

10/22/19 10:09:37
WV Purchasing Division

October 21, 2019

Melissa 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 West Virginia Department of Administration, General Services Divisions, with our Expression of Interest for professional architectural/engineering design services for four distinct projects to address repairs of various types in several of the Agency's owned and operated facilities. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your projects:

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, LEED Accredited Professionals specializing in Building Design & Construction, an HVAC Qualified Commissioning Process Provider**, Construction Administrators, a Historic Preservationist, and more.

You will see in our submittal that we have **vast experience with similar projects**, which can be found under the "Projects" tab. This related experience includes work on HVAC systems, wall repairs, repairing uneven settlement, governmental projects, working in an occupied building, and other relevant scope.

Your **Project Manager** is **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple relevant projects across the State, has award-winning projects, completed 2 LEED Certified and multiple LEED Registered projects, is a leader in energy efficient "green" design, and much more. Some of his recent projects include the WVDHHR's new Ohio County office fit-out / renovations, and Building 55: West Virginia State Office Complex in Logan (LEED Certified), to name a few.

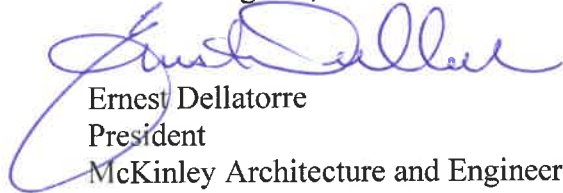
In addition, **Tim E. Mizer, PE, RA, QCxP**, our **Director of Engineering Services**, is a **Qualified Commissioning Process Provider** who has been formally trained to fully understand how integrated **HVAC systems** function and how systems interface with others to run your building efficiently. He understands that the systems' performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of

equipment. During the past 38 years, our expertise has been called upon many times upgrading outdated and antiquated machinery, designing energy efficient systems, scheduling for phased construction around occupied areas of the projects, and even evaluating and correcting errors in existing design.

One of the more exciting aspects of our job is **listening to you**, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. Most of our current clients have been with our firm for many years. The main reason we have been able to maintain this relationship is because **we listen to their needs, and then deliver**. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We are ready to begin immediately and will meet all your Goals and Objectives. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project; we are very excited about the possibility of working you!

Personal Regards,



Ernest Dellatorre
President

McKinley Architecture and Engineering
edellatorre@mckinleydelivers.com
Phone: (304) 340-4267 x115
Fax: (304) 233-4613

Corporate Information

Firm History

Founded in 1981, McKinley Architecture and Engineering (McKinley & Associates) is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive professional services in **Architecture, MEP Engineering, Commissioning, Interior Design, LEED Design, Planning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, commercial, recreational, hospitality, manufacturing, industrial, educational, retail, development, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our designs.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering

Patrick J. Rymer, AIA, ALEP
Director of Architecture

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

Architects
Engineers
Arch./Eng. Designers
Construction Admins.
LEED AP BD+C
ALEP (CEFP)
REFP
Commissioning Provider
Historic Preservationist

Locations

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

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

100 Bradford Road
Suite 400
Wexford, PA 15090
P: 724-719-6975

Credentials

McKinley Architecture and Engineering is a member of the following **organizations**:

A4LE (formerly CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more

Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers



Project Approach

First and foremost we can state that our large professional staff will devote whatever time is necessary to provide you with successful projects. If our project team is chosen for this project; they are available to **start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. **We will meet all of your Goals and Objectives!**

To start your projects, kickoff meetings will be held at the 4 Building locations (Building 11, Building 84, Building 88, and Building 97) with the West Virginia Department of Administration, General Services Divisions, along with representatives from the 4 Buildings at their site, along with all our design professionals. From these 4 meetings, the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phases. We will **verify the existing conditions** of the facilities through the review of the existing conditions, existing drawings if available, and with discussions with the Owner. From our overall facilities surveys, we will use all this information to produce a full reporting of the current conditions, with our **recommendation** of rework to best fit the present needs of these buildings, and will create floor plans of your existing buildings. We will then use all this information to **design and specify new equipment and HVAC systems to best fit the standards of today's design and energy efficiency standards, wall repair options, and fixing the uneven settlement of poured slabs on grade.**

Over the years, McKinley Architecture and Engineering has designed **hundreds of projects which involve HVAC assessments, renovations, replacements, upgrades, and/or repairs** - which gives us invaluable experience to utilize within your project, whether it is working with alternate suppliers or evaluating and recommending the best HVAC concepts. During the past **38 years**, our expertise has been called upon many times upgrading outdated and antiquated machinery, bringing the systems and load requirements up to compliance, designing energy efficient systems, scheduling for phased construction around occupied areas of the projects, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving, equipment accessibility, etc). We currently support clients on a number of significant HVAC projects that illustrate this ability. Our HVAC redesign will include any required Building Load Calculations of the renovation space for accurate sizing of new equipment. This will be used for the evaluations of the existing spaces and also to include any additional new conditions as described by the **Buildings 84's and 88's** personnel.

Additionally, Tim E. Mizer, PE, RA, QCxP, our Director of Engineering Services, is a **Qualified Commissioning Process Provider**. From this, we commission the project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals. McKinley Architecture and Engineering can work with the Contractors and Testing Adjusting & Balancing (Rebalancing) Company to verify proper system operation. The purpose of the verification is to verify all systems and equipment are operating as intended, and to the designed efficiency.

In addition, we have **repaired walls** on several structures including: WVDHHR's Ohio County Office, The Towers Building, West Virginia State Police Academy, Colson Hall for West Virginia University, the Orrick Building, West Virginia Northern Community College's B&O Building, and the Lincoln National Bank to name a few. A small sampling are found within the "*Experience with Similar Projects*" tab. With many buildings, the structures are solid but the exterior may be showing signs of damage, wear, air infiltration, and water damage. In **Building 11's** case, the **western elevation concrete cast wall was struck by a vehicle and damaged several years ago**. McKinley has experience in designing and correcting damaged exterior structures. Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes **carefully mapping out the damaged areas and formulating a plan of action for repairs**. This process targets the

Project Approach

areas of greatest need and helps to control cost. *We understand that under a previous contract, construction documents were completed, but never utilized to competitively bid the repair project, and that those drawings and specifications would be made available for review, updating, revising as necessary, and reproducing for bidding the project immediately. We would be happy to review these, but our first action for any exterior renovation is to examine the entire building with our architects and engineers.* This will help us in determining if there are any other damages, which occurred because of the vehicle crash, which subsequently had not been repaired for years. Potential issues which may have arisen since the previous documents were produced include (but aren't limited to): degradation of the exterior finish, sealant and flashing defects, and weather related damages. Once the problems are forensically understood, the next step is to develop possible solutions. It will be important to sit down to review the various alternatives and propose the best method to solve the main problems; the problems that must be immediately addressed and prioritized thereafter. A large part of the solution to the envelope repairs will be determined by a budget so corrective measures needs to be analyzed on both an ideal and practical level. We can look into those possible issues, and address any additional important factors you might have, which might include **life-safety, energy efficiency, durability, improving aesthetics**, etc.

