



West Virginia General Services Division



CEOI 0211 GSD1900000002

**Architectural/Engineering Services
Building 74 Renovation**



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WV PURCHASING
DIVISION

McKINLEY
ARCHITECTURE + ENGINEERING

November 29, 2018

Melissa K. Pettrey
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Committee,

McKinley Architecture and Engineering is pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the General Services Division, with our Expressions of Interest for providing Architectural/Engineering evaluation and design and construction phase services for renovation of Building 23. As you review this submission, we emphasize the following strengths of McKinley with respect to your project:

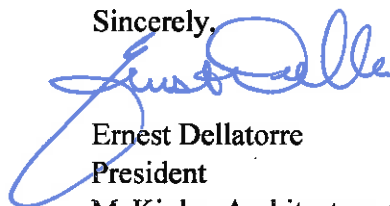
McKinley Architecture and Engineering (*McKinley & Associates*) has been providing design services since 1981. With offices in **Charleston** and **Wheeling, WV** and **Pittsburgh, PA**, we support a professional staff of **Architects, Engineers, Construction Administrators**, a **Qualified Commissioning Process Provider**, a **Historic Preservation Specialist**, **LEED Accredited Professionals** specializing in **Building Design & Construction**, and more.

Your project will be led by **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple relevant renovation projects across the State, has award-winning projects, completed 2 LEED Certified (including **Building 55: West Virginia State Office Complex** in Logan) and multiple LEED Registered projects, is a leader in energy efficient "green" design, and much more.

McKinley knows innovative design and the newest technology, and we know how and when to apply it effectively. We have vast **building evaluation and renovation** experience, including **many projects that occurred while the building was occupied**. Many of these have **phased** construction plans to accommodate tenant occupancy during the construction. We have won **design awards and recognitions** for similar renovation projects.

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will meet all your **project goals and objectives**. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project.

Sincerely,



Ernest Dellatorre
President
McKinley Architecture and Engineering

2. Project and Goals:

2.1. Goal One of the EOI is to solicit Architectural/Engineering (A/E) services to perform a thorough evaluation of the interior and exterior of the existing building, including structural analysis, building code, life-safety, present condition of windows, roof, mechanical systems, electrical systems and elevator systems.

Within their proposals, interested firms should indicate their Qualifications, Experience, and Past Performance in performing interior and exterior evaluations of existing, occupied, multi-tenant office buildings, plus provide their anticipated concepts and methods of approaching evaluation of the specified building.

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the Project Goals and Objectives. We are confident we can meet your program requirements. We know McKinley Architecture and Engineering possesses the required expertise to address all facets of your included projects, and we will provide you with all the disciplines and services needed to make these projects a success.

Many of our projects initially start out with an on-site building evaluation and/or site study investigation, where we then provide a multi-page feasibility study report with condition code assessment including compliance with current standards, multiple options for repair replacement/new building (etc.), with photos, and budget cost estimates, including design and construction administration costs. Many of these feasibility studies turn into transition plan projects where we design the project for the client.

Each project has to be evaluated on its own. The inherent challenges to any project is defining what the total future scope of the building is and what the needs may be at the end of construction. Defining this from the start is also important so that all of the required building infrastructure is built in during the proper phases of construction. With the need of gathering all of this information, one can see the importance of an on-start coordination meeting and site visit becomes quite evident.

From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline throughout the design phases. After this, we will verify existing conditions against any available building drawings and/or documentation.

To start your project, an **on-site kickoff meeting** will be held with all pertaining Owners representatives along with all our design professionals. Interviews will take place to learn what you, the Owner, want in the Building 23 evaluation and renovation. This is a very important step as it sets up the remainder of the project. We will evaluate and review your facility, your program, and future needs to determine the basis of design. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will verify existing conditions against any available building drawings and/or documentation. We will use this information to aid in the evaluation and design of the project. The project begins with this initial project activity and continues through the evaluation, document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule.

You will see in the upcoming project sheets, examples of evaluations, which includes occupied, multi-tenant office buildings, and other similar scope.

2.2. Goal Two is the redesign of the existing building to resolve issues discovered in the evaluation and to bring the building up to current office building standards.

Within their proposals, interested firms should indicate their Qualifications, Experience, and Past Performance in office building interior and exterior renovation design, plus provide their anticipated concepts and methods of approaching the design of renovations to the specified building.

You appropriately recognize how **codes and standards**, and State / federal regulations are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, A4LE, and ACI International among others. McKinley Architecture and Engineering has experience with **similar structures**. We have worked with owners in many different sectors of business and have been able to comply with their various **requirements and standards**, including State Agencies such as the State of West Virginia, West Virginia Army National Guard, West Virginia State Police, West Virginia University, West Virginia School Building Authority, DOE, and the Department of Culture & History to name a few, as well as Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD. 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.

