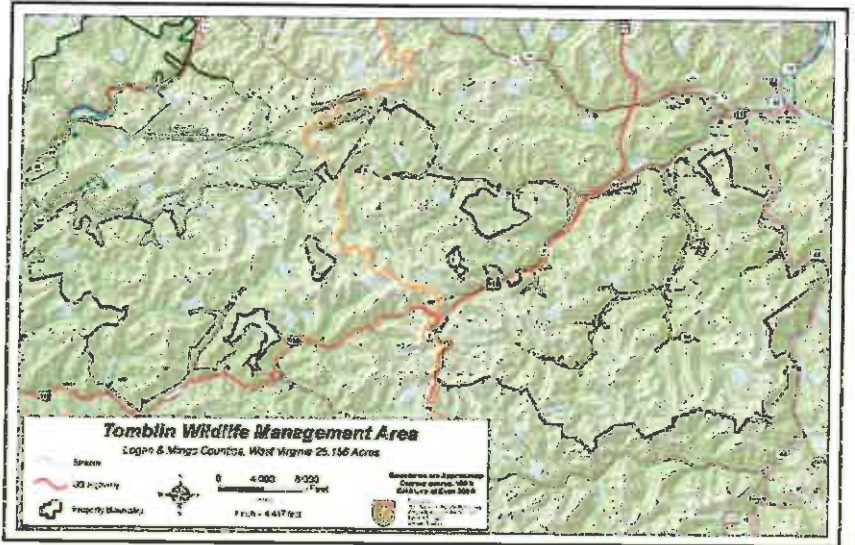


West Virginia Division of Natural Resources



CEOI 0310 DNR1800000003

**Tomblin Wildlife Management Area
WMA Facilities Design**

RECEIVED

2018 MAR 29 AM 9:56

WV PURCHASING
DIVISION



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



March 27, 2018

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

Dear Mr. Nisbet,

McKinley & Associates are pleased to provide the West Virginia Division of Natural Resources with our proposal for providing architectural/engineering to design and specify for construction as well as provide construction contract administration for several facilities desired to enhance the Tomblin Wildlife Management Areas operation. 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, an Interior Designer, Construction Administrators, an HVAC Commissioning Provider, and more.** Our staff also includes LEED Accredited Professionals specializing in **Building Design and Construction** that have the experience to add energy efficient features into your structures.

Your **Project Manager** is **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP, our Southern-WV Area Manager / Charleston Office Manager,** whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction.** He recently attended an intense professional development course of study on **“Guidelines for Laboratory Design”** at **Harvard University’s** School of Health to complement his experience and gain further insight into the details of the design of Laboratory/Research spaces. He has led multiple projects across the State that involve new construction, has award-winning projects, completed LEED projects, is a leader in energy efficient “green” design, designs structures that maximize the use of natural resources, and much more. Some of his recent projects include Building 55: WV State **Office Complex in Logan** (LEED Certified), WVSP’s **Logan Detachment, Hilltop Elementary** (LEED Certified), and multiple schools which contain laboratories to name a few.

Thank you for reviewing our submission and considering McKinley & Associates for your project. We are very excited about the possibility of working with the West Virginia Division of Natural Resources. If you have any questions, please do not hesitate to call at any time.

Sincerely,

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

Corporate Information

Firm History

Founded in 1981, McKinley & Associates is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Interior Design, Energy Efficient (LEED) Design, Commissioning, Historic Preservation, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, commercial / office, sports & recreation, educational, industrial, development, and much more. Over the years, our firm won multiple State and National awards and recognitions for our works, including State Governmental and Office projects.



Charleston Enterprise Center - McKinley & Associates' Charleston, WV Office

The Maxwell Centre



McKinley & Associates' Wheeling, WV Office

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	3
Interior Designer	1
ALEP (CEFP) / REFP	2
HVAC Commissioning Provider	1
MIS	1

Locations

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

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

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 CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more.

Follow Us

www.McKinleyAssoc.com

www.Facebook.com/McKinleyAssoc

Instagram: @mckinley_and_associates

The Maxwell Centre - McKinley & Associates' Wheeling, WV Office



Staffing Plan

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the Tomblin Wildlife Management Area and the West Virginia Division of Natural Resources. 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. In the past 36 years we have extensive experience with similar projects. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to **start immediately** upon our being selected. We can and will perform for you on time.

Our experiences and approach to design requires a dialog with the Owner and the end users of the facility. Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your needs and budget. We do not only depend on our experience, but on the day to day experiences of those who will use the buildings. We have found that this **hands on approach** allows us to focus on your needs and desires and to achieve a better outcome for our client. At this point we will begin to lay-out the spaces and move through the design phases.

We hope to begin with **initial team meetings** to open up a dialogue. The McKinley Professionals will sit down with the WVDNR and Tomblin WMA representatives to establish a scope of work and definite schedule. Site investigation, testing, surveys and research usually occur before the design phases start. Once clearly defined, a project moves into design. McKinley's Project Architect (Thom Worlledge) documents discussions and design decisions. Thom will coordinate project related tasks, code reviews or product demonstrations. McKinley can encourage project participants in the directions necessary for meeting schedule, budget and program goals established. You will also have the ability to review the plans and specifications at different completion percentages of the development phase.

We will work effectively with you to produce the facilities envisioned, and are confident we can meet your program requirements. Our partnering process includes understanding the expectations of the Owner, determining everyone's responsibilities, integration of program, as well as schedule, budget and cost control. This process involves the Stakeholders, the Owners, the Investors, the Architectural/Engineering Firm (McKinley), the End-Users (employees who will be using the facility), the Contractors, and the Jurisdictional Authorities. McKinley & Associates has worked with owners in many different sectors of business and have been able to work with their various visions, requirements, and standards.

Our project team has been chosen for this project and **they are available to dedicate the necessary time to this effort**. The technical **depth** of our professional staff indicates that this project will be accomplished without overloading our group or computer graphics systems. We are available to start **immediately** upon our being selected, and will provide the necessary hours to complete your projects on time. If this project need additional staff, we have the ability to add more professionals to handle the work. Our team members have been working up to nineteen years together at McKinley & Associates.

Our **"in-house"** registered professional architects and engineers work together everyday and have done most of the projects here as a group, which gives us the ability to develop quality construction documents that an exclusively architectural firm (or exclusively engineering firm) cannot match. Also,

Staffing Plan

during construction, our Construction Administrators monitor the contractor's progress to ensure that they are following the Construction Documents.

Our **11-Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for **20 years**, long before it being adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards; we also have experience with owner standards from both Federal and State agencies, such as the State Police, DOD, ARNG, VA, FAA, SBA, HUD, USPS, EPA, NPS, MSHA, NASA, DOE, DHHR, DRS, DOC, DOJS, DOT, and WVU to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily. All documents will be prepared with the current State Building Code and State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, CEFPI, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

McKinley & Associates always strives to improve the services we provide. Here is a partial list of our **Modeling Software** as well as other **equipment/software** we use: Adobe Creative Suite 3 Design Premium, Architectural Graphic Standards V 3.0, ASCE Standard, Autodesk Building Design Suite Premium (BIM) and Ultimate with Clash Protection (BIM), Autodesk Revit Architectural (BIM), Autodesk Revit MEP (BIM), 3D Studio Max, Autodesk Autocad Architecture, Autodesk Autocad MEP, Autodesk Autocad Civil 3D, Autodesk Ecotect Analysis, Carmel Design Build 4.0, Climate Consultant 3, COMcheck 3.2.1, Corel Draw 12, Cummins Power Suite, EELabs 3.1, Enercalc 5.6, eQUEST 2.02, HAP 4.34, Lite Pro, Visual Professional Edition (Light Modeling/Calculation Software), Macromedia Freehand 8, Masterspec, Ram Advantage 6.0, SketchUp, Storm Water Detention/Retention Design Tool, Sweet's, and more.

To showcase our quality of work, over the years our firm has won multiple **local, State, and National awards and recognitions** for our works. Some of the design awards we have won are: West Virginia Department of Environmental Protection's Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, American School & University Magazine's Architectural Portfolio - Outstanding Design, Gold Medal Green Building Award by Building of America, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, and 2 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program, just to name a few.

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 2013 Building Conference**. In addition, **Cameron Middle/High School won the 2014 Black Bear Award for the Highest Achievement for the West Virginia Sustainable Schools program**, and was selected as a **2014 U.S. Department of Education Green Ribbon School!**

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



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



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.

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 **Tomblin Wildlife Management Area's program, facilities, infrastructure, and project requirements and design standards.** The design team is responsible for identifying for the WVDNR & Tomblin WMA 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 West Virginia Division of Natural Resources, Tomblin WMA representatives, 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 West Virginia Division of Natural Resources & Tomblin WMA for final review and approval. A set is sent to 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, Bob Smith, 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.