We also have experience correcting uneven settlement of **poured slabs on grade** to repair projects, to fix the uneven slabs, and to mitigate tripping hazards at the buildings. We will conduct an on-site inspection of **Building 97** to verify the issues. We will determine if the materials below the slabs on grade adequate to achieve the new design bearing capacity, verify the excavations are extended to proper depth and have reached proper material, verify that site has been prepared properly, and more. **For one recent project**, the porch slab was collapsing due to underground piping undermining the foundation, which is being corrected with new pad, excavation and compacted gravel. Also, there is ADA compliant design, storm drainage, and more.

The **timeline** of any project, especially an HVAC project, is critical. Whereas almost all systems and equipment have a multi-month lead time, potential issues could be lead times for hardware and equipment, or compatibility with any existing systems. McKinley Architecture and Engineering has a **great working relationship with various HVAC suppliers**, which has helped us reduce the response time for our recent projects. A **positive relationship with the installing contractors is also needed**, and we have worked with all of the major HVAC contractors in the area. Therefore, we know we can successfully complete your project on time and budget.

We currently support clients on a number of significant renovation / upgrade projects, and have significant experience with renovation projects divided into multiple **Phases**. If we have to sequence/phase the new installations, say for example, **as to not disrupt the current occupants of the buildings, to allow concurrent occupation and use of the structure, and/or for maintaining existing heating or cooling through the respective season**; we have vast experience with phasing from our hundreds of renovation projects, and will coordinate your renovations as required.

With our **vast HVAC renovation experience, wall and slab on grade experience, understanding of codes**, and our **great working relationship with various state agencies**; we are confident that we have the talent and technology needed to make these projects successful. Also, as your **MEP Engineers/Architects and single point of responsibility**, you can be reassured of **smooth project delivery and sensitivity to all relevant guidelines in our state. We will meet your goals and objectives.**

Sustainable “Green” Design

Buildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings’ long-term profitability and value, which achieves the buildings’ **sustainability**.

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

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

For a few recent sustainable awards, McKinley Architecture and Engineering was



presented with the **2019 Governor’s Award for Leadership in Buildings Energy Efficiency** at the 2019 Innovation & Entrepreneurship Day at the Capitol! We were recognized for our commitment to sustainability and energy efficiency in the design of office buildings, schools, multi-use facilities, and a wide variety of commercial, industrial, government, and historical structures.

Our designs have also won **West Virginia Department of Environmental Protection’s Clean Energy Environmental Award, 2 Black Bear Awards for the Highest Achievement** for the WV

Sustainable Schools program, **2 U.S. Department of Education Green Ribbon Schools**, and a **Gold Medal Green Building Award** by Building of America, among others!

We also have a project that is **Collaborative for High Performance School (CHPS) Registered**; the United States’ first green building rating program designed for schools.

Furthermore, we have designed 4 projects listed on the **U.S. Environmental Protection Agency’s ENERGY STAR** program: Building 55: West Virginia State Office Building in Logan, Hilltop Elementary School, Cameron Middle/High School, and Johnson Elementary School. To receive an ENERGY STAR, you need to perform in the top 25% of the most energy efficient projects in the program. **Building 55: West Virginia State Office Building** is **one of the most energy efficient buildings in the State**, and is in the **Top 5%** of all Energy Star rated buildings in the Country!



Leadership in Energy and Environmental Design



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

We have **LEED® Accredited Professionals specializing in Building Design & Construction** on staff:

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

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

 **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
- **The First LEED Certified School in the State of West Virginia!**

 **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)



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

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

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



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



Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

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

MCKINLEY
ARCHITECTURE + ENGINEERING

Quality Control

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

During the design phases, all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for you any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

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

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

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

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

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

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



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

Construction Administration & On-Site Representation

Construction Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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



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

References

(WVDHHR's new Ohio County office renovation / fit-out)

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

(West Virginia Independence Hall)

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

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

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

(Lincoln National Bank)

Ms. Susan Morgan
Washington County Redevelopment Authority
100 West Beau Street, Suite 603
Washington, PA 15301
724 / 228-6875

(Open-Ended IDIQ Contracts, including multiple HVAC projects and wall repairs)

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

(Multiple Projects, including TCMSHS Wall, and 4 HVAC projects)

Ms. Amanda Kimble
Tyler County Schools
P.O. Box 25
Middlebourne, WV 26149
304 / 758-2145