During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in as many of these meetings as possible. Also during the design phases, all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts **to the client's satisfaction**.

Armed with the Building 23 evaluation information (as explained on the previous page), the McKinley professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the renovations might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans**. During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well**. Next is the time that the McKinley professionals take all of the information gained from the meetings, evaluation, and the SD and DD drawing phases and produce the **construction drawings (CDs)** and **specifications** for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval**. Afterwards is the actual **bidding** of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the **Construction Administration** phase involves the construction of the project (*information found on the next page*).

You will see in the upcoming project sheets, examples of similar renovations.

2.3. Goal Three is for the construction documents and construction phase services to be proposed as a multi-phased project in order to keep the building in service during renovations.

Within their proposals, interested firms should demonstrate through examples of past and/or current projects how they have planned and administered "phased," "in-service" renovations of office buildings of similar size and occupancy, and should provide their anticipated approach and methodology for performing a phased construction project in the specified building.

Construction Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect/Engineers (McKinley Architecture and Engineering) and the General Contractor, and the coordination of regular progress meetings on site. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worledge, your **Project Manager**, and includes the receipt, logging, review and return of submittals. Your **Project Architects and Engineers** will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our **Construction Administrators (CAs)**, **Mike Price**, will now take the more active role.

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs do perform the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more. ... **But our Construction Administration services ALSO constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting.** Since they are here from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. He becomes familiar with

project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, as mentioned before, during construction the primary objective of our Construction Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.**



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

For “phased,” “in-service” renovations; when there are occupants that need to stay within the building during repairs; through our vast experience we have found that a **clear up-front plan for construction is the best solution to lessen the intrusion of the construction**. Many times, current occupants are not affected by renovations, for they are on different floors, different wings, etc. Also, many times there are just minor inconveniences, such as having a side entrance down for a small period of time, or an elevator that is temporarily used for contractors-only. **That up-front plan will give every occupant forewarning of any minor inconvenience, which makes for a smoother construction period for both current occupant and contractor.**

Moreover, if there are current occupants whose areas will need to be renovated; where possible, we always try to plan for construction project phasing and achieve a “move once” scenario for the building occupants. This is exactly what McKinley Architecture and Engineering has found to be most effective where these relocations occur one time, after the renovations have taken place to previously vacated areas of the existing buildings. Spaces requiring relocation within the building will need to be documented and approved by the General Services Division, and accommodations need to be made for “swing space” for temporary use during construction. **Phased construction usually needs to be done either by space, or by floor.**

3. Qualifications, Experience, and Past Performance: Vendors should provide information regarding its employees, such as staff qualifications and experience in completing similar projects ...

First and foremost, we can state that McKinley Architecture and Engineering (*McKinley & Associates*) will devote whatever time is necessary to provide the General Services Division with a successful project. McKinley is a full-service A/E firm that employs a staff of multiple licensed Architects and architectural designers, registered Professional Engineers and engineering designers, and more. We have vast experience with similar projects, and know we will **successfully complete your 3 Project Goals and Objectives.**

Our **portfolio** include multiple relevant projects; examples of which you will see later in our proposal. Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works, including multiple renovation projects.** No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects. Additionally, we have vast experience with **phasing** construction if that is needed, and **will coordinate your project as required.** We we have designed over 1,000,000 SF of office space in the past 10 years, including the new **LEED Certified Building 55 - West Virginia State Office Complex** building. In addition, your facility may have many different criteria to address, such as sensitivity to the people using the facility, safety and security, as well as cost and energy efficiency. **We have renovated dozens of relevant buildings.**

Our services ranges from **evaluations** and feasibility planning, to concepts and **design**, through construction administration. We understand that the success of **governmental and commercial/ office renovation projects** is measured not just by architectural design alone, but also by the added considerations of all members of the design and development team. Our team members have been working **up to 19 years together.** Our "in-house" registered professional architects and engineers work together everyday and have done most of the projects here as a group. If McKinley Architecture and Engineering is chosen for this project; we are **available to start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. In addition to those key team members whose resumes are on the upcoming pages; we can also attribute more professionals from our various trades. The technical depth of our professional staff indicates that these projects can be accomplished without overloading our group or computer graphics systems.

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

On the following pages are the resumes of your design team, to see their individual staff qualifications and experience in completing similar projects.