References

We feel that the best way to demonstrate our strengths and leadership in Architectural/Engineering design is by referring to our clients. We have an ever-growing list of repeat clients, which include having multiple open-end contracts with organizations such as the West Virginia State Police, the United States Postal Service, and the WVDOT Division of Highways to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call (we would be happy to provide more references, if requested):

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

Mr. Bob Contraguerro, Jr.
Panhandle Cleaning & Restoration
42 38th Street
Wheeling, WV 26003
304 / 232-2321

Mr. Nyle L. Fisher, Jr., PE
WV DOT, Division of Highways
Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room A-350
Charleston, WV 25305
304 / 558-9289

Mrs. Danielle Cross McCracken
Oglebay Institute
1330 National Road
Wheeling, WV 26003
304 / 242-4200

Mr. Bruce Adams
United States Postal Service
P.O. Box 20867
22681 Woodward Avenue
Ferndale, MI 48220-0867
248 / 677-9660

Mr. Gregory L. Melton
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808

Major Melvin "Rocky" Hodges
West Virginia Army National Guard
1703 Coonskin Drive
Charleston, WV 25311
304 / 561-6353

Mr. Murrey Loflin
WVU Fire Extension Services
2600 Old Mill Road
Weston, WV 26452
304 / 269-0872

Mr. Robert Herron
City of Wheeling
1508 Chapline Street
Wheeling, WV 26003
304 / 234-3617

Mr. Frank Mattern
Mattern Tire Service Center
349 Lincoln Avenue
Cadiz, Ohio 43907
740 / 942-8895

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
Southern WV-Area Manager / Charleston Office Manager / Architect / LEED Accredited Professional specializing in Building Design and Construction

Patrick J. Rymer, AIA, ALEP/CEFP
Architect

Christina Schessler, AIA, LEED AP BD+C
Architect / LEED Accredited Professional specializing in Building Design and Construction

Engineering Team

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

Scott D. Kain
Plumbing Engineering Designer

Michael A. Heath
Mechanical/HVAC & Fire Protection Engineering Designer

Michael J. Clark
Electrical Engineering Designer

Interior Design

Deb Blakeman, NCIDQ #015070

Construction Administration

Robert E. Smith

** McKinley & Associates is willing to dedicate more professionals if they are needed*

Patrick J. Rymer, AIA, ALEP / CEFP

Architect

EDUCATION:

University of Tennessee
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia

Member:
The American Institute of Architects (AIA)
Accredited Learning Environment Planner (ALEP)
- [formerly known as Certified Educational
Facility Professional (CEFP)]

NCARB

IDP

ArchNet

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2005 to present)

Capitol Engineering
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners
(2000-2003)

SUMMARY OF EXPERIENCE:

Mr. Rymer brings over 15 years experience in the building design and construction industry, which includes multiple governmental projects. His recent relevant experience includes the project management of several projects, as well as the lead design and construction administration of various Federal, State, County Government and private projects. Bringing a diverse background from the hands on experience of an apprenticeship in the construction trades to project management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multiple Projects, State-Wide:
Camp Dawson/Fueling Canopies*, Parkersburg Army Aviation
Support Facility / Taxiway Repair*, Glen Jean WVANG-AFRC-MEPS
Facility*, Parkersburg AASF Apron Rehabilitation*, Williamson
Armory, WVANG Wash Pad & Military Parking*, Summersville
Readiness Center*, & Lewisburg Readiness Center*

West Virginia State Police - Open End A/E Contract / multiple
projects, including Jackson County Detachment, Kanawha County
Troop 4 Headquarters, & Berkeley County Detachment

Brooke County Schools - NEW Brooke Middle School

Hancock County Schools - Open End Contract / multiple projects,
including Oak Glen Elementary School, Oak Glen Middle School
Wrestling Addition, Oak Glen High School Stadium and Multi-Sports
Complex, Oak Glen Field of Dreams, & Weir High School Stadium
and Multi-Sports Complex

Marshall County Schools / multiple projects including NEW Cameron
Middle/High School (LEED Registered), Cameron Elementary School
Addition & Renovations, Cameron Fieldhouse, Cameron High School,
Center McMechen Elementary School Renovation, & John Marshall
High School Stadium Renovation

Tyler County Schools - Open End Contract / multiple projects,
including Board of Education Administrative Office Renovation,
Tyler County Middle School/High School renovations, County-Wide
Security and School Access Safety Project, & more

Wetzel County Schools - Open End Contract / multiple projects,
including Magnolia High Addition/Renovations, New Martinsville
Renovations, Short Line Elementary Addition, WCCCF Renovations,
County-Wide Window Replacement Project, & more

Wood County Schools - Parkersburg South High School

Comprehensive Educational Facilities Plan for Brooke, Hancock,
Ohio, Ritchie, Tyler, & Wetzel counties

Regional Economic Development Office, Wheeling - multiple projects

Wellsburg City Hall Building

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

Thomas R. Worledge, 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 # [REDACTED]

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
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. Worledge 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 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**)

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

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

Natural Energy Design (N&D) Building (**energy efficient "green" / 2013 Placemaker Award**)

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

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

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

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)

Christina Schessler, AIA, LEED AP BD+C

Architect / Specialized LEED Accredited Professional



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

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

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

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

SUMMARY OF EXPERIENCE:

For over 30 years, Ms. Schessler has obtained a wide range of emergency service, forensic, medical, educational, residential and commercial project experience. She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **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. She has won architectural design awards for WV and PA projects.

NOTABLE PROFESSIONAL EXPERIENCES:

The Highland's Visitor's Center

Wheeling Island Fire Station

WVU State Fire Training Academy at Jackson's Mill

Panhandle Cleaning & Restoration

United States Postal Service - 2 Open-End IDIQ contracts /
multiple projects in Pennsylvania and West Virginia

West Virginia Independence Hall historic preservation, renovations

Grave Creek Mound Museum renovations

Harrison County Courthouse roof

Steel Valley Regional Transit Authority Administrative and
Maintenance Complex renovations

Ohio Valley Towers multiple renovations

Jefferson County Board of Elections office renovations

Wheeling Island Hotel•Casino•Racetrack multiple projects

Bennett Square business center - 3 Phases

Wagner Building - multiple projects

Lincoln National Bank

Braxton County Senior Citizen Center

The Linsly School's 200th Anniversary Campaign

Grant County Schools - multiple projects

Fairmont State University addition at Braxton County High School

Hampshire County Schools - Animal Veterinary Science Center

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects



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:

Ohio
West Virginia

Registered Architect In:

Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. He joined McKinley & Associates in 1995, and has over 25 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also an HVAC Qualified Commissioning Provider, and 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.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State Police - worked on multiple projects from our 3 consecutive Open-Ended A/E Services contracts, including renovations and new detachments. Also surveyed, reviewed, projected, budgeted, and documented 72 police facilities State-Wide

WVU University Police Building

WVU State Fire Training Academy

Wheeling Island Fire Station

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

Panhandle Cleaning & Restoration

West Virginia Army National Guard - multiple projects, including new Mountaineer Challenge Academy, new Camp Dawson Multi-Purpose Building, AASF#1 Hangar renovations, State-wide SPCC Certifications

United States Postal Service - multiple post offices in WV and PA, from our 2 IDIQ contracts. Also designed over 100 Post Offices throughout West Virginia for ADA compliance:

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

Building 34: WV State Office Complex in Weirton

WV Department of Health & Human Resources' Ohio County office

Jefferson County Commission - Ohio Valley Towers

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

Holiday Inn Express & Suites - multiple projects

Orrick Corporation's Global Operations Center

Marshall County Schools - Hilltop Elementary (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

Cabela's Eastern Distribution Center



Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State Police - multiple projects / new & renovations
United States Postal Service - multiple projects / new & renovations
WV Army National Guard - multiple projects / new & renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
West Virginia University - University Police Building fit-out
West Virginia University - new State Fire Training Academy
Wheeling Island Fire Station
Panhandle Cleaning & Restoration
VAMC Beckley
OVMC Nurses Residence Hall renovations
Dr. Ganzer Medical Office Building renovations
Wheeling Island Hotel•Casino•Racetrack multiple projects
Cabela's Eastern Distribution Center (\$40 million)
WVDHHR's Ohio County office build-out
WVDRS Wheeling District's new office space fit-out
Orrick's Global Operations Center
Millennium Centre Technology Park
Panhandle Cleaning & Restoration warehouse and office building
Holiday Inn Express & Suites - multiple projects
Maxwell Centre multi-use building
Bennett Square multi-use building
Wagner Building multi-use building
Charleston Enterprise Center renovations (2009 WV AIA Design Award)
Big Sandy Arena & Convention Center
Hilltop Elementary School (LEED Certified)
Cameron High School (\$32 million / LEED Registered)



Michael A. Heath

Mechanical/HVAC & Fire Protection Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

WVU University Police Building

Panhandle Cleaning & Restoration

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

West Virginia Army National Guard - AASF#1 hangar renovations
Building 55: WV State Office Complex in Logan (LEED Certified)

United States Postal Service - multiple projects

Bennett Square business center

Cabela's Eastern Distribution Center

West Virginia Health & Human Resources' Wheeling Office

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corporation warehouse addition

PWP Industries

Wheeling Island Hotel•Casino•Racetrack - various projects

West Virginia Independence Hall

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple projects

Marshall County Schools - multiple projects

Ohio County Schools - multiple projects

Hancock County Schools - multiple projects

Tyler County Schools - 3 HVAC projects



Michael J. Clark Sr.