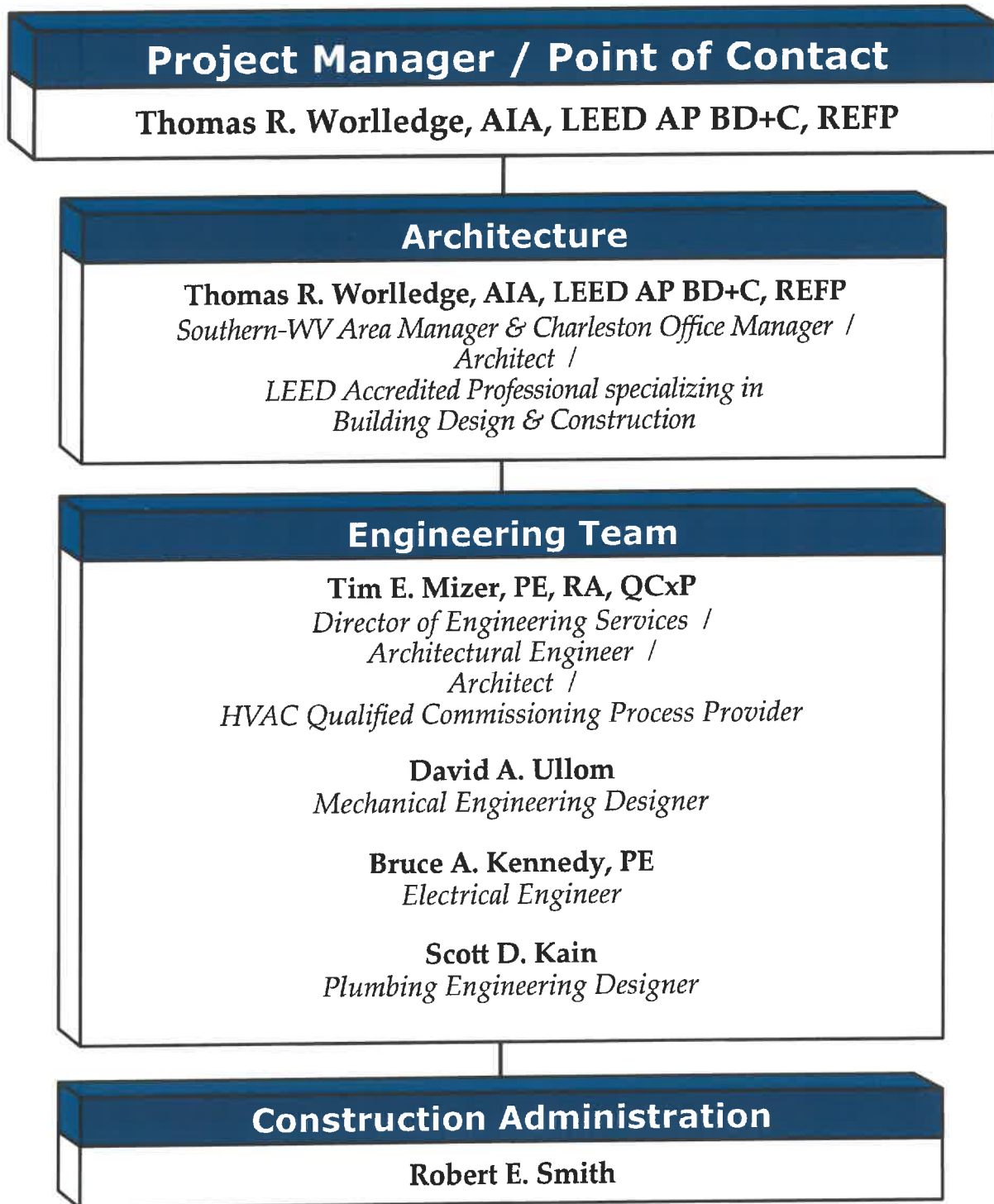
(Orrick's Global Operations Center)

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

(Multiple Projects with Similar Scope)

Dr. Kim Miller
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304 / 243-0300

Design Team Flow Chart



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

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International 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:

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

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV

West Virginia State Police - new Logan Detachment / Back-Up Data Center for the WVSP Headquarters

West Virginia State Police Academy - Renovations to Buildings A, B, and C, including exterior walls; New Buildings D and Multi-Purpose Building

Nicholas County Division of Homeland Security & Emergency Management - E-911 and Emergency Operations Center studies

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

West Virginia University - University Police Building

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (N&D) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

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

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

License

For your convenience, you will see a copy of Thom Worlledge's (your Project Manager's) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874). We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes.

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, 2020.



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

Board Administrator

Tim E. Mizer, PE, RA, QCP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
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** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a **Qualified Commissioning Process Provider**, he has been **formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently**. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. As the **Director of Engineering Services**, 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. He has worked on many relevant projects, such as building assessments, HVAC renovations, energy efficient projects, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

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

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

Building 34: WV State Office Complex in Weirton

USPS - worked on a multitude of Post Offices in WV & PA, including dozens of HVAC projects

Orrick's Global Operations Center office building fit-out

Maxwell Centre office building renovations

Wagner Building office building renovations

Bennett Square office building renovations

Belmont County Divisional Courts & Offices renovations

West Virginia Independence Hall historic preservation / renovations

The Towers Building renovations

Millennium Centre Technology Park - multiple projects

Dr. Ganzer Medical Office Building fit-out / renovations

VAMC Beckley renovations

WV Army National Guard - Multi-Purpose Building

WV Army National Guard - Mountaineer Challenge Academy

West Virginia State Police - dozens of renovations, additions, and new detachments, including multiple HVAC modernization projects

Raleigh County Emergency Services Authority HVAC renovations

Hilltop Elementary School (LEED Certified)

Wheeling Island Hotel•Casino•Racetrack multiple projects

Holiday Inn Express & Suites - multiple locations

David A. Ullom

Mechanical Engineering Designer

EDUCATION:

Fairmont State University
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College
Associates Degree in Applied Sciences:
Drafting and Design - 2011

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2019 to present)

Kennametal Inc.
Sales Engineer (2016-2019)
Applications Engineer (2012-2016)
Latrobe, PA

Marion County Assessors Office
Map Developer
Fairmont, WV (2010-2012)

SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides a unique understanding for problem solving.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building HVAC

Belmont County Divisional Courts

Jefferson County Justice Center

General Services Administration - Social Security
Administration's Wheeling, WV Office

WVU Medicine - Reynolds Memorial Hospital

Trinity Health System - Crisis Rehabilitation Unit

Ohio County Schools - Bridge Street Middle School

Ohio County Schools - Madison Elementary School

Ohio County Schools - RESA 6 Building

Mid-Ohio Valley Technical Institute (MOVTI) HVAC

Mining sales in Illinois, Alabama, Kentucky, Ohio, and West Virginia.

Specialist in conical cutting and drilling tools for coal applications.

Reviewed test plans and procedures to ensure adequate coverage of system requirements.

Collaborated with scientific, engineering, and technical personnel to resolve testing problems and system malfunctions.

Created comprehensive test plans, test scripts, and use cases to support testing objectives.

Worked in different geologies across North America assisting sales force in finding the best product for the customer.

Developed and edited maps for the Assessor's office in Marion county, WV (Fairmont).

Gained experience in geographic information systems (GIS).

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. Your doors and windows renovation project might require electrical systems tie-ins, such as access control, power, and safety & security alarm systems.