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

Architect / Specialized LEED Accredited Professional

Southern WV-Area Manager / Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

The American Institute of Architects (AIA)
US Green Building Council (LEED AP BD+C)
Sustainable Building Industries Council
Recognized Educational Facility Professional (REFP)

Founder & Chairman of the Board:

US Green Building Council's West Virginia Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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:

Thom is a skilled **Architect (AIA)**, a **LEED Accredited Professional with a specialization in commercial building design and construction (LEED AP BD+C)**, and a **Recognized Educational Facility Professional (REFP)**. He is a registered architect in 5 states, including West Virginia. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code. He was also the president of the state chapter of the AIA. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation/addition and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, the **LEED Certified Building 55: West Virginia State Office Complex** in Logan, and the \$30 million Fairmont State University 3 building "University Terrace" Student Housing College Apartments Complex to name a few. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown; moreover, 3 of his projects (N&D Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office) all won Placemaker Awards. The **LEED Certified Hilltop Elementary School** won multiple State and National awards and recognitions.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

WV Department of Health & Human Resources' Ohio County (Wheeling) office renovation / build-out

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

United States Postal Service - multiple projects across WV, including evaluations and office build-outs, such as Parkersburg

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

WVU Institute of Technology - Maclin Hall Dormitory renovations

West Virginia state Police - New Logan Detachment

WV State Police Academy - Renovations to Buildings A, B, and C; New Buildings D and Multi-Purpose Building

West Virginia University - University Police Building fit-out

West Virginia Plaster and Cement Masons Building

West Virginia School Building Authority - Renovations for Boone, Hancock, Marshall, & Wood County Schools

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Big Sandy Arena & Convention Center

WVSU - Gus R. Douglass Economic Development Center renovations

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering

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 Architecture and Engineering
Director of Engineering
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. Mizer's background has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. In addition, he is also an HVAC **Qualified Commissioning Process Provider**, where he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations
Orrick's Global Operations Center renovations
Maxwell Centre renovations - multiple phases
Wagner Building renovations - multiple phases
Bennett Square renovations - multiple phases
Ft. Henry Building renovations - multiple phases
Catholic Heritage Center renovations
The Towers Building renovations - multiple phases
United States Postal Service - dozens of projects, including evaluations and renovations
West Virginia Independence Hall evaluation and renovations
Capitol Theatre renovations
WVU Colson Hall renovations
West Virginia State Police - dozens of evaluations / Master Plan, renovations, additions, and new detachments State-wide
West Virginia Army National Guard - multiple projects
VAMC Beckley renovations
Dr. Ganzer Office Building renovations
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
Ohio County Justice Center renovations
Marshall County Justice Center
Marshall County Schools - Hilltop Elementary (LEED Certified)

Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

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

DeVry Institute of Technology

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering In:

West Virginia
Ohio
Pennsylvania
Texas

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wheeling, WV (2018 to present)

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

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

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

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

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

Computer data center electrical system design and onsite project management.

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

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

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

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

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

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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 Architecture and Engineering' 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 Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out
United States Postal Service - multiple evaluations and renovations
West Virginia State Police - multiple evaluations and renovations
West Virginia Independence Hall valuations and renovations
Capitol Theatre renovations
Orrick Building office building renovations
Maxwell Centre office building renovations - multiple phases
Wagner Building office building renovations - multiple phases
Bennett Square office building renovations - multiple phases
Ft. Henry Building office building renovations - multiple phases
Catholic Heritage Center office building renovations
WVU Colson Hall office building renovations
West Virginia Northern Community College - B&O Building /
administrative office building renovations
Cornerstone Group - new Highlands office building
Panhandle Cleaning & Restoration warehouse and office building
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack multiple projects
Raleigh County Emergency Services Authority's 911 Center and
Emergency Operations Center renovations
Holiday Inn Express Hotel & Suites
Fairmont State University - 3 new College Apartment Buildings
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael A. Heath

HVAC & Fire Protection Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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:

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

West Virginia Department of Health and Human Resources'
Ohio County Office build-out/renovations

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

WV Independence Hall evaluation and renovations

Ft. Henry Club Building renovations, including office build-outs

WVDRS Wheeling District's new office space build-out

Bennett Square renovations - multiple phases

Cornerstone Group - new Highlands office building

Panhandle Cleaning & Restoration warehouse & office building

West Virginia Army National Guard - multiple projects

Wheeling Island Hotel•Casino•Racetrack - various projects

Capitol Theatre renovations

Fairmont State University - 3 new College Apartment Buildings

Boone County Schools - multiple renovation projects

Marshall County Schools - multiple projects

Ohio County Schools - multiple renovation projects

Hancock County Schools - multiple projects

Ritchie County Middle/High School renovation

Tyler County Schools - multiple renovation projects

Wetzel County Schools - multiple renovation projects

Holiday Inn Express Hotel & Suites

Candlewood Suites Hotel

PWP Industries

Michael L. Price

Construction Administrator

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

West Virginia Capitol Building Commission

Member:

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

Vice President:

Circus Saints & Sinners

Former President:

Mt. Olivet Baseball Association

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Administrator
Wheeling, WV (2009 to present)

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall renovations

West Virginia Department of Health and Human Resources' Ohio County Office Building renovation/build-out