Electrical Engineering Designer

EDUCATION:

Eastern Gateway Community College
A-ATS Electro-Mechanical Engineering - 2012

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Electrical Engineering Designer
Wheeling, WV (2012 to present)

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

M.J. Electric
Journeyman Electrician
Iron Mountain, MI (2010-2012)

Erb Electric Company
Journeyman Electrician
Bridgeport, OH (2009-2010)

Bechtel Group Inc.
Journeyman Electrician
Glendale, AZ (2009)

Cattrell Companies, Inc
Journeyman Electrician
Toronto, OH (1998-2009)

SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 20 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex (LEED Certified)
United States Postal Service - multiple renovations
Jefferson County Courthouse renovations
City of Steubenville - 5 Parks Lighting and Security project
Follansbee City Building
Wellsburg City Building
Grave Creek Mound Museum renovations
Ft. Henry Building office build-outs
Holiday Inn Express Hotel & Suites - multiple projects
Wheeling Island Hotel•Casino•Racetrack - multiple projects
Silver Company - Moss Neck Storage Building
Carenbauer Wholesale Corporation warehouse addition
Bennett Square business center projects
Union Bank renovations
West Liberty University - Football Field Lighting
Grant County Schools - Maysville renovations
Hampshire County Schools - new Animal Vet Science Center
Hancock County Schools - new Weirton Elementary
Hancock County Schools - Oak Glen High renovations
Hancock County Schools - Weir High renovations
Marshall County Schools - Cameron High
The Linsly School renovations



Deb Blakeman, NCIDQ #015070

Interior Designer



EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

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

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

Deb Blakeman has over 30 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. 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 State Police - new Logan Detachment

West Virginia State Police Academy - multiple buildings

West Virginia University - State Fire Training Academy

Panhandle Cleaning & Restoration

United States Postal Service - multiple projects

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

Marshall County Schools - Hilltop Elementary School (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

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

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

Mythology Marketing office fit-out

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
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member / President:
Indian Creek School District

Instructor:
Mechanical Engineering,
Eastern Gateway Community College

Village Administrator:
City of Mingo Junction

Commander:
American Legion Post 351

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 hangar renovations
Fairmont State University's new 3 building "University Terrace"
Student Housing Apartment Complex
Cabela's Eastern Distribution Center
United States Postal Service - 2 Open-End IDIQ contracts /
multiple projects
City of Steubenville 5 Parks Lighting & Security Project
Jefferson County Commission - Ohio Valley Towers business center
renovations
Jefferson County Board of Elections office build-out
Jefferson County Jobs & Family Services
Follansbee City Building
Steel Valley Regional Transit Authority
Harrison County Courthouse roof historic preservation / renovations
Cameron American Legion
Lincoln National Bank Building historic preservation
Brooke Co. Schools - NEW Brooke County Middle
Grant Co. Schools - Maysville Elementary
Grant Co. Schools - Union Educational Complex
Hancock Co. Schools - A.T. Allison Elementary
Hancock Co. Schools - Senator John D. Rockefeller IV Career Center
Hancock Co. Schools - New Manchester Elementary
Hancock Co. Schools - NEW Weirton Elementary
Marshall Co. Schools - NEW Cameron High (LEED Registered)
Marshall Co. Schools - NEW Hilltop Elementary (LEED Certified)
The Linsly School - Baner Hall
The Linsly School - Behrens Memorial Gymnasium/Stifel Fieldhouse
Franciscan University OP#1 Multi-tenant Retail Building
Franciscan University OP#2 Office / Retail Building



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

We recently completed a renovation and restoration to what many consider the most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the "Birthplace of West Virginia." This was built in 1859 as the Wheeling Custom House, added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. This building housed the United States District Court for the Western District of Virginia from 1860 to 1864, then the District of West Virginia from 1864 to 1901, and finally the Northern District of West Virginia from 1901 to 1907. This stone building was restored inside and out using careful research and coordination with the State Historic Preservation Office. The building is now a museum and education/visitors center. They have merchandise, brochures for nearby attractions, cultural information, and more. 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. The permanent exhibition located on the first floor of the museum, "West Virginia: Born of the Civil War," features dramatic displays with period artifacts, and explores the statehood process against the background of the Civil War. The newest display "Waving For Liberty and the Union" is a special exhibit of thirteen original Civil War battle flags located on the second floor. A federal courtroom, located on the third floor and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession. The building is now appropriately renamed West Virginia Independence Hall. The building is now in its 157th year. We are proud to say, that with our contribution, Independence Hall is prepared for the next 150 years. McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.

A portion of the interior plastering in the third floor Courtroom and the entire first floor exhibit area (formerly a US Post Office) were restored, eliminating or concealing previously botched attempts. The interior plastering restoration in the third floor Courtroom included the ceiling crown mouldings, flat work and plaster returns at the window jambs. 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. Historic paint colors were applied on all newly plastered surfaces in the building. All 44 of the double-hung wood windows have been fully restored and reglazed. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system emblematic of 1859. In addition to the aesthetic improvements, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia Independence Hall *(continued)*



West Virginia Independence Hall *(continued)*



The Highland's Visitor's Center

Triadelphia, West Virginia

Owner

Ohio County Development Authority

Size

10,000 SF

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP BD+C

The Visitor's Center at the Highlands Development is divided into two tenant spaces; the front space is the Museum and Convention & Visitors Bureau space, and the rear is a small medical facility for Wheeling Hospital. There will be separate entrances for each tenant. Each tenant space will have its own HVAC System including a Packaged Rooftop Unit and Variable Volume Zone Boxes. There are common circulation spaces and restrooms. The building is designed as a one story structure of about 10,500 SF; however, there are plans to have a second Phase which adds 7,000 SF of garage space, and the main structure was designed to be able to accommodate a second floor in the future.



Wheeling Hospital is allotted 4,100 SF. Only minor incidents are intended to be addressed in this location (i.e. cuts, scrapes, etc. - where true emergencies will be encouraged to go directly to the hospital). The Hospital's space is not yet in design.

The Museum and the Convention & Visitor's Bureau are provided with 4,500 SF of space, which includes a **reception/information desk area**; an **office**; a conference room; a private toilet; locker/changing room; **display areas for brochures, pamphlets, souvenirs, maps, brochures, etc.**; space for storing merchandise; museum equipment; FF&E; and a stage area for presentations. This Visitor's entrance is more visually prominent for the incoming traffic to the site, and more immediately accessible from the proposed parking area.



Artisan Center

Wheeling, West Virginia

Owner

City of Wheeling

Size

40,000 SF approx.

Construction Cost

\$1.8 million

Project Architects

Murphy & Dittenhoffer

Project Engineers

McKinley & Associates

Contractor

Pat R. Ionadi Corp. & Davison Electric

The **Artisan Center (former List Building)** at Heritage Square was a historic preservation/adaptive reuse project that involved a total renovation of a former warehouse built in 1867 into a 3-story, 40,000 SF **tourist attraction**. This is a contributing structure found in the Wheeling Historic District of the National Register of Historic Places (NRHP#: 79002597).

The original \$1.8 million project included **exhibit space, retail shopping, artisan areas, offices**, a large meeting/reception area, as well as a full service restaurant with commercial kitchen. This unique historic renovation project features a magnificent three-story Atrium, with an 80 foot high skylight ceiling, and a 60 foot high bridge.

The second floor is split into **artisan areas, exhibit space, and offices**. There are gifts, merchandise, cultural information, maps, brochures, snacks, etc. The "Made in Wheeling" Exhibits are interactive, walk-thru exhibits, highlighting Wheeling's rich industrial heritage.

River City Ale Works is a full service restaurant and banquet facility located in the Artisan Center. They offer a 250 seat restaurant and bar on the first floor, and on the third floor is their beautiful 10,000 SF loft area which holds up to 400 people for wedding receptions, banquets, proms, reunions, conferences, community events, ethnic festivals, and other special events. All events of 70 people or less are held in the Atrium.



**BEFORE
and AFTER**



Millennium Centre Technology Park

Triadelphia, West Virginia

Owner

Ohio Valley Industrial & Business
Development Corporation

Size

Multiple Phases & Sizes

Construction Cost

Multiple Phases & Costs

Project Architects-Engineers

McKinley & Associates

Project Architect

Charles T. Moore, AIA

Contractor

Cattrell Companies, Inc.

The Millennium Centre is a 20-acre technology park located along Interstate 70. McKinley & Associates is proud to have participated in creating these state of the art facilities with the Ohio Valley Industrial & Business Development Corporation, through the Design/Build process with Cattrell Companies, Inc. There are various buildings and tenants on the site, which include multiple phases and expansions. With our Clients being confident their businesses would "take off," but did not have the finances to build exactly what they were hoping for; we designed these buildings in such a way that they all could easily expand in the future. Therefore, many of these buildings have had multiple additions, and we successfully used a phasing technique to accomplish these expansions. For example, Phase II was a 15,000 SF masonry and frame building, including complete electrical, plumbing, mechanical, fire protection, landscape, and paving work. Shortly after, a 6,620 SF addition to this building was completed, and included sitework, paving, foundations, slab on grade, superstructure, exterior closure, roofing, interior construction, mechanical, plumbing, and electrical.

One of the main tenants in this advanced industrial park is Touchstone Research Laboratory, who occupy Building #4, which is 42,875 square feet and \$2.2 million. This is the largest privately owned commercial laboratory in the region. They have a full blown research and development facility with electron microscopes, chemistry laboratories, mechanical testing laboratories, finite element analysis, a design center, scientists and engineers of all types and much more. Touchstone also built a manufacturing plant at the Millennium Centre. These are Research & Development facilities that adapt to their clients' needs – not built for narrow goals – but built to be innovative. In addition to its R&D services, Touchstone offers failure analysis and materials testing. The magazine Advanced Materials & Processes has called Touchstone, "One of the best equipped labs of its size in the country." Touchstone has various spin-out organizations on-site, such as Touchstone Advanced Composites, and Touchstone manufactures multiple products, such as CFOAM, MetPreg, ceramic matrix composites, and much more.

There were also multiple specialized design elements throughout the buildings. One building tenant had requested 20' - 35' roof clearances; another requested reinforced foundations to withstand 100,000 pounds compressive loads. There are multi-bay shipping docks, specialty HVAC (especially laboratory exhaust, ventilation, dust collection, etc.) systems, floors and pits requirements for autoclaves and kilns, and "Raw Material Handling" rooms among these unique specifications. There is also materials characterization equipment, microbiological laboratory, hundreds of pieces of analytical equipment, machine shops, foundry, rolling mills, a composite facility, and much more. We designed a medium-voltage service from the utility, with medium-voltage service and distribution equipment. We also designed medium-voltage underground feeders to two transformer/low-voltage substations.



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 Worlledge,
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.



Cameron High School

Cameron, West Virginia

Owner

Marshall County Schools

Size

130,000 SF approx.