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:

WVDHHR's new Ohio County office fit-out / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDRS Wheeling District's new office space fit-out / renovations
United States Postal Service - statewide post offices
West Virginia State Police - multiple projects state-wide
West Virginia Army National Guard - multiple projects
Orrick's Global Operations Center
Bennett Square - multiple phases of tenant fit-outs
Wagner Building - multiple phases of tenant fit-outs
Ft. Henry Building - multiple phases of tenant fit-outs
Panhandle Cleaning & Restoration warehouse and office building
Wheeling Island Hotel•Casino•Racetrack multiple projects
Wheeling Island Fire Station
Jefferson County Jobs & Family Services renovations
Harrison County Jobs & Family Services renovations
West Virginia University - Colson Hall
West Virginia University - State Fire Training Academy
WVU Institute of Technology - Maclin Hall
Cabela's Eastern Distribution Center
WV Northern Community College - B. & O. Building
Marshall County Schools - Hilltop Elementary School (LEED Certified)
Marshall County Schools - Cameron High School (LEED Registered)
Boone County Schools - multiple projects
Brooke County Schools - multiple projects
Hancock County Schools - multiple projects
Ohio County Schools - multiple projects
Wood County Schools - multiple projects

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:
Indian Creek School District (elected in 2009)

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

President:
Mingo Business Association (2007 to present)

Commander:
American Legion Post 351 (2008 to present)

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for 10 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations, multiple phases, including exterior skin and HVAC

Lincoln National Bank Building renovations, including exterior and sidewalks

Cameron American Legion Exterior Renovations

Jefferson County Courthouse renovations & Annex demo

West Virginia Army National Guard - AASF#1 HVAC renovations

Harrison County Courthouse roof

United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including Parkersburg Carrier Annex and Hub renovations & HVAC

Cabela's Eastern Distribution Center

City of Steubenville - multiple projects

Jefferson County Jobs & Family Services renovations

Brooke County Schools - Brooke High HVAC, new Brooke Middle, Follansbee Middle & Carlin Dodrill Fieldhouse renovations

Grant County Schools - Maysville Elementary & gymnasium renovations/HVAC & Union Educational Complex renovations

Hancock County Schools - A.T. Allison Elementary renovations, New Manchester Elementary renovations, Oak Glen High renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak Glen Middle addition/renovations, Senator John D. Rockefeller IV Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/HS HVAC, & new Weirton Elementary

Marshall County Schools - new Cameron High (LEED Registered) & new Hilltop Elementary (LEED Certified)

The Linsly School - Banes Hall addition/renovations & Behrens Memorial Gymnasium renovations

Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex

West Virginia Department of Health and Human Resources Office Building

Wheeling, West Virginia

Owner

WV Department of Administration:
Real Estate Division

Size

56,783 SF

Construction Cost

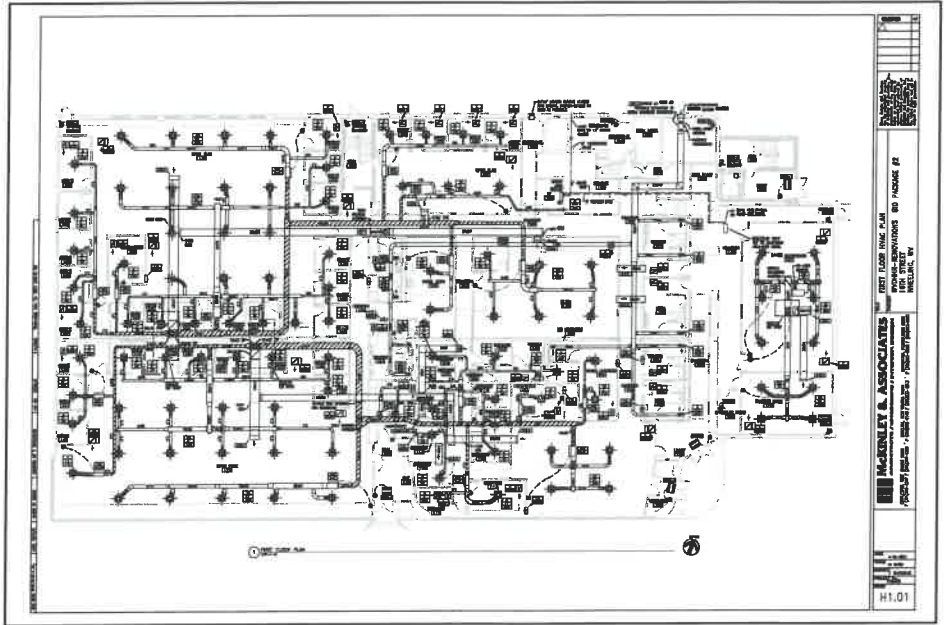
\$2 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

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



We were asked by our client to **renovate/adaptively reuse** a car showroom and service area into an office building (now called the Mary Margaret Laipple Professional Building). The first floor **fit-out** includes space for the **West Virginia Department of Health and Human Resources' (DHHR) Ohio County office**. The **56,783 SF building** was concrete and designed for cars; not people. The first challenge of the **renovation** 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 security doors, windows, skin, etc.), next the interior design and renovations including major HVAC**

/ mechanical and electrical systems to provide a state of the art facility for the DHHR's use, and then the parking lot and emergency exit fire stair tower 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. The fit-out was divided into three distinct spaces: secure office space, Client space, and training areas. There are dozens of individual offices, open office work areas, a large video conference room, smaller conference rooms, training rooms, interview rooms, and much more. 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. We provided a separate entrance for future tenants of the upper two floors and to keep the future renovation cost to a minimum. There are multiple entryways and doors, both interior and exterior, with different levels of security access. 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 daylighting**.



**BEFORE
and AFTER**



Building 55 West Virginia State Office Complex



Logan, West Virginia

Owner

State of West Virginia

Size

53,200 SF approx.

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

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

Contractor

Massaro Corporation

Commissioning Agent

Iams Consulting, LLC

City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia; this office building has become that inspiration. The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story 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** and meet **sustainable design** goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified** for energy use, lighting, water, material use, as well as incorporating a variety of other sustainable strategies; by using less energy and water, this LEED certified building will save money for businesses and taxpayers, reduce greenhouse gas emissions, and contribute to a healthier environment for workers and the larger community. **To help achieve this, the HVAC System included the installation of custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls.** For a few other features, a **tight building envelope system was created with closed cell foam insulation, pre-cast panels, rigid polyisocyanurate, gypsum board, and thermal efficient windows.** The interior lighting systems utilize LEDs and occupancy sensors.



After the project was completed, the firm *alliantgroup* completed an **Energy Efficient Commercial Building Tax Deduction study** regarding the energy efficient features of the building (*seen on the following pages*), and they **projected the building's total energy costs and power costs to have savings of \$34,231 annually!**



Building 55 West Virginia State Office Complex



alliantgroup

September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

Mr. David J. Hildreth
West Virginia Department of Administration
900 Pennsylvania Ave., Ste. 500
Charleston, WV 25302

Re: Logan State Office Bldg. – Energy Efficient Commercial Building Deduction

Mr. Hildreth:

alliantgroup has completed an Energy Efficient Commercial Building Tax Deduction study for Logan State Office Bldg. for Massaro Corporation. As required by U.S. Tax Code § 179D, notification must be given to the building owner regarding the energy efficient features of the building and the building's projected annual energy costs.