United States Postal Service - multiple projects across West Virginia and western Pennsylvania, including offices

Ft. Henry Building renovations - multiple phases

Bennett Square renovations - multiple phases

Grave Creek Mound Museum renovations

Main Street Bank, multiple locations

Bayer Heritage Federal Credit Union

Silgan warehouse

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

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple projects

Reynolds Memorial Hospital Rapid Care Center

Keep Smiling Family Dentistry office fit-out

Carenbauer Wholesale Corporation addition and office renovations

Capitol Theatre renovations

Hampshire County Schools - new Animal Veterinary Science Center

Harrison County Schools - new Johnson Elementary

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

Ritchie County Schools - Ritchie Middle/High HVAC

Tyler County Schools - multiple renovations

Wetzel County Schools - multiple renovations

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple open-ended contracts with organizations such as the United States Postal Service, West Virginia State Police, the Wheeling Island Hotel • Casino • Racetrack, West Virginia University, as well as the West Virginia Department of Transportation, 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:



Wagner Building & Maxwell Centre

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



Orrick's Global Operations Center

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



Bennett Square

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



LEED Project Building 55: WV State Office Complex in Logan

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

You will find other references within the upcoming project sheets.

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

Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, 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 Architecture and Engineering's (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, 2019.



A handwritten signature in cursive script, appearing to read "Emily Papadopoulos".

Board Administrator



AIA

██████████
Thomas R. Worledge
AIA



NCARB
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

Certifies that Thomas Reed Worledge



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

██████████
February 20, 1997

Donald Lyle Smith
PRESIDENT

Jo Gattina, Jr.
SECRETARY



THIS CERTIFICATE MERELY CERTIFIES THAT

Thomas Worlledge

has achieved the requirements for

LEED AP BUILDING DESIGN + CONSTRUCTION

as established by the U.S. Green Building Council (USGBC) and the International Brotherhood of Building Trades (IBT)

and is hereby recognized as having achieved the highest level of LEED certification possible

for this project as of the date of completion

[Signature]

[Signature]

May 5, 2010

USGBC

May 4, 2010



Certificate of Appreciation

Awarded to

Tom Worlledge

SSPC 90.1

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

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



[Signature]

[Signature]



CERTIFICATE

I, Ken Heckler, 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

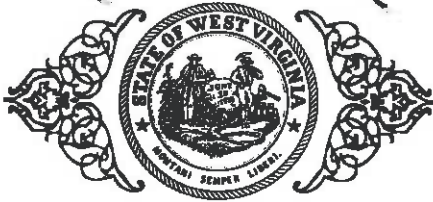
FIFTEENTH day of
DECEMBER 19 89

Ken Heckler

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

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER: 1040-9524

This certificate is issued on: **06/28/2011**

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

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

This certificate is not transferrable and must be displayed at the location for which issued.

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

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

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

atl.006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM 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.