Construction Cost

\$32 million

Project Architects-Engineers

McKinley & Associates

Project Architects

Patrick J. Rymer, AIA
Gregg P. Dorfner, AIA, REFP

Contractor

Nello Construction

Commissioning Agent

L. L. DUNN & Company

The new \$32 million Cameron High School was designed with potential LEED Certification, incorporating sustainable, energy efficient "green" concepts (we are in the final submission stages of obtaining LEED Certification). We made an extensive effort to make the school both economically feasible & environmental sensitive. Sustainable design goals of the Owner included reduced life cycle costs met through incorporation of LEED accreditation goals, the use of air terminal units, "chilled beams," desiccant wheel dehumidification, and much more. To date the school has won multiple awards acknowledging achievements in taking a comprehensive approach to green schools, including: a 2013 Placemaker Award for Innovation from West Virginia GreenWorks; the 2014 Black Bear Award for the Highest Achievement in the West Virginia Sustainable Schools program; and selection as a 2014 U.S. Department of Education Green Ribbon School!

The 130,000 SF facility features Departmentalized classroom groupings teacher prep & meeting areas with access to a School wide WI-FI and Interactive "smart" boards in all classrooms. For the Vocational Technical Education programs, the Science Suite, labs, and shop are arranged with proximity to 16,500 SF Agricultural Science Suite for program integration and include a commercial grade, USDA approved Meat Lab for food processing, comprehensive learning, and collaboration with West Virginia University's College of Agriculture (22 special WVU Extension Specialists classes). Students in the school's programs use the labs to learn hand-on training. Upon completion of the Agricultural Education program, students will have earned, saved, and productively invested enough money, and will have acquired the necessary knowledge, skills, and attitudes to enter and succeed in: production agriculture, off farm agriculture, college or technical school, and will have become productive citizens of the community. This training and education program includes seat work, viewing of videos, lecture and discussion sessions, smart board activities, meat processing, lab facilities, shop facilities, grounds maintenance, forestry, horticulture and hydroponics, wildlife management, and more.

The 3,000 SF shop areas and surrounding rooms for woodworking, metal working, and repairs meet OSHA standards and include oxy fuels welding, hand tool woodworking, power tool woodworking, working on small engines, painting, tool storage, agriculture equipment repair, lumber storage, metal storage, cutting and grinding, lathe activities, concrete and masonry work, electrical work, plumbing activities, construction, clean up, and haz mat storage. The equipment in these areas included 6 arc welding booths with exhaust systems and lighting, 6 oxy-acetylene booths with exhaust systems and lighting, dust collecting system, electrical drops from ceiling, non slip flooring, a 24" planer, table saw, jointer, shaper, wood lathe, 2 radial arm saws, 3 miter saws, a 4 x 6 ft. glue table, clamps, 2 grinders - stationary and bench, 1 metal band saw, 2 wood band saws, 8 work benches, wood and metal storage area with access to loading dock with fork truck and hand trucks, a large garage door, air compressor, nail and screw bins, bolt bins, eyewash station, plasma cutter, hand tools, hand power tools, flammable cabinets for paint, as well as several cabinets for sand paper, paint brushes, and misc tools. There are high ceilings throughout.



Marshall County Schools

Hilltop Elementary School



Sherrard, West Virginia

Owner
Marshall County Schools

Size
49,700 SF

Construction Cost
\$8.4 million

Project Architects-Engineers
McKinley & Associates

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

Contractor
Grae-Con Construction

Commissioning Agent
Iams Consulting, LLC

The 49,700 SF Hilltop Elementary School didn't start out as a green school but the design intent was to incorporate good sustainable design practice. This \$8.4 million school was designed to blend into the backdrop of a small rural community. Typical of West Virginia, hilly terrain prohibits huge, sprawling facilities. The school board wanted to use the property it already owned; a little used football field at the local middle school fit the need for both parameters. During design coordination with the engineering team members the energy model that was developed compelled the designers to reduce the chiller capacity and system design; thus reducing energy use while saving money. After reviewing the design, the client chose to submit for LEED Certification. A lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the indoor environmental quality conducive to learning, and to minimize maintenance. Sun shades mounted over classroom windows eliminate noonday sun from equinox to equinox. Dual flush automatic toilet valves were selected to reduce water consumption by 30%. A combination of masonry and metal siding was chosen for durability and all were manufactured locally. The metal siding and roofing is Cradle to Cradle Certified which is a program that focuses on manufactures whose products are perpetually recycled; new roofing and siding from old roofing and siding in a closed loop. The interior materials were chosen using the same criteria; low maintenance and locally sourced. All the gypsum board used in the project came from a gypsum board plant a few miles from the project. The rubber and vinyl flooring does not require the typical yearly stripping and waxing, eliminating the use of harsh chemicals; the floors can be maintained simply by buffing with mild soap and water. The client has realized savings in the first school year in shape of lower electricity bills. The School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is less than \$170/SF. This amount was well below the national average for elementary school construction, sustainable or not. Hilltop Elementary is the first LEED Certified school in the state of West Virginia! HES won a 2010 Gold Medal Green Building Award by Building of America. HES also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. HES received the 2012 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools nation-wide to be awarded the first-ever U.S. Department of Education Green Ribbon Schools! Moreover, on Hilltop won a 2013 Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks.



Sun Shades



NēD - Natural Energy Design Building

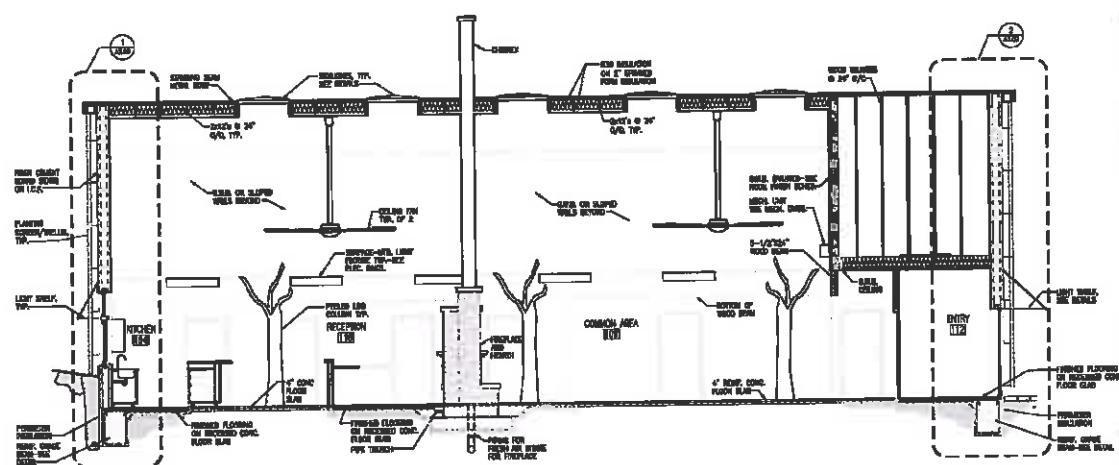
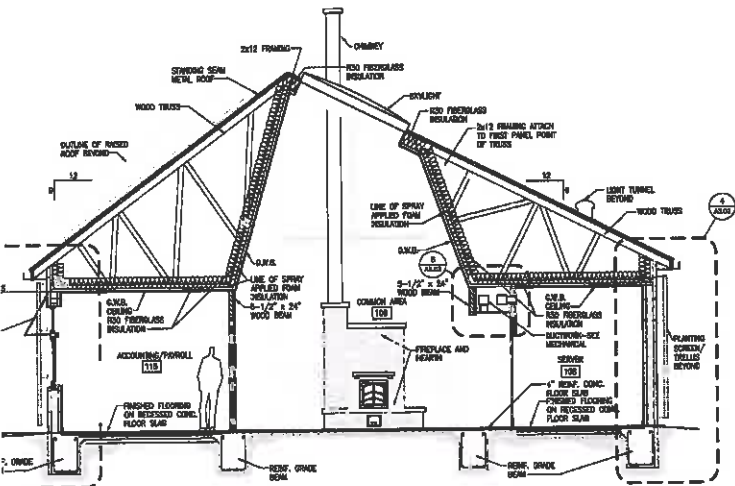
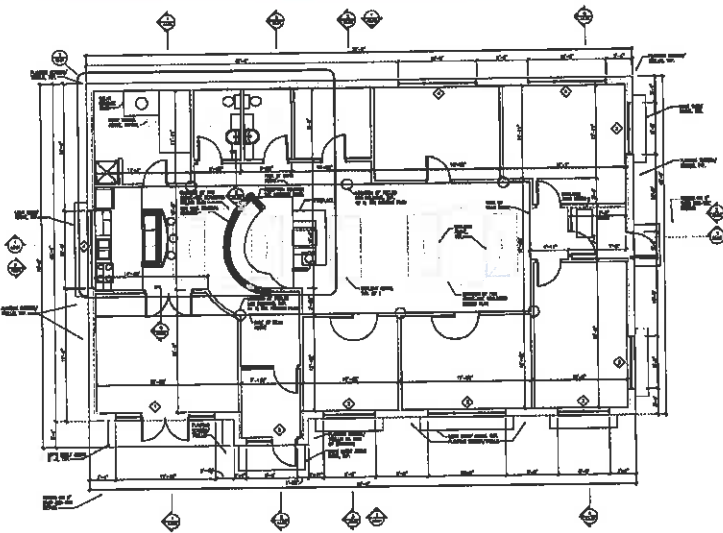
The Natural Energy Design Building (NēD) was born of a desire to **maximize the use of natural resources** in a new office for the client's operations. Designed to have a homelike feel and peaceful atmosphere, the new office provides a large, free-flowing space for the sometimes frenetic nature of the business. With little need to entertain visitors, most of the entry is filled with a communal kitchen and dining area that can occasionally serve as a conference room.

The focal point of NēD is a masonry stove that heats the building, makes hot water, and bakes fresh bread. The stove's heat is stored and released slowly into the central core. Sixteen acres of hardwoods can be replanted and harvested sustainably to maintain a constant source of on-site fuel. In addition to the woodstove, a **highly insulated exterior envelope** and **passive solar heating** in the south facing offices make NēD a warm comfortable workplace.