Below is a list of the energy efficient features of the building which were installed on or in the building as part of a plan designed to reduce the total annual energy and power costs in comparison to a reference building which meets the minimum requirements of ASHRAE (American Society of Heating and Refrigeration, and Air-Conditioning Engineers) Standard 90.1-2001.

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056

www.alliantgroup.com | 800.564.4540

McKINLEY
ARCHITECTURE + ENGINEERING

Building 55 West Virginia State Office Complex



The projected annual energy cost for Logan State Office Bldg. was calculated to be \$34,231. Please note that the projected annual energy costs may vary from the building's actual energy costs due to the exclusion of process loads, exterior lighting, variations in occupancy, and variations in usage schedules among other variables.

Please be advised that the amount of the deduction that has been allocated to Massaro Corporation is \$98,658 for the building envelope, HVAC and hot water, and lighting systems in the building. For more information on the allocation of the section 179D deduction, please refer to the U.S. Tax Code § 179D and IRS Notice 2008-40. A copy of the notice can be found at www.irs.gov

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Rizwan Virani
Managing Director



www.alliantgroup.com | 800.564.4540

West Virginia Independence Hall

Wheeling, West Virginia

Owner

WV Division of Culture & History

Size

22,000 SF

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the **"Birthplace of West Virginia."** The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. **McKinley Architecture and Engineering** was presented with the **2011 Heritage Tourism Award from the Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.

The West Virginia Division of Culture & History engaged the professional services of McKinley Architecture and Engineering to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Afterwards, we completed multiple **renovations** and restorations, including **repairs to the stone, HVAC upgrades**, wood flooring, interior plastering, ceilings, roof, fire protection, electrical, and more.

A combination of water intrusion conditions existed at the beginning of the restoration; the building had a failed roofing system, failed box guttering, **broken stone, broken stone cornice, missing mortar** and deteriorated wooden windows. **Restoration work of the building addressed all of these issues, and more.** 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.

In addition to the aesthetic improvements in this project, a **new HVAC system** and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems are designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless.



Before



& After



Before



& After



Before (historic photo),



During Construction,



and After

2 Open-Ended IDIQ Contracts

United States Postal Service

Appalachian Area (West Virginia & Virginia) and Erie/Pittsburgh District in Pennsylvania

Owner

United States Postal Service

Construction Cost

Multiple projects completed under 2 multi-year open-ended contracts

Project Architects-Engineers

McKinley Architecture and Engineering



McKinley Architecture and Engineering has had **2 separate 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, and 49 counties and/or independent cities in Virginia], which was awarded on September 29, 2015, and is our **fourth consecutive** multiple year open-ended contract for WV. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). We have designed **dozens of facilities** for the USPS, including **new construction, additions, renovations, and rehabilitations** in numerous cities within these areas. We have completed studies, reports, general building renovations, HVAC and electrical systems improvements, utility infrastructure, roofs, elevators, **building envelope improvements**, and much more. **HVAC projects include commissioning, testing and balancing**. One recently completed example was a \$1.8 million **build-out / renovation project** for the Parkersburg Carrier Annex & Hub, which includes **new HVAC systems, testing and balancing, masonry wall, concrete work, exterior wall thermal and moisture protection, site concrete paving**, etc. In addition, we have designed over 100 Postal facilities for ADA compliance. 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. For the newest projects, they incorporate **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.

A majority of the projects we have completed for the USPS over the past 20+ years have been various HVAC projects, including these recent examples which were all completed while the buildings remained occupied!:

- Altoona, PA Post Office - \$350,000 HVAC project involved Air Handling Units be replaced along with an addition of a DDC Control System in a historic 1931 facility.
- Charleston Processing & Distribution Center - \$375,000 HVAC renovation project involved replacing thermofusers and the ceiling fan coil units with 8 fan powered VAV boxes and 3 single duct VAV boxes with hot water reheat coils; replacing 3 failed rooftop units with new RTUs with electric heat and economizers; installing 2 new 5-ton mini split AC units in an area without cooling; and extending the existing DDC control system to control these new items.
- Clarksburg Finance Station - \$460,000 HVAC project involved the replacement of the outdated 120-ton water cooled chiller and two 107-ton cooling towers, with new energy efficient systems.
- Huntington Processing & Distribution Center - \$201,000 HVAC project replacing hot water boiler with like-in-kind.
- Martinsburg Processing & Distribution Center - \$280,000 HVAC project replacing 4 packaged rooftop units with new, like-in-kind, packaged rooftop units to bring the units in to USPS Standards compliance and to provide a more efficient system.
- Monongahela, PA Main Office - \$330,000 HVAC project replacing hot water boiler with 2 high efficiency condensing boilers in a historic 1913 facility; we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period (with the upgrade from 83% to 95% efficient boilers the system operates more efficiently). While cutting the openings in the structural slab for the supply and return duct, the contractor created and/or noticed cracks; therefore we performed an emergency engineering site visit the next day on the condition of the concrete, provided a sketch for the required structural reinforcements, and the reinforcements were installed.
- Williamson Main Office - \$422,000 HVAC project replacing hot water boiler with high efficiency condensing boiler.

Orrick's Global Operations Center



Wheeling, West Virginia

Owner

Orrick, Herrington & Sutcliffe LLP

Size

88,000 SF approx.

Construction Cost

\$8 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

David B. McKinley, PE

Contractor

John Russell Construction



This former Wheeling Stamping Company's manufacturing plant/warehouse complex was **adaptive reused and renovated** to create some of the most creative office space in the State. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company, and includes dozens of offices, multiple open work areas, conference rooms, kitchen and dining room, break rooms, etc. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This \$8 million project won a WV AIA Merit Award.

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

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



The Towers Building

Steubenville, Ohio

Owner

Jefferson County Commissioners

Size

76,300 SF

Construction Cost

\$6.1 million approx.

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Project Engineer

Tim E. Mizer, PE, RA, QCxP

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, and currently have an engineering and architectural services open ended contract with them. One major project example is multiple phases of renovations and upgrades to **The Towers Building**. This is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner. Therefore, McKinley Architecture and Engineering 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 addressed repair options, efficiency and energy saving solutions.** McKinley Architecture and Engineering'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 multiple phases of renovations for the building**; a main roof replacement, mezzanine roof replacement and new lobby skylight, **building envelope repairs**, a **new boiler**, new ADA handicapped ramp, and an **overall HVAC replacement**. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. **The construction was performed with the building in operation.** These projects were completed over time, with different General Contractors.

For one example, the **new boiler** project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is **high energy efficiency**, and has a much **smaller footprint**.