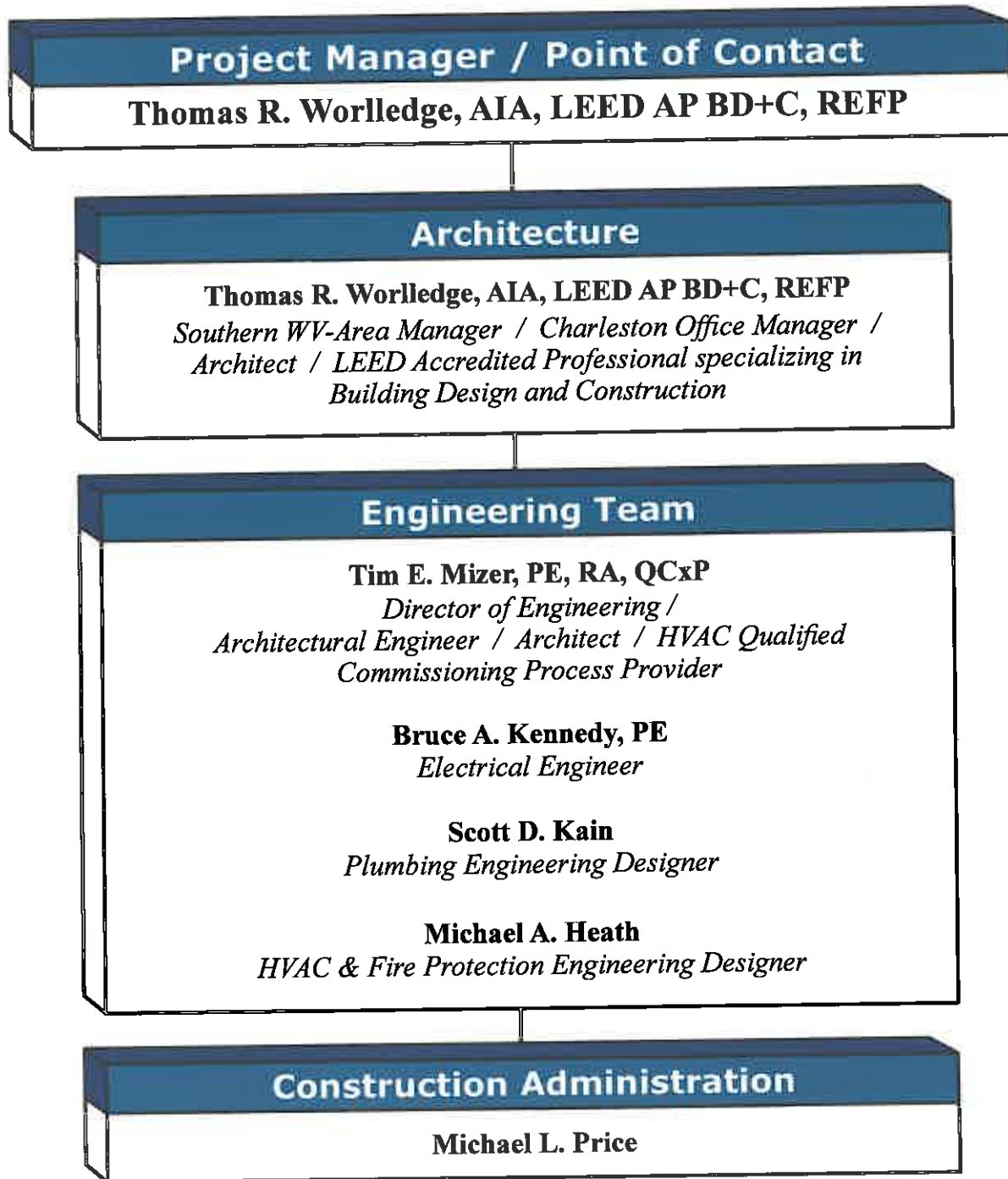
IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



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

... proposed staffing plan ...



* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects and Designers, Construction Administrators, LEED APs, and more.

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the Project Goals and Objectives of the West Virginia General Services Division. You will see in the submittal that McKinley Architecture and Engineering has included several professionals to handle all aspects of the RFP. We are available to start immediately upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time.

We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, to phasing construction which accommodates current tenancy occupancy and minimizes disruption to concurrent operations of the facilities, meeting codes and current office building standards, conducting thorough evaluations and analysis, interior and exterior renovations, structural, life safety, windows, roof, mechanical and electrical systems, elevators, cost effective and energy efficient designs, and more. Our team can also provide other services which you might desire, such as possible HVAC commissioning among other services.

We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

We 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 GSD, WVSP, 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, A4LE, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International to name a few.

McKinley Architecture and Engineering 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 Cloud, 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. We know the new technology and we know how and when to apply it effectively.

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, West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, 2 U.S. Department of Education Green Ribbon Schools, 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.

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

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

With our previous experience on multiple interior and exterior evaluation projects; renovations projects; offices and related projects; phased construction projects; our vast experience with codes; and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make this Building 23 project successful.

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

Orrick's Global Operations Center

Location: Wheeling, West Virginia

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

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: This 100 year old warehouse was adaptive reused and renovated to create **some of the most creative office space in the State**. This **four-story, 88,000 SF** former historic warehouse is now a **high tech "back office" for a major multinational company**. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a **modern "Class A" office facility** while retaining the historical heritage of the structure and district itself. **This \$8 million dollar project won a West Virginia AIA Merit Award.**



Extensive restoration of the exterior was needed first. The entire exterior shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick. This building soon became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock). **The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, roof, construction of a new public entrance, and parking lot.**

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



West Virginia Independence Hall

Location: Wheeling, West Virginia

Contact: Mr. Randall Reid-Smith

Commissioner

WV Division of Culture & History

1900 Kanawha Boulevard, East

Charleston, WV 25305

304 / 558-0220



Type of Project: Evaluation, Renovations, Historic Preservation

Project Description, Goals, and Objectives: We completed an **evaluation, 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. **The building is now in its 159th year. We are proud to say, that with our contribution, Independence Hall is prepared for the next 150 years.** McKinley Architecture and Engineering was presented with a **Heritage Tourism Award from the Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.