Cooled by **natural ventilation** from operable windows augmented with large ceiling fans, each office has a **direct view to the outside and ample natural light**. Insulated skylights fill the interior spaces with soft daylight, playing off peeled log columns to give a feeling of an old growth forest. Standing seam metal roofing collects rain water and provides a surface for mounting solar PV panels that provide power to offset the building's electrical consumption. Exterior walls sheathed with a vine-covered trellis integrate NēD into the landscape.

Nature supplies all the energy the occupants of this space need to do their job efficiently and comfortably for decades.

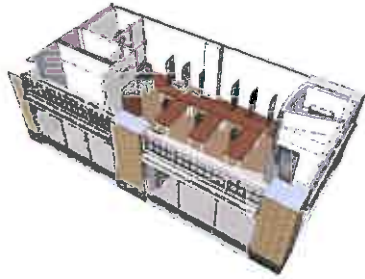
This project won a 2013 Placemaker Award for Innovation (Unbuilt) from West Virginia GreenWorks, at The Building Conference in Morgantown.



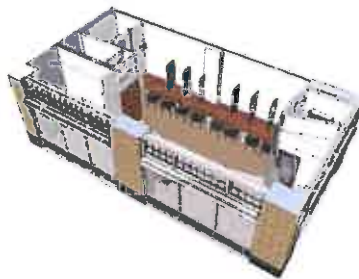
SMART Office

What Is So Smart About the SMART Office?

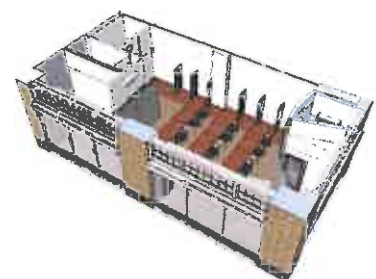
In the small town of Williamson, West Virginia, something unique is happening in a tiny storefront office on Second Avenue. Situated next to the Tug Valley Chamber of Commerce, otherwise known as the "Coal House" because it is almost entirely made of coal, is an exciting project that very well could be the most sustainable space in central Appalachia. The SMART Office will serve as headquarters for Williamson Redevelopment Authority's comprehensive project entitled "Sustainable Williamson" whose mission is to re-energize the local economy by connecting health, wealth and innovation to attract past, present, and future generations to Williamson.



1. Office Layout



2. Computer Training



3. Classroom Space

Using the above adaptive design with movable walls and transformable space (from left to right), the SMART Office will simultaneously operate as a **welcome center and office for Sustainable Williamson (1)**, a **highly interactive space for workforce development and sustainable construction training (2)**, a **community space for stakeholder participation (3)**, a **technology demonstration center**, and perhaps most importantly it provides an integrated design approach with the goal of revitalizing an otherwise stagnant rural community. Additionally, its cutting edge approaches to **energy optimization** simultaneously demonstrate **smart-grid, renewable energy, and energy efficiency technologies, including transparent photo-voltaic (PV) windows and demand response technologies.**

Designed and developed by McKinley & Associates along with other WV based firms and institutions, the SMART Office project is seeking the Platinum level of LEED Certification (Leadership in Energy and Environmental Design) and Living Building Challenge Criteria. On February 2, 2013, this project already won a **Placemaker Award of Excellence (Unbuilt)** from West Virginia GreenWorks, at The Building Conference in Morgantown.

Passive solar, phase-change heat storage, living walls, and gray water systems are featured in the design. In addition, Solar PV panels and heat pipe solar thermal collectors will be added to the roof of the hotel to provide power and heat to the space. The exterior of the hotel will remain unchanged except for the addition of some retractable awnings for solar control. The new walls in the SMART Office, built with synthetic gypsum used to clean exhaust from a local coal-fired power plant, and the plaza bricks made with fly ash, a by-product of coal combustion, provide a bridge between the new sustainable construction industry and traditional extraction industries.

West Virginians are a very self-sufficient people, known for tenacity and hard work. With a little inspiration, like the radio signal from a distant satellite that sparked interest for a young Homer Hickman, is all that is needed to open opportunities beyond the traditional. By showcasing new technology and providing education resources in the center of the coal fields, the SMART Office will offer that spark of imagination for another generation of creative West Virginians.



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 a warehouse, workshop, garage, and office building. 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 1/2 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.



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.



Wheeling Park Commission

Wheeling, West Virginia

McKinley & Associates has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these buildings might have similarities to your proposed project; multiple projects include **rustic and wooden structures**; projects also include **welcome centers, multiple merchandise and gift shops**, various reception areas, recreational projects, concession areas, lodges, clubhouses, restaurants, and more. Our projects have included (this list includes McKinley & Associates' project name/brief description):



- Wilson Lodge Lobby HVAC Design
- Pine Room HVAC Study
- Wilson Lodge Office & Hickman Lounge Room HVAC Design
- Oglebay Animal Hospital
- Pine Room Design
- Speidel Golf Course Clubhouse Cooling Loads Calculations
- Wheeling Park Amphitheater Inspection
- Banquet Room at Wilson Lodge
- White Palace Ball Room HVAC Replacement Recommendations
- Roof over Pool at Wilson Lodge
- Oglebay Good Zoo HVAC Evaluation
- Wilson Lodge Security
- Glessner Addition
- Aviary
- Good Lake Site Design
- Wilson Lodge Corridor
- Oglebay GlassWorks Restaurant HVAC Study
- Wheeling Park Comm Human Resources Building HVAC Design
- Oglebay Amphitheater Structural Design
- Oglebay Mansion
- Wilson Lodge Steam Boiler Replacement
- Oglebay GlassWorks HVAC Design
- Pool Concessions at Wilson Lodge
- Oglebay Institute
- Oglebay Park Stifel Center
- Oglebay Carriage House
- Pizza Shop at Wilson Lodge Pool
- Oglebay Park Stables Riding Arena
- Wheeling Park Commission White Palace Office HVAC
- Good Zoo Discovery Lab Renovation
- Stone Room HVAC
- White Palace HVAC RTUs
- Schenk Lake Lighting
- Oglebay Mansion
- Electrical to Chalets at Wilson Lodge
- Zoo Office Controls
- White Palace HVAC Control

Open-Ended A/E Services Contract

West Virginia State Police

State-wide, West Virginia

Owner

West Virginia State Police

Construction Cost

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

Project Architects-Engineers

McKinley & Associates

The new **Rainelle Detachment** in **Greenbrier County** is a **3,465 SF building** that included **offices, squad room with workstations, lockers, gun storage room, evidence room, storage rooms, interview room, day room, conference room, a single-bay garage with unit shelving, FF&E (furniture, fixtures, & equipment), exterior wall medallion, landscaping with precast concrete monument sign, and more.**



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



For more than 18 years, McKinley & Associates has been honored to have been selected for **multiple consecutive** West Virginia State Police **open-ended contracts** for all **architectural and engineering services** throughout West Virginia. McKinley & Associates have completed **design services on multiple new detachments in Logan, Morgantown, Rainelle, and Wheeling to name a few.** Moreover, we also have completed **numerous renovations** as well as **additions** on police detachments throughout the State, such as in Clarksburg, Franklin, Jackson County, Lewisburg, Martinsburg, and Romney to name a few. The detachments usually have **multiple offices, open room squad bays with workstations, conference rooms, etc.** Various detachments have E911 Centers which have a higher level of security. Many include garages for their various vehicles. We are proud to showcase continuous work for the WVSP throughout our region, and we are pleased to say that we have also surveyed, reviewed, projected, budgeted, and documented **72 police facilities** throughout the State.

A new **two story, 11,721 SF building.** This \$1.85 million detachment in **Morgantown** included the following: **Detachment Commander office, District Commander office, Sergeant office, squad room, processing room, evidence room, single-bay garage, gun storage room, 2 interview rooms, conference room, kitchenette, MVI office, and more.**



The two-story, **8,420 SF detachment in Berkeley County (Martinsburg),** consisted of an addition and a renovation. The **4,800 SF new addition** included a **Detachment Commander office, squad room, garage, processing room, etc.** The **3,620 SF renovation** included **2 Sergeant offices, evidence room, conference room, interview room, gun storage room, file rooms, and more.**



