:30:00 | CEOI 0211 GSD1800000004 | 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.

129 Summers Street - Suite 201

Charleston, West Virginia 25301

(304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Michelle L Childers

(304) 558-2063

michelle.l.childers@wv.gov

Signature X

FEIN # 55-0696478

DATE April 27, 2018

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.



(Name, Title)

Ernest Dellatorre, President

(Printed Name and Title)

129 Summers Street - Suite 201, Charleston, West Virginia 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)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

April 27, 2018

(Date)

(304) 340-4267 | (304) 340-4269

(Phone Number) (Fax Number)

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: McKinley & Associates **Address:** 129 Summers Street - Suite 201
Charleston, West Virginia 25301

Authorized Agent: Ernest Dellatorre **Address:** same as above

Contract Number: CEOI 0211 GSD1800000004 **Contract Description:** EOI: Building Four Renovations

The West Virginia General Services Division,
Governmental agency awarding contract: Architecture and Engineering Section

☐ Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

☒ Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

☒ Check here if none, otherwise list entity/individual names below.

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

☒ Check here if none, otherwise list entity/individual names below.

Signature: 

Date Signed: April 27, 2018

Notary Verification

State of West Virginia, County of Ohio:

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 27 day of April, 2018.

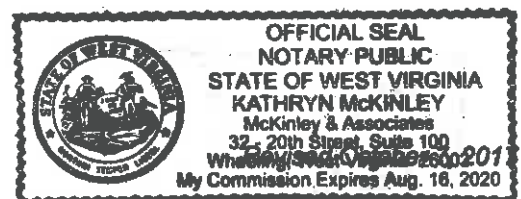

Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____



STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley & Associates

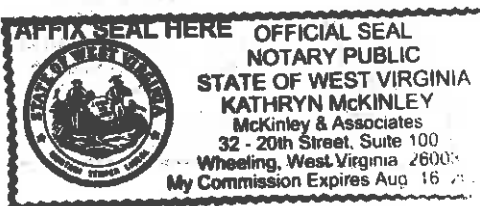
Authorized Signature: [Signature] Date: April 27, 2018

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 27 day of April, 2018.

My Commission expires August 16, 2020.



NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)



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: 437126

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| Date Issued | Solicitation Closes | Solicitation No | Version |
|-------------|------------------------|-------------------------|---------|
| 2018-04-24 | 2018-05-02 13:30:00 | CEOI 0211 GSD1800000004 | 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.

129 Summers Street - Suite 201

Charleston, West Virginia 25301

(304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Michelle L Childers

(304) 558-2063

michelle.l.childers@wv.gov

Signature X

FEIN # 55-0696478

DATE April 27, 2018

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD1800000004

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

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

Addendum Numbers Received:

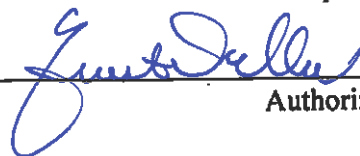
(Check the box next to each addendum received)

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

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

McKinley & Associates

Company



Authorized Signature

April 27, 2018

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.
Revised 6/8/2012

Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by a few other relevant registrations and certifications he has obtained. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of McKinley & Associates' various certifications and licenses are found on the upcoming pages.

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, 2018.



A handwritten signature in cursive script, appearing to read "Emily Papadopoulos", written in dark ink on a light-colored rectangular background.

Board Administrator



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



AIA

Thomas R. Worledge
AIA



NCARB

NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

Certifies that *Thomas Reed Worledge*



Has met all requirements
for Council Certification
and is therefore
recommended to all
Registration Authorities
for registration or license
as an architect. Given
under our hands and the
Seal of the Council,
subject to annual
renewal.

February 20, 1997

Donnell Lyle Smith

Joe Gattina, Jr.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



THIS CERTIFICATE DENOTES THAT

Thomas Worlledge

has achieved the requirements for

LEED AP BUILDING DESIGN + CONSTRUCTION

as demonstrated by the successful completion of the LEED AP exam and the successful completion of the LEED AP course and the successful completion of the LEED AP project

[Signature]

[Signature]

May 1, 2012

May 1, 2012



Certificate of Appreciation

Presented to

Tom Worlledge

SSPC 90.1

*in grateful recognition for devoted service
to the growth and progress of the*

**American Society of Heating, Refrigerating
and Air-Conditioning Engineers, Inc.**



[Signature]
(President, ASHRAE)

[Signature]



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



*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.