The **WV Division of Culture & History** engaged the professional architectural and engineering services of McKinley Architecture and Engineering to **conduct on site analysis / evaluation and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities.** The **roofing, windows, exterior and interior surfaces** were studied to **determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations.**

The project scope was to and has maintained the historic character of the **interior and exterior.** This 22,000 SF stone building was restored inside and out using careful research and coordination with the State Historic Preservation Office. For the **exterior**, of particular concern was the face of the **stone material;** over time the stone face had deteriorated due to weathering and ground water absorption, which permitted water penetration at the surface of all the façades. Restoration scope in the early phase included pointing and stone cornice replacement, and the next phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone. The failed **roofing system** was removed and replaced with 5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system; emblematic of the period of 1859 when the original structure was completed. All of the 44 double-hung wood **windows** have been fully restored and reglazed. There was also **interior restorations and repairs.** 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. Sections of the original **wood flooring** were carefully removed and replaced. The **interior plastering** was restored, eliminating or concealing previously botched attempts, and included ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs. Historic paint colors were applied on all newly plastered surfaces in the building. Interior **painting** provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the rooms. **In addition to the aesthetic improvements in this project, a new mechanical / HVAC system, fully automatic sprinkler system, fire alarm detection system, electrical, and plumbing were designed to be completely concealed within the existing walls and ceilings.**

United States Postal Service - 2 Open-Ended IDIQ Contracts

Locations: Appalachian Area (WV & VA) and Erie/Pittsburgh District in PA

Contact: Mr. Bruce Adams

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

Type of Project: Studies / Evaluations, Renovations, Restorations, New Construction

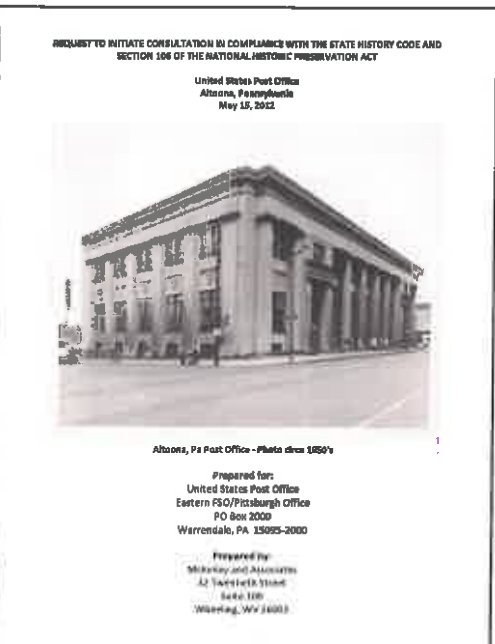
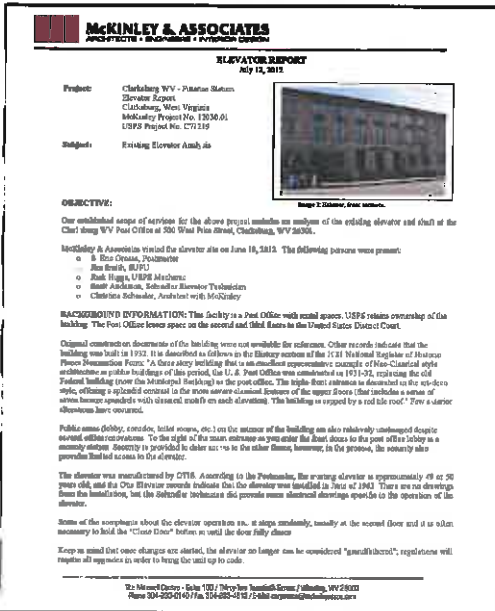
Project Description, Goals, and Objectives: McKinley Architecture and Engineering has had several multiple-year open-ended IDIQ agreements with the United States Postal Service. One is for the Appalachian Area [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, as well as 49 counties and/or independent cities in Virginia], which is our **4th consecutive multiple year open-ended contract for this area.** We have been working throughout West Virginia since the 1980s. The second agreement is for the Erie/Pittsburgh District in Pennsylvania (Indefinite Quantity Contract 362575-09-J-0232).

Most of our projects start out with an on-site building evaluation or site study/investigation, where we then provide a multi-page feasibility study report with condition/code assessment including compliance with current USPS standards, multiple options for repair/replacement/new building (etc.), with photos, and budget cost estimates, including design and construction administration costs, and more. We also give our recommended option, and the USPS will ultimately chose which option to go with.

We have designed dozens of facilities for the USPS, including new construction, additions, renovations, restorations, modernizations, and rehabilitations in numerous cities within these areas. In addition, we have designed over 100 Postal facilities for ADA compliance. We have completed feasibility studies, reports, new buildings, general building renovations, HVAC and electrical systems improvements, fire and life safety, commissioning, utility infrastructure, roofs, windows, doors, structural, elevators, landscaping, building envelope improvements, construction administration (budgeting and scheduling), and much more. Most of the addition/renovation projects were completed while the buildings remained occupied.

We have also completed Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

Every new project incorporates energy efficient design which follow the newest USPS Standards compliance to provide a more efficient systems. For example, the energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.