West Virginia State Police Academy Shooting Range with Control Tower

Dunbar, West Virginia

Owner

West Virginia State Police

Size

5 Buildings

Construction Cost

\$4.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

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

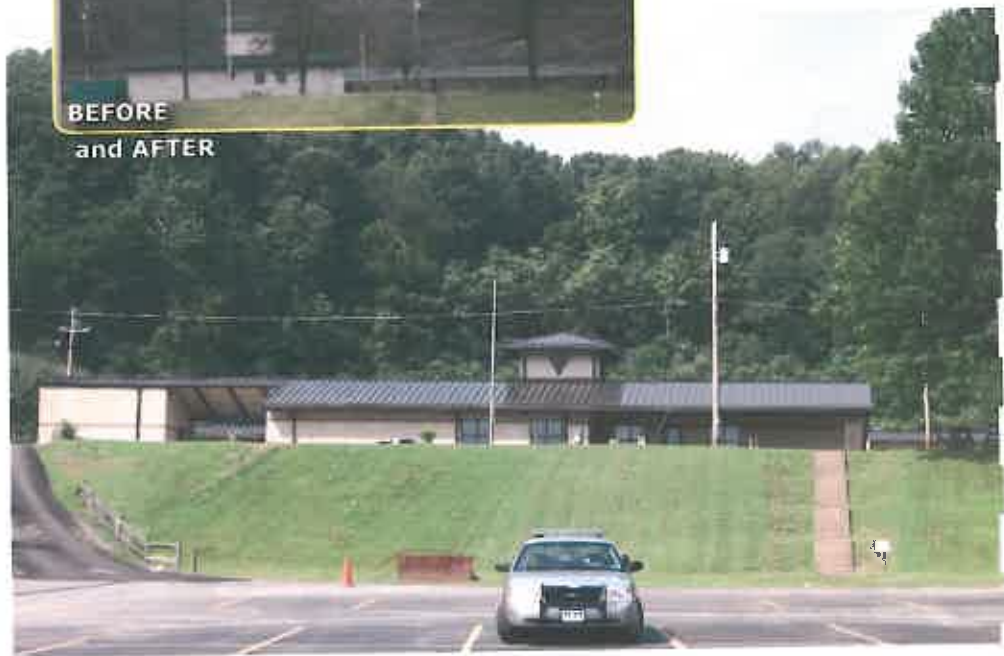
Contractors

Multiplex, Inc.
BBL Carlton

The \$4.5 million West Virginia State Police Academy campus-wide improvement project included **5 buildings (3 renovations & 2 new construction)**, and was completed in phases, on a building-by-building basis. For one of the buildings, there was complete removal of **Building D (shooting range)**, and replacement with a **new 3,098 SF shooting range with a tower at the center and an ammunition armory**. The tower area has space for four seats and circulation clearance, **windowed on three sides and full view of the range (with insulated & safety glass)**, counters with under storage, **target system**, power and data. The **staging area is enclosed with a glass wall toward the range, with space for 40-50 cadets with tables for gun cleaning and check**. The **armament room** has a separate entrance from the target room, an office area, three standing work benches with power, peg board for tools, open shelving, one small sink, circulation for 7 people, and is vault locked to separate the office space from the armament area. There is also a break room, restrooms, and a **target storage room**. In addition, the **shooting range bunker is a controlled environment with alarm system, that has storage for ammunition**.



BEFORE
and AFTER



Control Tower w/
Insulated Safety Glass Windows



WVSP New Logan Detachment

Logan, West Virginia

Owner

West Virginia State Police

Size

13,000 SF approx.

Construction Cost

\$4.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

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

Contractor

W. Harley Miller Contractors, Inc.



For one of our most recent West Virginia State Police projects, we completed a **new detachment in Logan County**, which is now the Back-Up Data Center for the WVSP Headquarters facility in South Charleston; therefore, it needed much of the same emergency and power distribution systems since the facility must remain in operation 24/7. For this Logan facility, we designed a 350 kW backup generator for the entire building, as well as an Uninterruptible Power Supply (UPS) room, raised access floors, secured entrances, and more. This building also includes a Dispatch Center with a dispatch room, radio room, and a computer rooms with raised access floors. Furthermore, the detachment has a **District Commander's office, Detachment Commander's office, Assistant Commanders' offices, Lieutenant Inspector office, Lieutenant offices, squad bay for 25 Troopers w/workstations, receptionist area, file rooms, dayroom, evidence room, 30 trooper lockers,**

conference rooms, processing room, witness interview room, two-bay garage, and more.

There are multiple **energy-efficient and sustainable design** aspects to the building. The Detachment uses a **daylight clearstory** to let natural daylight into the **internal squad and conference rooms** (shown in picture to the far left at the top). This is the first time Insulated Concrete Forms (ICF) have been used for State Police Buildings; ICF's are an almost perfect fit since they are **cost effective to construct, energy efficient, and secure.** The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling unit with dx (remote condensing unit) and hot water coils, variable air volume boxes with hot water heating coils, computer room units with remote condensing units, and direct digital controls.



Hampshire County Career Training Center

Animal Veterinary Research Science Center

Romney, West Virginia

Owner

Hampshire County Schools

Size

4,800 SF

Construction Cost

\$1.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Contractor

Harbel Inc. Construction

This new Animal Veterinary Research Science Center is a 4,800 SF facility that includes a classroom for 24 students, biology lab, surgery room with pre and post-op spaces, grooming/bathing room, dog room with 6 indoor/outdoor kennels connected by dog doors, cat room with 3-tiered modular suites, laundry, instructors office, showering & restrooms facilities, specialty HVAC, and a 16' long display case for awards and recognition student achievements. The types of services included new construction, classroom and office facilities, laboratory facilities, research facilities, technical and specialized facilities, life safety compliance, landscape design, interior design, programming, HVAC, electrical, plumbing, sprinkler and fire alarm, utility improvements, and much more.



This is utilized by the Hampshire County Career Training Center and Hampshire Senior High School where students are provided the opportunity to receive job training while in school. The students are more prepared to enter the work force or continue their education in the related field of study. Their Animal Systems programs area of concentration includes Equine Management Specialization, Animal Science Specialization, Large Animal Management Specialization, Small Animal Management Specialization, and Veterinary Science Specialization. This also holds a Veterinary Assistant trade school training program which is a welcome addition to their current program, and is the first of its kind in the State. Students are now afforded the opportunity to work in a comprehensive animal and veterinary science facility where real animal studies will be conducted using current animal advancements. This includes, but not limited to: surgery, anesthesiology, ultrasound, urinalysis, fecal analysis, hematology, microbiology, genetics and reproduction technologies.

The main purpose of this Building Project was to give a new "home" to an already engaged community of students within this program of study; therefore, the input of the building occupants (teachers and students) was taken into much consideration and provided much usable information for helping set the building parameters. First, we were to achieve a building with stand alone HVAC systems divided by occupancy (animal, veterinary care, and classroom/lab) while also meeting building code requirements regarding ventilation and exhaust rates. This requirement was

met with energy efficient solutions, while also meeting the required ventilation and exhaust rates by integrating smart control systems with built-in overrides for occupancy of students and animals housed within the building. Secondly, the building was to be constructed for durability and ease of use while also giving a sense of pride in ownership. The first step in meeting this requirement was recommending the most functional site placement not only for visibility but also ease of travel path within the existing infrastructure confines. Equally important was the transition space between the existing facilities and this building. Once inside we were able to achieve the ease of use by "toughening" the finishes within the animal occupied areas and locker/shower facilities with building products designed for durability and sterilization processes. The classroom/lab space was also designed with longevity and durability in mind, but with the feel of a more traditional and warm environment. Finally, we were challenged to provide an extremely safe building environment for animal/student/and teacher. By early communication with all project personnel (facility, administration, and staff/student) we were able to bring together a design and program for the building that would best fit the end users while also balancing all the requirements of the project.

Hampshire Animal systems concentrations in multiple recent years has had a 100% placement in the animal and veterinary science field with students studying race horse management, pre-veterinary medicine, and animal science as well as students who entered the work force as general trained laborers. The program has entered into an articulation agreement with Eastern WV Community and Technical College. Students in the program can receive an Associates of Technical Studies Degree in Animal Vet Science upon their graduation from high school. This is the first technical degree to be earned while in high school. The college honors all 5 courses taught including 3 courses that are Science credits: Applied Animal Anatomy and Physiology, Animal Vet Surgical Practice, and Animal Vet Science (first in WV). In addition, they are fully endorsed by the West Virginia University Extension Service. They also participated in the Model New Farming Program by WVU Extension at the WV Small Farms Conference. Their Animal Vet Science program is an award winning program.

Wheeling Jesuit University

Erma Ora Byrd Center for Educational Technologies

Wheeling, West Virginia

Owner

Wheeling Jesuit University

Size

48,000 SF approx.

Construction Cost

\$9 million

Project Architects

Bohlin, Cywinski, Jackson

Project Engineers

McKinley & Associates

Contractor

Colaianni Contracting

The Erma Ora Byrd Center for Educational Technologies includes a NASA space control room for visitors to interact, a Challenger shuttle and space museum, a complete studio and video editing suite, the latest in educational software, satellite transmission access, research and lab facilities, large meeting rooms wired for distance learning, classrooms, offices, and more. The building contains upscale technology, serves as a learning center for students and teachers of all ages, and engages students in the fields of science and math. The Classroom of the Future (COTF) serves as NASA's principal research and development center for education technologies. The COTF is also designated as one of only 47 Challenger Learning Centers in the world for Space Science Education. They use space-themed simulated learning and role-playing strategies to help students bring their classroom studies to life and cultivate skills needed for future success, such as problem solving, critical thinking, communication and teamwork. For this project, McKinley & Associates teamed up with BCJ. We completed full MEPS Engineering, Architectural support, as well as Construction Administration services.



West Virginia University

State Fire Training Academy

Jackson's Mill, West Virginia

Owner

West Virginia University

Size

25,752 square feet including
the 8,300 sq. ft of the Arena

Construction Cost

\$4.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP BD+C



The new **\$4.5 million West Virginia State Fire Training Academy** is located near the Jackson's Mill 4-H Campus in Lewis County, WV. Because of the proximity to this state historic site, the design directive given by the Owner was to blend into the rural community. The exterior brings to mind a barn set into the sloping terrain in an agricultural setting. The Users we have spoken to enjoy teaching in our facility. Contextually, it "fits" into the Jackson's Mill Campus and local agricultural community. **Every year, WVU Fire Service Extension uses this one-of-a-kind facility to train more than 2,000 volunteer and professional firefighters and first-responders from around the state and nation. The facility is also the new home for the high-tech Mobile Aircraft Rescue Fire Fighting Unit and the Mobile Fire Training Unit.**

There are **two major components** to the 25,752 SF building; the first is the **Classroom Wing**. This wing is comprised of a multi-tiered 30-seat distance learning room, two other connected instructional classroom spaces that allow for a range of class sizes, 4 administrative offices, 6 cubicle offices, a conference room/library, and a lounge/dining area. The administrative area is private but easily accessible from all classrooms. The multi-use facility is ideal for community group meetings and other events.

The second component, the 8,300 SF **open bay training Arena**, is an **all-weather interior training facility**. The scale of this structure, having a clear interior height greater than 30', **allows the full extension of authentic fire training apparatus and vehicles for various types of hands-on programs**. The **large vehicle doors allow fire trucks and other props into the facility**. A custom metal building skeleton with a board & batten metal skin was designed. The siding is representative of rural, vertical barn siding and serves as an integrating element throughout the large complex.