The \$800,000 **exterior envelope repair** project 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.

The **\$3.4 million HVAC replacement** project included **renovations to the entire building**. The **demolition** included the removal existing cooling tower, exhaust fan, rooftop unit, and associated ductwork and piping from upper roof (tower); removal of existing exhaust fan and gravity ventilating intake hoods from lower roof (mezzanine); removal of basement air handling units, chilled water piping and pumps, condenser water piping and pumps, ductwork, chiller, and VAV boxes throughout the building. The **new HVAC system** included the installation of variable refrigerant flow system (VRF) throughout the building; installation of new dedicated outside air system (DOAS-1) on the upper roof (tower) and an air handling unit (AHU-1) in the basement with the condensing unit installed on the lower roof (mezzanine); installation of new and the reworking of existing ductwork; new shut-off and control valves installed on the existing hot water perimeter finned-tube baseboard; and installation of a new DDC Control system throughout the building. The electrical work included disconnecting existing power from demolished equipment and the installation of new circuits to the new equipment, which included adding a sub-panel on every floor. There was also partition extensions, ceiling removal and replacement, fire sealant work, and fireproofing repairs.



The Towers Building



BEFORE

& AFTER

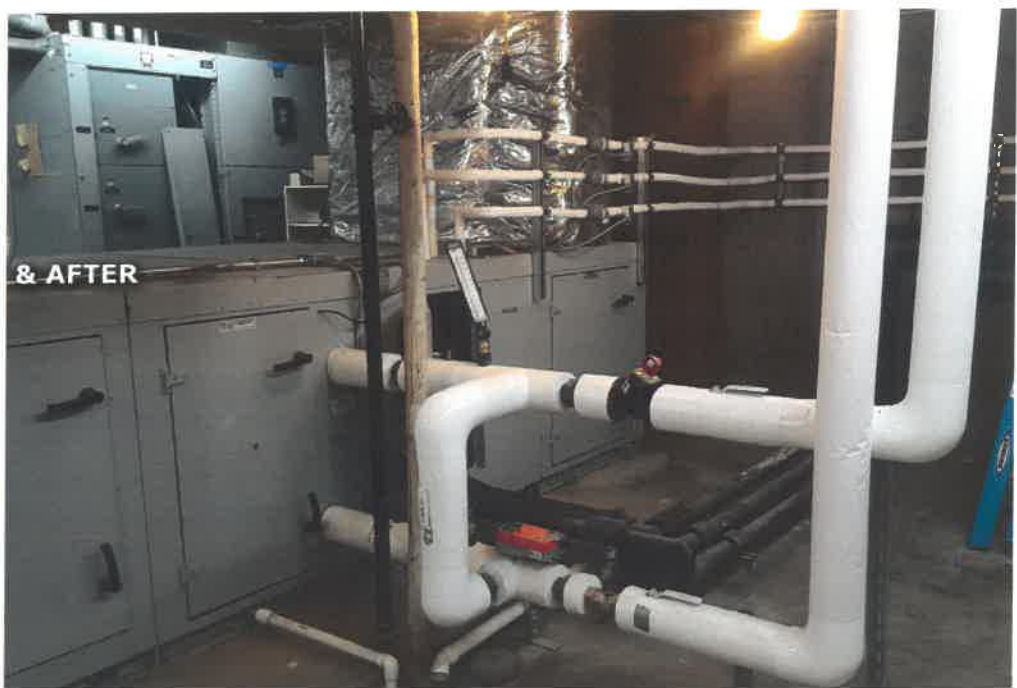


04/25/2011

BEFORE & AFTER



04/25



Brooke County Schools

Brooke High School HVAC

Wellsburg, West Virginia

Owner

Brooke County Schools

Size

278,000 SF

Construction Cost

\$5 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Engineer

Tim E. Mizer, PE, RA, QCxP

Contractor

R&B Mechanical, Inc.

For the **Brooke High School HVAC** project in Wellsburg, West Virginia, McKinley's role had originally included preliminary planning stages to secure a successful bond vote and state funding requests. Brooke High School HVAC is 1 of 2 projects within Brooke County Schools' \$36 million District-Wide Construction Program (funded with a \$18 million local bond vote passed in the November 2014 election, and supplemented with matching \$18 million from WV School Building Authority). We gathered data, analyzed, and performed services to help promote HVAC upgrades at Brooke High as well as a new Middle School. We worked on brochures and flyers to be distributed before the election, and provided evidence that this work is a solid investment; which helped aid in the successful Bond passage.

This 278,670 SF of HVAC replacement/renovations for **Brooke High School** included **major HVAC/mechanical**, electrical, and plumbing engineering design, and associated architectural design. The vocational shops and science labs were brought up to Code. The design meets the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2011 National Electric Code (NFPA 70), and WV State Fire Code. The **\$5+ million** project involved the removal of the existing hydronic heat pump system equipment and replace such with a new Variable Refrigerant Flow (VRF) System, we replaced 19 Air Handling and ERV units with electric heating and cooling to gas units serving the required ventilation in the classrooms. There were approximately 200 VRF indoor consoles to replace floor mounted water source heat pumps. There were alteration and reconfigurations to the existing ceiling ductwork for the installation of the new VRF Units. There was also demolition of other existing equipment and material.

Furthermore, the HVAC replacement/renovation package also includes HVAC control modifications, exhaust fans, exhaust valves, louvers and gravity ventilators, grilles, register, and diffusers, new gas piping and painting, and electrical modifications. There was testing, adjusting, and balancing of the installed equipment. This project was designed with **energy efficiency** in mind; the VRF system to cool/heat the building has an anticipated energy cost reduction of 30% compared to existing mechanisms. The project was completed in September 2016. **The entire work was less than 1% in total non-elective change orders!**



Brooke County Schools

Brooke High School HVAC



BEFORE

& AFTER



BEFORE



& AFTER



The Linsly School

Behrens Memorial Gymnasium

Wheeling, West Virginia

Owner

The Linsly School

Size

Multiple Buildings / 3 Phases

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

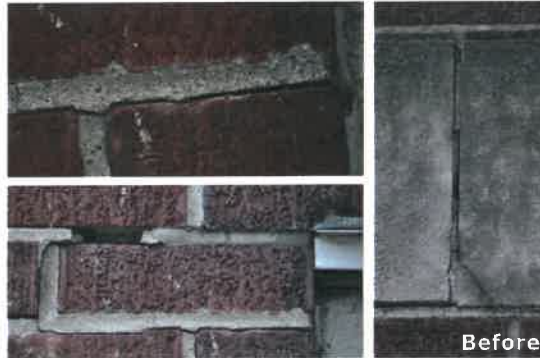
Christina Schessler, AIA, LEED AP BD+C

Contractor

Walters Construction, Inc. (*Behrens Gym*)

The Linsly School, founded in 1814, is a boarding and day school for students in grades 5-12. The school planned various **campus improvements** for their 200th Anniversary Campaign. This Campaign started with a master plan, involves **multiple buildings**, and includes multiple phases of construction. **Most of the work was done during the school year when the buildings were fully occupied.** Phase I included the renovations of the Stifel Field House and Behrens Memorial Gymnasium (*more detail seen*

below) which was completed in 2012, next was the Banes Hall (the school's primary administration and academic building) renovations and expansion which was completed in 2013, and the future phases include more renovations and expansions campus-wide.