The Towers Building

Location: Steubenville, Ohio

Contact: Mr. Thomas Gentile

Jefferson County Commissioners

301 Market Street

Steubenville, OH 43952

740 / 283-8500

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years. One project example is an **evaluation and multiple phases of renovations and upgrades to The Towers Building**. This **76,300 SF building** is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, **an overall building condition evaluation and assessment was determined to be necessary** by the Owner. Therefore, McKinley was hired to perform an **emergency Preliminary Analysis of the Needs and Energy Efficient Services** (including site visits, and write a report outlining our findings). Existing conditions related to the **architectural, mechanical and electrical portions of the building** were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations address repair options, efficiency and energy saving solutions. McKinley's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a **Building Condition Assessment and Energy Efficiency Analysis Report**, and presented our findings.

After this, we have designed \$5 million in multiple phases of renovations for the building; a main roof replacement, mezzanine roof replacement and new skylight, building envelope repairs, a new boiler, new ADA handicapped ramp, sprinklering, and more. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections.

The exterior envelope repair project was around a \$800,000 project, and the contractor for that Phase was Church Restoration Group. This required masonry-clean all precast panels, including remove and replace all joint sealant, precast column repairs to realign columns as closely as

possible, attached new steel anchors, patch precast concrete where required, restoration of glazing system including new gaskets and anodized caps, and more.

For another phase, the new boiler project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is of a **high energy efficiency**, and has a much **smaller footprint**. These projects were phased, and most were recently completed; the HVAC is currently under construction. **The construction was performed with the building in operation.**



Wagner Building

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the National Register of Historic Places and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built in the 1930s. After being vacant for over 30 years, McKinley Architecture and Engineering completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by **totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis), and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.** This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for **flex space**; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, **we have worked on multiple renovations over the years**, and recently worked on a new 5th floor office build-out for a new client.

Work on this **60,000 square-foot structure** included **total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior.** All of the

existing **windows** were replaced, and we designed them to match a close profile with the original windows; this included wider flat faced muntins, and the sash in the top six floors are all industrial steel units built around 1926. Two elevator replacements were also a major part of the original project; after they were completed, and **when new construction is on-going**, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation.



BEFORE



& AFTER



Bennett Square

Location: Wheeling, West Virginia

Contact: Mr. David H. McKinley
McKinley Properties, LLC
10 Kenwood Place
Wheeling, WV 26003
304 / 230-2400

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: Bennett Square is a historic 3-story, 22,000 SF renovation/rehabilitation project of the old Ohio County Public Library Building. The building was neglected and vandalized for over 30 years. The finished \$7.5 million

project houses "Class A" professional and medical office space in beautifully restored surroundings. The building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by SHPO and the Federal Department of the Interior. Documentation for state and federal tax credits is also a part of this project. The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013.

Bennett Square has quickly become a cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office. Phase I included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included both restored and new windows, doors, a new



roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. Phase II completed the "Class A" office fit-out for the second floor. This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. Finally, Dr. Chapman's dental office is a fit-out on the third floor. Planning included business offices, exam/operatory rooms, hygienist room, lab, custom casework, track lighting, specialty HVAC, special electrical and data, special plumbing for gases, a central dental dry vacuum system, and much more. All of these spaces were integrated into an existing interior historic building context. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.

WV Department of Health & Human Resources' new Ohio County office

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304 / 558-1295

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: We were asked by our client to renovate a car showroom and service area into an office building (now called the Mary Margaret Laipple Professional Building). The first fit-out includes space for the Department of Health and Human Resources (DHHR). The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. We worked with our client to fit the DHHR's program into the space and maximize the use of the space. We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure.

The initial \$2 million fit-out project was built in three phases: the exterior was completed first (including new skin, doors, windows, etc.), next the interior, and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. We worked with the local and State code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. We worked with the owner of the building to allow a separate entrance for future tenants of the upper two floors and to keep the renovation cost to a minimum while providing a state of the art facility for the DHHR's use.

The showroom windows were mostly in-filled because of the sensitive nature of the materials in the DHHR's office, but windows high on the wall provide natural daylight in the space. The fit-out was divided into three distinct spaces: secure office space, Client space, and training areas. The Office space is secured from the client area by an access control system. The training space was designed to be stand alone for use by other State staff training.



BEFORE
and AFTER



BEFORE
and AFTER



Maxwell Centre

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley Architecture and Engineering led the way for this **total renovation** and restoration of a 1908 structure. The **\$2.3 million** project represents the firm's effort in protecting the historic fabric of Wheeling.