West Virginia University

State Fire Training Academy



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia University

State Fire Training Academy



The Education Center

Wheeling, West Virginia

Owner

West Virginia Northern Community College

Size

80,000 SF approx.

Construction Cost

\$11 million

Project Architects-Engineers

McKinley & Associates

Project Architect

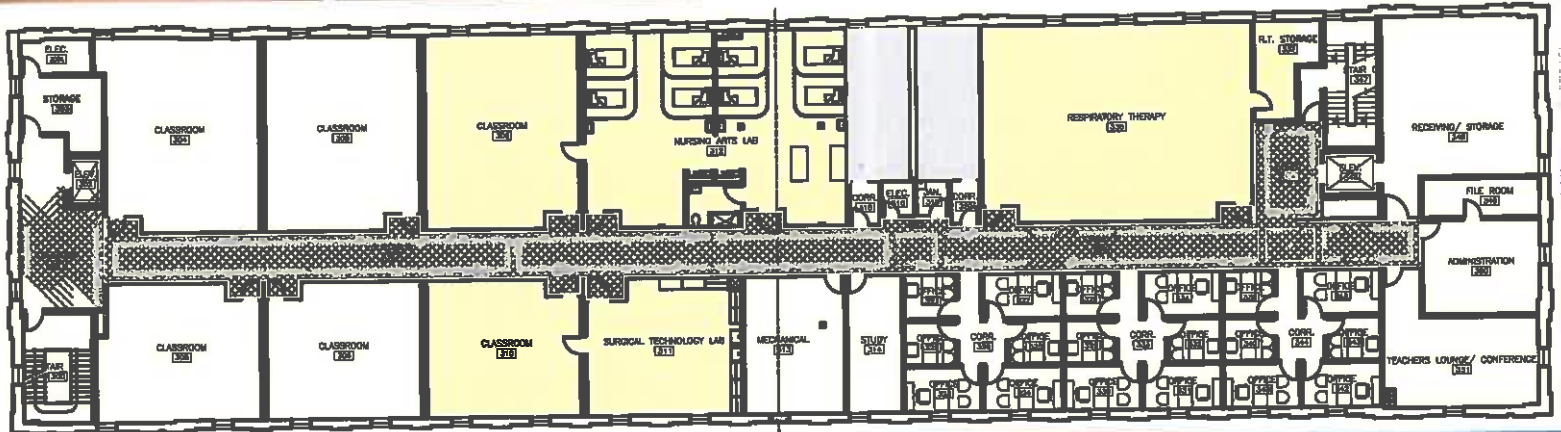
Denis Gill, AIA

Contractor

Colaianne Construction

We completed **multiple projects for West Virginia Northern Community College** over the years, starting with the Hazel-Atlas building in the **late 1980s**. We were also hired to update a **Master Plan** for the main WVNCC campus in Wheeling. The information we analyzed in this study indicated that the current and anticipated future programs for this campus can be located in an adjacent part of town, which will be called College Square. After we created the Master Plan, they have implemented most of the College Square projects. This started with **renovations/adaptive reuse projects** of an old industrial warehouse (now know as the **Education Center - information on this page and the following page**) and an old railroad station (the **B&O Building - information on the following pages**). In addition to those two main buildings, the plan also projected the growth of enrollment, so it dealt with anticipated plans for acquiring surrounding property, the need for additional parking, and future expansion.

As just mentioned, this \$11 million project, an 80,000 SF industrial warehouse repurpose, was presented as **The Education Center**. This 4 story project houses **multiple (7) laboratories for research (Surgical Technology Lab, Nursing Arts Lab, Respiratory Therapy Lab, and 4 more Health and Science labs), tiered lecture rooms, computer lab, classrooms, offices, a food court, kitchen facilities, conference rooms, utility areas, and student activities areas including a gymnasium** (this gym required the removal of internal structural floors). Also included was **fire alarm and protection systems and exhaust systems renovations, ADA compliance, interior design including finishes and furnishings, telecommunication, new roof, HVAC upgrades, floors, walls, and ceilings. Technology upgrades yielded classrooms with better sight lines for presentations and better auditory quality. Window treatments and lighting were replaced for control of glare in classrooms. Table and chair layouts were developed for classrooms to indicate optimal sight lines. The renovations needed to provide optimal spaces for student activities and Career-Technical programs. Faculty offices are located with classrooms and labs to provide a clear sense of place for the various programs. Wooden Laboratory Casework was specified for the laboratories. The first thing you will notice is we left a lot of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some unique features into the design. We coordinated a commission artwork mural into the design of the main entry.**



West Virginia Northern Community College

The Education Center



BEFORE



**and
AFTER**



BEFORE



**and
AFTER**



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia Northern Community College

B. & O. Building & South Plaza

Wheeling, West Virginia

Owner

West Virginia Northern Community College

Size

74,000 SF approx.

Construction Cost

\$8.5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Denis Gill, AIA

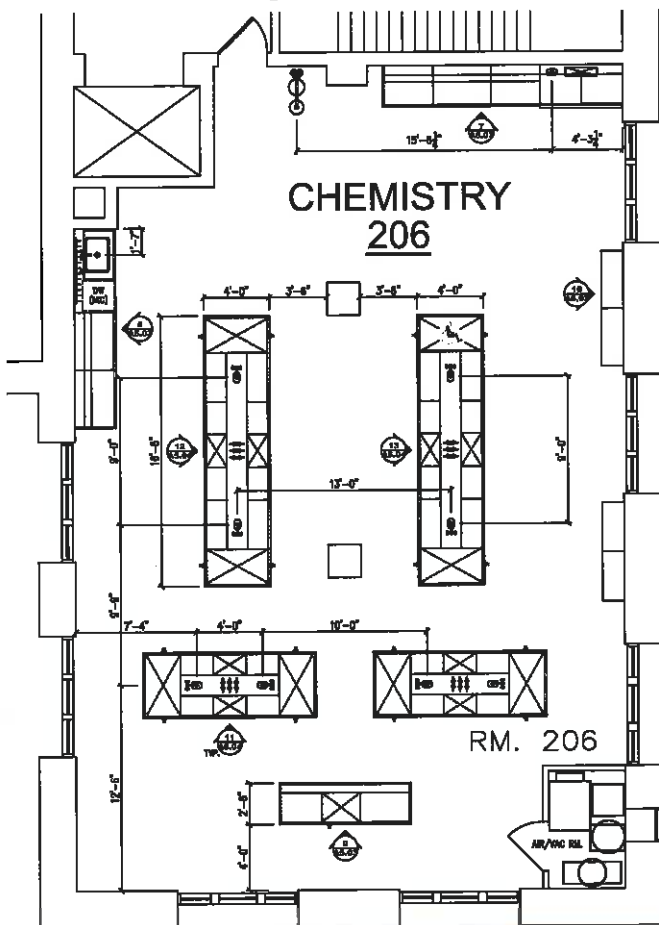
Contractor

Cattrell Companies

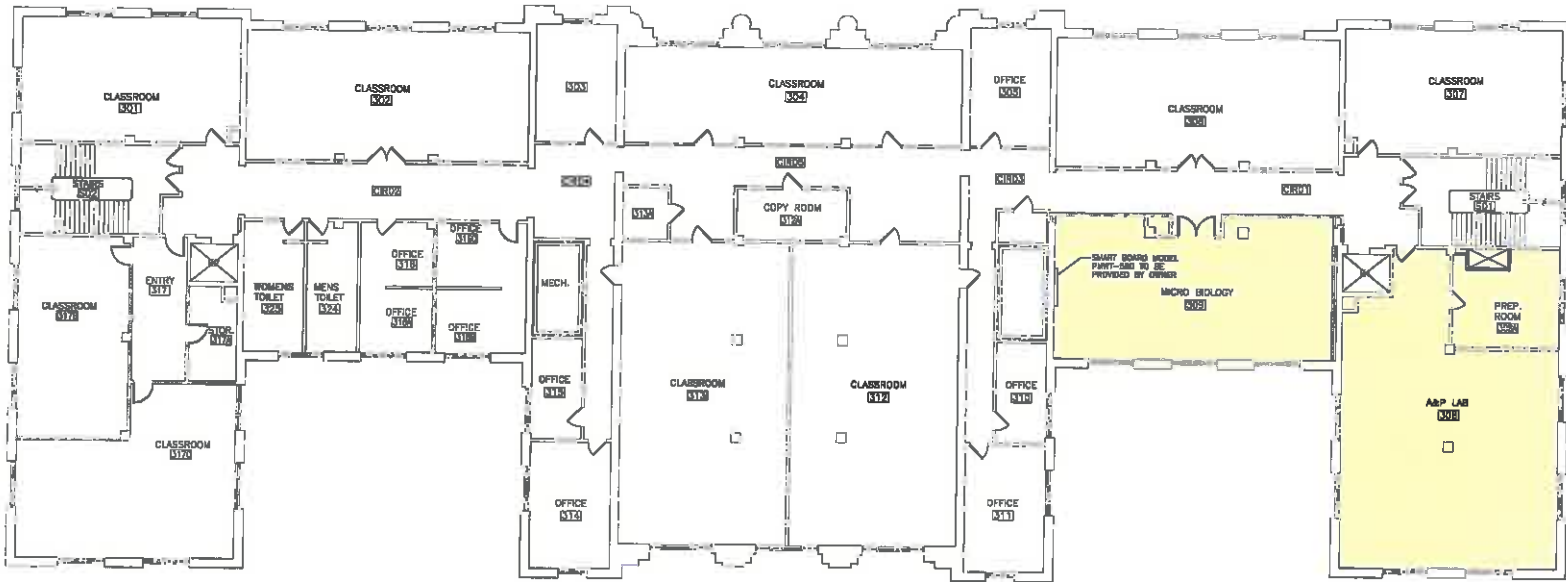
The goal of the 74,000 square foot B. & O. Building was to **upgrade / adaptively reuse** the old railroad station into a facility that could be used for **academic research and education**, and houses the **headquarters of WVNCC**. The building was built in 1908, and is on the National Register of Historic Places. **With thoughtful planning and contemporary aesthetics**, McKinley & Associates renovated the building while successfully maintaining its historic nature, as well as **integrating it into the modern campus fabric**.