As mentioned, the first phase was the **Stifel Field House and Behrens Memorial Gymnasium** renovations. This included **improvements to the masonry parapet and coping, brickwork and masonry repairs and in-fill, large lintel replacement, entry way, doors, window replacement, structural steel, outside drainage, lights, bleachers, interior floors and exterior sidewalks** among other aesthetic renovations. **To utilize more "energy efficient" natural daylighting, we removed small trees and vegetation growth on the exterior building walls that blocked the new Kalwall window system.** We also created a new "Hall of Fame" that recognizes outstanding athletes from Linsly's history. The project encompassed 14,382 SF of renovations.



County-Wide Projects

Ohio County, WV - county-wide

Throughout the years, we have completed several projects for Ohio County Schools; **including evaluations and inspections, renovations, upgrades, roofing**, additions, risk assessments, safety and vulnerability studies, major infrastructure projects, as well as their 10-year Comprehensive Educational Facilities Plan (CEFP 2010-2020). The facilities we have worked on include Bethlehem Elementary, Bridge Street Middle, Elm Grove Elementary, the awards-winning J.B. Chambers Performing Arts Center, Madison Elementary, Middle Creek Elementary, Ritchie Elementary, Triadelphia Middle, Warwood Elementary, Wheeling Middle, Wheeling Island Stadium, Wheeling Park High, Woodsdale Elementary, the Board Office and more. **This includes multiple similar projects, including, but not limited to:**

McKinley Architecture and Engineering evaluated and completed the **structural repairs on Elm Grove Elementary** which had **damaged brick masonry, aging joints, rusted lintels, and more**. This \$290,430 project involved **brick sealant; creating weepholes, the addition of movable joints, and applying waterproofing to the bricks; installing structural elements at various locations in the building; replacing all window lintels in the exterior walls; window replacements; security glazing and miscellaneous rehab; building washdown; and other structural enhancements**.

Elm Grove Elementary



BEFORE



and AFTER

For another building, we have worked on **multiple renovations** to the 38,000 SF Middle Creek Elementary School. For **one project**, the building had **severe water infiltration issues stemming from damaged and worn brick masonry, aging expansion joints, rusted-through steel lintels, broken interior reinforced masonry lintels, and isolated roofing failures**. The \$356,249 repair work included **new matching face brick was found and installed, the exterior walls were repointed and sealed, new expansion joints, a complete window replacement, new steel and precast lintels, and some metal roofing and flashing work was done to protect newly completed masonry repairs**.

Middle Creek Elementary



Ohio County Schools

Madison Elementary School

Wheeling, West Virginia

Owner

Ohio County Schools

Size

74,820 SF approx.

Construction Cost

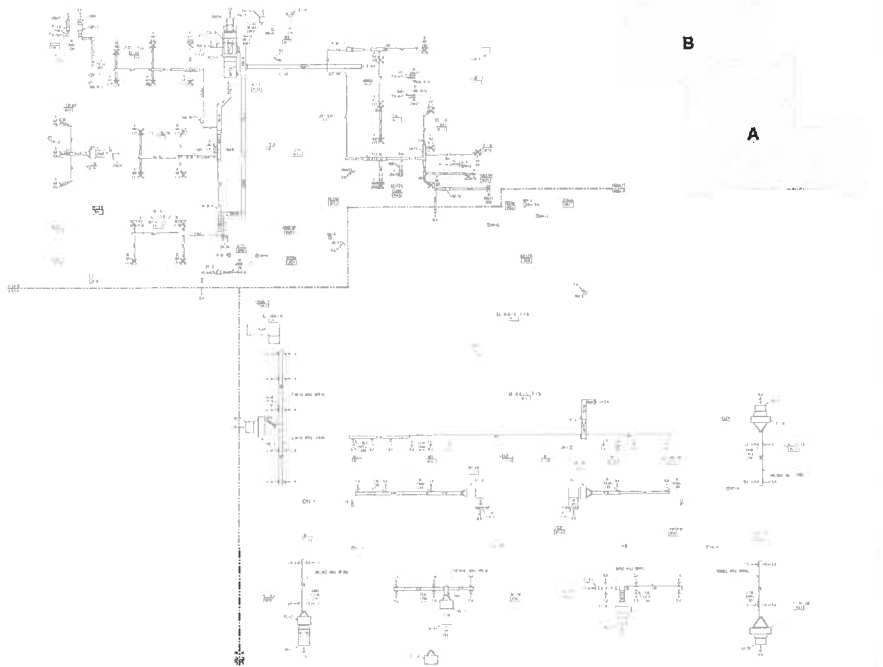
\$3.7 million

Project Architects-Engineers

McKinley Architecture and Engineering

Contractor

Climatech, Inc.



The **Madison Elementary School renovation** is one of our many projects we have completed for Ohio County Schools; our relationship has been **on-going since the 1980s**. The 74,820 SF school was built in 1916; it is now a Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places, so our design had to respect the State Historic Preservation Office standards.

The **HVAC replacement** was a major goal of the **\$3.7 million** project. The existing heating system consisted of steam radiators, served from a single steam boiler located in the basement of the school. The entire lower level of the school, including the boiler room was located below the flood plain. The only air conditioning in the building was provided by individual window AC units, and ventilation air was not adequate.