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/nv/business-certifysearch/wv/state.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.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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, 2018 - December 31, 2019

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

Per your request on the "General Terms and Conditions" Part 8 "Insurance," on the following pages you will see copies of our various Insurance Coverages.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/09/2018

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

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

| PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123 | | CONTACT NAME: PHONE (A/C No. Ext): 304.233.3303 FAX (A/C No.): 304.233.3333 E-MAIL: ADDRESS: PRODUCER CUSTOMER I.D.#: | | | | | | | | | | | | | | | |
|---|--------|--|--|-------------------------------|--------|-------------------------------------|-------|----------------------------|-------|------------|--|------------|--|------------|--|------------|--|
| INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003 | | <table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B: Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Cincinnati Insurance Co. | 10677 | INSURER B: Brickstreet Ins | Brick | INSURER C: | | INSURER D: | | INSURER E: | | INSURER F: | |
| INSURER(S) AFFORDING COVERAGE | NAIC # | | | | | | | | | | | | | | | | |
| INSURER A: Cincinnati Insurance Co. | 10677 | | | | | | | | | | | | | | | | |
| INSURER B: Brickstreet Ins | Brick | | | | | | | | | | | | | | | | |
| INSURER C: | | | | | | | | | | | | | | | | | |
| INSURER D: | | | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | | | |

COVERAGES **CERTIFICATE NUMBER: 2018-2019 Certificate** **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.

| INSURER | TYPE OF INSURANCE | ACORD NUMBER | POLICY NUMBER | POLICY EFF. DATE | POLICY EXP. DATE | LIMITS |
|---------|--|--------------|---|------------------|------------------|--|
| A | GENERAL LIABILITY | | EPP/EBA0146335 | 08/16/2017 | 08/16/2018 | EACH OCCURRENCE \$ 1,000,000 |
| | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | MED EXP (Any one person) \$ 10,000 |
| | | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| A | GENERAL AGGREGATE LIMIT APPLIES PER: | | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC | | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | | | | | | |
| | | | | | | |
| A | AUTOMOBILE LIABILITY | | EPP/EBA0146335 | 08/16/2017 | 08/16/2018 | 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"/> SCHEDULED AUTOS | | | | | PROPERTY DAMAGE (Per accident) \$ |
| A | <input checked="" type="checkbox"/> HIRED AUTOS | | | | | |
| | <input checked="" type="checkbox"/> NON-OWNED AUTOS | | | | | |
| | | | | | | |
| | | | | | | |
| A | UMBRELLA LIA | | EPP/EBA0146335 | 08/16/2017 | 08/16/2018 | EACH OCCURRENCE \$ 1,000,000 |
| | EXCESS LIA | | | | | AGGREGATE \$ 1,000,000 |
| | DEDUCTIBLE | | | | | |
| | RETENTION \$ | | | | | |
| B | WORKERS COMPENSATION AND EMPLOYERS LIABILITY | | WCB1018014 | 12/30/2017 | 12/30/2018 | WC STATUTORY LIMITS |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/EMPLOYEE EXCLUDED? (Mandatory in WV) | | | | | OTH |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | |
| | | | | | | |
| | | | WV DELIBERATE INTENT COVERAGE INCLUDED "MANDOLIDIS" | | | E.L. EACH ACCIDENT \$ 1,000,000 |
| | | | | | | E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 |
| | | | | | | E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

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

CERTIFICATE HOLDER

CANCELLATION

| | |
|---------------------------|--|
| PROOF OF INSURANCE | 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  2/9/18 Jm |

ACORD 25 (2008/08)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/6/2017

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

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

| | | | |
|--|--|--|--|
| PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114 | | CONTACT NAME: Serena Turchik PHONE (A/C No. Ext): 216-777-6134 FAX (A/C No.): E-MAIL: sturchik@oswaldcompanies.com ADDRESS: sturchik@oswaldcompanies.com | |
| INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003 | | INSURER(S) AFFORDING COVERAGE INSURER A: Continental Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: | |
| | | NAIC # 18313 | |

COVERAGES

CERTIFICATE NUMBER: 1919827327

REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR | WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|----------------|-----|---------------|-------------------------|-------------------------|--|
| | GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | | | EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| | UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> 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 | | | | | | WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$ |
| A | Professional Liability Claims Made Retro Date: 9/10/1981 | N | Y | AEH501893924 | 10/10/2017 | 10/10/2018 | Each Claim \$1,000,000 Aggregate \$1,000,000 |

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

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

CERTIFICATE HOLDER

Specimen
For Purposes of Evidencing
Coverage Only WV 26003

CANCELLATION

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

Serena C Turchik

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ACORD 25 (2010/05)

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