This project was completed in **multiple phases** (the last was completed in 2006, and was constructed while the building was occupied during the school year). The main project involved **repurposing** the second, third and fourth floors, and the **renovations** included **3 science laboratories, computer lab, administrative offices, faculty offices, classrooms**, a Library/Learning Resource Center, and more. Work has also included demolition of existing interior walls and acoustical tile ceilings; providing gypsum board partitions, interior finishes, associated lighting, HVAC, plumbing, electrical, data and communications work; and **new equipment and furnishings for Chemistry Laboratory, new furnishings and expansion of the Micro-Biology Laboratory, and refurbishing of equipment in the A & P Laboratory**. The **fire protection** included a complete renovation of the fire alarm and sprinkler system; including all the laboratories. We had to **specially upgrade the HVAC system in the laboratories, too**.

In addition to the building renovation, we also completed the **B. & O. Building's South Plaza**, which included new parking areas and a **landscaped gathering place for students and pedestrians**. The scope of work involved taking an old vacant lot behind the main classroom building and cleaning it up by removing old stone footing, column pieces and foundations. A **gathering area with a "Flame of Knowledge" statue (specially designed and donated by McKinley & Associates)** was placed in the center of the lot. This plaza area was raised above the 2 parking areas, which are on each side, to give it more dominance of the space.



West Virginia Northern Community College B. & O. Building & South Plaza



1 3RD FLOOR PLAN



Cabela's Eastern Distribution Center

Triadelphia, West Virginia

Owner
Cabela's

Size
1.2 million SF (includes phases I & II)

Construction Cost
\$40 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg Dorfner, AIA / Ray Winovich, RA

Contractor
Norwood Construction

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





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: 426016

Doc Description: A/E Services for New Facilities at Tomblin WMA

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2018-02-23	2018-03-29 13:30:00	CEOI 0310 DNR1800000003	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

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

Signature X 

FEIN # 55-0696478

DATE March 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.

Ernest Dellatorre

(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)

Ernest Dellatorre

(Authorized Signature) (Representative Name, Title)

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

March 27, 2018
(Date)

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

34

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 0310 DNR1800000003 **Contract Description:** A/E Services for New Facilities at Tomblin WMA

Governmental agency awarding contract: The Acquisition and Contract Administration Section of the Purchasing Division for the Division of Natural Resources

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:** March 27, 2018

Notary Verification

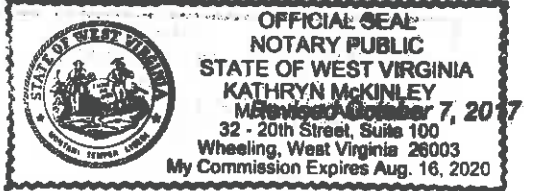
State of West Virginia, County of Ohio:

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 March, 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(l), 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 §81-5-3) 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: March 27, 2018

State of West Virginia

County of Ohio, to-wit:

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

My Commission expires August 16, 2020.

NOTARY PUBLIC [Signature]
Purchasing Affidavit (Revised 01/10/2018)



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 blue ink, appearing to read "Emily Papadopoulos".

Board Administrator



AIA

██████████
Thomas R. Worledge
AIA



NIGARB

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

Donald Lyle Smith
PRESIDENT

Joe Gattina, Jr.
SECRETARY



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



LEED AP BUILDING DESIGN + CONSTRUCTION

Thomas Worlledge

LEED AP BUILDING DESIGN + CONSTRUCTION

John R. ...

Alan ...

May 1, 2012

May 4, 2012



Certificate of Appreciation

Granted 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.**



Don S. Boyer

Ronald P. ...



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



CERTIFICATE

I, Ken Hechler, Secretary of State of the State of West Virginia, hereby certify that

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the Articles of Incorporation of

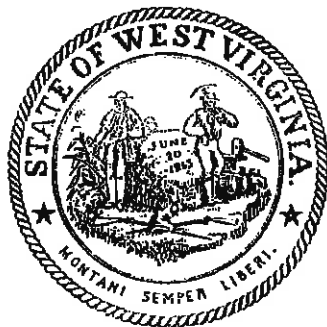
McKINLEY & ASSOCIATES, INC.

conform to law and are filed in my office. I therefore declare the organization to be a Corporation for the purposes set forth in its Articles, with the right of perpetual existence, and I issue this

CERTIFICATE OF INCORPORATION

to which I have attached a duplicate original of the Articles of Incorporation.

Given under my hand and the Great Seal of the State of West Virginia, on this



FIFTEENTH day of
DECEMBER 19 89

Ken Hechler

Secretary of State.

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/soo/businessentitysearch/validate.aspx>, entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

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 ID.S:																																																																																														
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003	INSURER(S) AFFORDING COVERAGE		NAIC #																																																																																												
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	INSURER F:																																																																																														
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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.																																																																																															
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: xx-small;">LINE</th> <th style="font-size: xx-small;">TYPE OF INSURANCE</th> <th style="font-size: xx-small;">ACORD NUMBER (BYD)</th> <th style="font-size: xx-small;">POLICY NUMBER</th> <th style="font-size: xx-small;">POLICY EFF. DATE (MM/DD/YYYY)</th> <th style="font-size: xx-small;">POLICY EXP. DATE (MM/DD/YYYY)</th> <th style="font-size: xx-small;">LIMITS</th> </tr> </thead> <tbody> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">A</td> <td>GENERAL LIABILITY</td> <td></td> <td rowspan="4" style="text-align: center;">EPP/EBA0146335</td> <td rowspan="4" style="text-align: center;">08/15/2017</td> <td rowspan="4" style="text-align: center;">08/18/2018</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY</td> <td></td> <td>DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 500,000</td> </tr> <tr> <td><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR</td> <td></td> <td>MED EXP (Any one person) \$ 10,000</td> </tr> <tr> <td colspan="2">GEN'L AGGREGATE LIMIT APPLIES PER:</td> <td>PERSONAL & ADV INJURY \$ 1,000,000</td> </tr> <tr> <td></td> <td><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC</td> <td></td> <td></td> <td></td> <td></td> <td>GENERAL AGGREGATE \$ 2,000,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>PRODUCTS - COMP/PROP AGG \$ 2,000,000</td> </tr> <tr> <td rowspan="5" style="text-align: center; vertical-align: middle;">A</td> <td>AUTOMOBILE LIABILITY</td> <td></td> <td rowspan="5" style="text-align: center;">EPP/EBA0146335</td> <td rowspan="5" style="text-align: center;">08/15/2017</td> <td rowspan="5" style="text-align: center;">08/15/2018</td> <td>COMBINED SINGLE LIMIT (EA OCCIDENT) \$ 1,000,000</td> </tr> <tr> <td><input type="checkbox"/> ANY AUTO</td> <td></td> <td>BODILY INJURY (Per person) \$</td> </tr> <tr> <td><input type="checkbox"/> ALL OWNED AUTOS</td> <td></td> <td>BODILY INJURY (Per accident) \$</td> </tr> <tr> <td><input type="checkbox"/> SCHEDULED AUTOS</td> <td></td> <td>PROPERTY DAMAGE (Per accident) \$</td> </tr> <tr> <td><input checked="" type="checkbox"/> HIRED AUTOS</td> <td></td> <td>\$</td> </tr> <tr> <td><input checked="" type="checkbox"/> NON-OWNED AUTOS</td> <td></td> <td>\$</td> </tr> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">A</td> <td>UMBRELLA LIAB</td> <td></td> <td rowspan="4" style="text-align: center;">EPP/EBA0146335</td> <td rowspan="4" style="text-align: center;">08/15/2017</td> <td rowspan="4" style="text-align: center;">08/15/2018</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td>EXCESS LIAB</td> <td><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE</td> <td>AGGREGATE \$ 1,000,000</td> </tr> <tr> <td>DEDUCTIBLE</td> <td></td> <td>\$</td> </tr> <tr> <td>RETENTION \$</td> <td></td> <td>\$</td> </tr> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">B</td> <td>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</td> <td style="text-align: center;">Y/N</td> <td rowspan="4" style="text-align: center;">WCB1018014</td> <td rowspan="4" style="text-align: center;">12/30/2017</td> <td rowspan="4" style="text-align: center;">12/30/2018</td> <td>WC STATE-TORY LIMITS (OTHER)</td> </tr> <tr> <td>ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in WV)</td> <td style="text-align: center;">N/A</td> <td>E.L. EACH ACCIDENT \$ 1,000,000</td> </tr> <tr> <td>If yes, describe under DESCRIPTION OF OPERATIONS below</td> <td></td> <td>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000</td> </tr> <tr> <td></td> <td></td> <td>E.L. DISEASE - POLICY LIMIT \$ 1,000,000</td> </tr> </tbody> </table>	LINE	TYPE OF INSURANCE	ACORD NUMBER (BYD)	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. 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		AUTHORIZED REPRESENTATIVE 																																																																																													
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ACORD 25 (2008/08)		The ACORD name and logo are registered marks of ACORD																																																																																													



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 ADDRESS: sturchik@oswaldcompanies.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Continental Insurance Company		18313
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED MCKIN-1
 McKinley & Associates, Inc.
 32 20th Street #100
 Wheeling WV 26003

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 GENL 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"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NM) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2017	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
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ACORD 25 (2010/05)

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