The Maxwell Centre is now Wheeling's premier business address. In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms (Schrader, Byrd & Companion, PLLC and Burns White LLC), an accounting company (Wilson, Kozicki & Gwynn, PLLC), and McKinley Architecture and Engineering. **The various companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, including parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other interior finishes and furnishings included a chandelier, fireplaces,**

casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others. Work on this five story office building included researching the architectural past as well as all new systems, including: mechanical, electrical, plumbing and fire and life safety, data and communication, etc. All design work and construction administration was completed by our firm. The 51,000 SF building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places. We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits. The Maxwell Centre was recognized and awarded a West Virginia AIA

Honor Award, a Governors Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



BEFORE



& AFTER



Fort Henry Building

Location: Wheeling, West Virginia

Type of Project: Office Building renovations / phased

Project Description, Goals, and Objectives: The **45,046 SF** Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley's subsidiary company) stepped in to save the building from demolition.**

Since the 4-story structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); McKinley Architecture and Engineering's goal is to maintain the historic character of the **interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.** All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. We have been grateful that the State Historic Preservation Office and other various entities have acknowledged our plans for the work, and we have been awarded a few Historic Preservation Grants, as well as has already recognized by the The City of Wheeling for our efforts to our commitment to the revitalization of downtown Wheeling.

To date, we have been successful in attracting multiple tenants, which has enabled us to commence with the development of the project. There is an anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for an additional tenant. Because the building had been in disrepair for many years, these **renovations/restorations** included upgrades required to **get the building up to current codes and standards, 2**

ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more. The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.



Charleston Enterprise Center Office build-out

Besides the paint, what makes this office "green"?

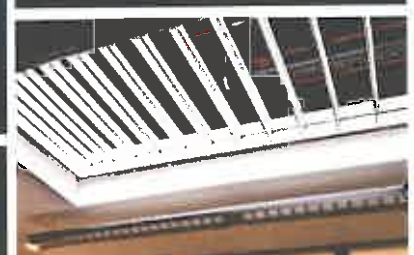
McKinley Architecture and Engineering has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. We won a **West Virginia Chapter of the American Institute of Architects Merit Award** for this **Charleston Enterprise Center renovation**. **One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.** The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, the centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space. In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage. The office chairs are new, but the "Zody" chair by Haworth is the first chair to be **Cradle to Cradle Gold Certified**. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle. Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is **Green Label Certified**, meaning it **meets stringent indoor air quality requirements**. The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so the tenant can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



BEFORE



& AFTER



Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

Contact: Mr. Robert P. Krause, PE, AIA

State of West Virginia, General Services Division

1900 Kanawha Boulevard East

Charleston, WV 25305

304 / 558-9018



Type of Project: Governmental Office Building

Project Description, Goals, and Objectives: City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This **State office complex** has become that inspiration. In **March 2014**, this project became **LEED Certified**. 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 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 **53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants**. At the request of the Owner, the building was designed to be **energy efficient "green"** and meet sustainable design goals. To help achieve this, 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 **natural daylight system** where we added "**light louvers**" which 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. The **HVAC system** included the installation of **2 high efficiency condensing boilers, packaged rooftop energy recovery ventilator, and much more**. 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, and use as much glass from West Virginia Manufacturers as possible.



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)
06/19/2018

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 #	
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Cincinnati Insurance Co.	NAIC # 10677
	INSURER B: Brickstreet Ins	Brick
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER: 2018-2019 COI's** **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.

INBR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WYVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COM/PROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			EPP/EBA0146335	06/15/2018	06/15/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$	
A	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE						\$
	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y/N	WCB1018014	12/30/2017	12/30/2018	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET WHEELING, 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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/12/2018

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 The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Serena Turchik PHONE (A/C, No., Ext): 216-777-8134 FAX (A/C, No): E-MAIL ADDRESS: sturchik@oswaldcompanies.com	
INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company NAIC # 20443 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 1012000108** **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	WVDP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> 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 - COMPROJ 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) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER 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	AEHF91899824	10/10/2018	10/10/2018	Each Claim Aggregate \$1,000,000 \$2,000,000

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	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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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: 512635

Doc Description: EOI: Building Twenty-Three Renovations

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Sollcitation No	Version
2018-11-08	2018-12-04 13:30:00	CEOI 0211 GSD1900000002	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 Architecture and Engineering (McKinley & Associates, Inc.)
 129 Summers Street - Suite 201
 Charleston, West Virginia 25301
 (304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov


Signature X

FEIN # 55-0696478

DATE November 29, 2018

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

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



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)
(304) 340-4267 | (304) 233-4613

(Phone Number) / (Fax Number)
edellatorre@mckinleydelivers.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 Architecture and Engineering

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

November 29, 2018

(Date)

(304) 340-4267 | (304) 233-4613

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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


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

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

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature:  Date: November 29, 2018

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 29 day of November, 2018.

My Commission expires August 16, 2020.



NOTARY PUBLIC 
Purchasing Affidavit (Revised 01/19/2018)