The renovations to the building included relocating the Boiler Room to the main level, to bring it out of the flood plain. This required structural reinforcement of the floor from below, installation of a concrete floor, sound dampening panels around the perimeter of the room, floor drains, and new lighting. The remainder of the **HVAC renovations** included the installation of Custom Air Handling Units with chilled and hot water coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, Variable Air Volume boxes with hot water heating coils, packaged Rooftop Units and Direct Digital Controls. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights. The Air Cooled Chiller also needed to be elevated above the flood level, so a structural platform was installed with an integral sound wall, so the chiller will not be seen or heard. There was also HVAC testing, adjusting, and balancing, as well as performance commissioning. **The renovations were partially completed while school was in session. The project involved a lot of coordination with the State Fire Marshal.**



**BEFORE
and AFTER**



Tyler County Schools

Tyler Consolidated Middle/High School

Sistersville, West Virginia

Owner

Tyler County Schools

Construction Cost

\$511,000

Project Architects-Engineers

McKinley Architecture and Engineering

Project Engineer

Patrick J. Rymer, AIA, ALEP/CEFP

Contractor

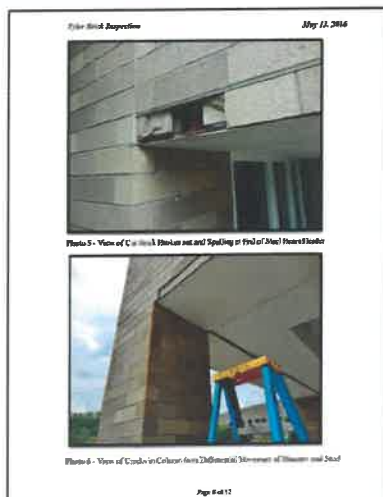
Murray Sheet Metal Co.

McKinley Architecture and Engineering has an on-going relationship with Tyler County Schools, and we have completed multiple projects for them since 2003, including their 10-year Comprehensive Education Facilities Plan (CEFP 2010-2020), various renovations, HVAC upgrades, School Access Safety project, and more. We also have a 5-year open-ended contract for implementing projects which resulted from that CEFP, as well as for other projects. Some projects were A.I Boreman Elementary School HVAC repairs and upgrades, Bus Maintenance Garage, Sistersville Elementary School HVAC repairs and upgrades, Tyler Consolidated HVAC upgrades, and Tyler County Pre-K HVAC repairs and upgrades to name a few.

One project is the Tyler Consolidated Middle School/High School Envelope and Masonry Corrections project. This is an MIP project funded by the SBA and Tyler County Schools. McKinley Architecture and Engineering has actually reviewed and evaluated elements of this project since 2009, and completed an assessment and a report to help TCS get funding.

For the **building envelope and roof**, the joist pockets at the top of the school's wall were not sealed properly during the original construction. The renovations seal and insulate the joist pockets with closed cell spray-foam, and associated elements of the roof flashing and drainage were replaced as required.

For the **masonry and structural corrections**, an on-going crack and movement in exterior brick and interior masonry was noticed at the school. Our findings were that the cracks in the brick veneer were not an indication of a more systematic structural problem; however, there was a risk of brick falling above the entrance patio. Cracks observed in the wall were related to expansion and movements of the building or lack of necessary accommodations for movement. The school needed **repairs for rebuilding brick columns, flashing and weep holes to eliminate cracks that increase water infiltration that lead to accelerated deterioration; rebuilding high corners of the auditorium and education building with expansion joints, repair and caulk interior block cracks; and rebuilding the exterior concrete slabs that have settled to eliminate tripping hazards.**



Southern WV Community & Technical College

Williamson Campus

Williamson, West Virginia

Owner

Southern WV Community & Technical College

Size

60,000 SF

Construction Cost

\$763,635

Project Architects-Engineers

McKinley Architecture and Engineering

Contractor

Elco Mechanical Contractors, Inc.

For the HVAC portion of this \$763,635 Southern WV Community & Technical College project, which is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project, we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced. Due to the restrictions from the funding source, the project was designed in a shortened timespan. The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley Architecture and Engineering identified the problem areas, prioritized them, and designed solutions. The end result was occupant comfort in all areas of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue.

The Owner was also experiencing water penetration in several areas of the 60,000 SF facility; **due to our findings during the HVAC renovations**, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design. Moreover, the 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks. The Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley Architecture and Engineering to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day.



BEFORE



and AFTER

Southern WV Community & Technical College Williamson Campus

Saulsville, West Virginia

Owner
Southern WV Community & Technical College

Size
22,800 SF

Construction Cost
\$293,700

Project Architects-Engineers
McKinley Architecture and Engineering

Contractor
Elco Mechanical Contractors, Inc.



This \$293,700 HVAC renovation project included the replacement of a 75 ton rooftop unit, including duct modification, roof work, crane, electric, piping, and more. Also involved was the replacement of a boiler plant with a new high efficiency plant, including 2 condensing boilers, 2 pumps, breeching, concrete pads, and hydronic accessories. In addition, a new DDC controls system was installed and custom programming was written for this 22,800 SF project. Due to the restrictions from the funding source, the project was designed in a shortened timespan. We reduced the energy usage for the building by installing high efficiency equipment and controlling the entire HVAC system via custom programming that utilizes energy saving techniques.



BEFORE

and AFTER



West Virginia University Colson Hall

Morgantown, West Virginia

Owner

West Virginia University

Size

35,000 SF approx.

Construction Cost

\$5.6 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Denis Gill, AIA

Contractor

TEDCO Construction

McKinley Architecture and Engineering completed a \$5.6 million **renovation/restoration** project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as **major mechanical and electrical systems design**. Since this building is now the home to offices, we had to create a **quiet and comfortable HVAC system**, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements.

The **HVAC System** consists of 2 Variable Volume Air Handling Units with Hot Water and Chilled Water Coils, and Enthalpy Controlled Economizer. The AHUs provide heating and cooling through a series of Variable Air Volume Boxes with Hot Water Reheat Coils. The exterior spaces also have finned tube radiation to compensate for the building envelope loss. The Chilled Water is provided from the campus Chilled Water Plant and is fed through the building with 2 Base Mounted pumps with variable speed drives, configured as duty / standby. The Hot Water is developed through a Shell-n-Tube Heat Exchanger. The steam, from the Campus System is converted to Hot Water and distributed throughout the building with 2 Base Mounted pumps with variable speed drives, configured as duty / standby. A complete Direct Digital Control System was installed to provide all programming and alarm notification.

During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original 1923 appearance while keeping the aesthetics of the building untouched. This included **brick repointing, new windows, doors, lighting, stair and railings, and more**. The **front façade restoration and corrective repairs all involved matching the existing, and included exterior brick masonry pointing and brick unit replacement, extending the masonry to accommodate the new elevator addition, re-caulking joints with sealant, replacing cracks in stone jamb trim and sills in window bays, brick and stone corrections of the portico railing and stairs, and more**. There was also moisture penetration issues that were addressed.



BEFORE



and AFTER



Mosti Funeral Home

Steubenville, Ohio

Owner
Mosti Funeral Homes

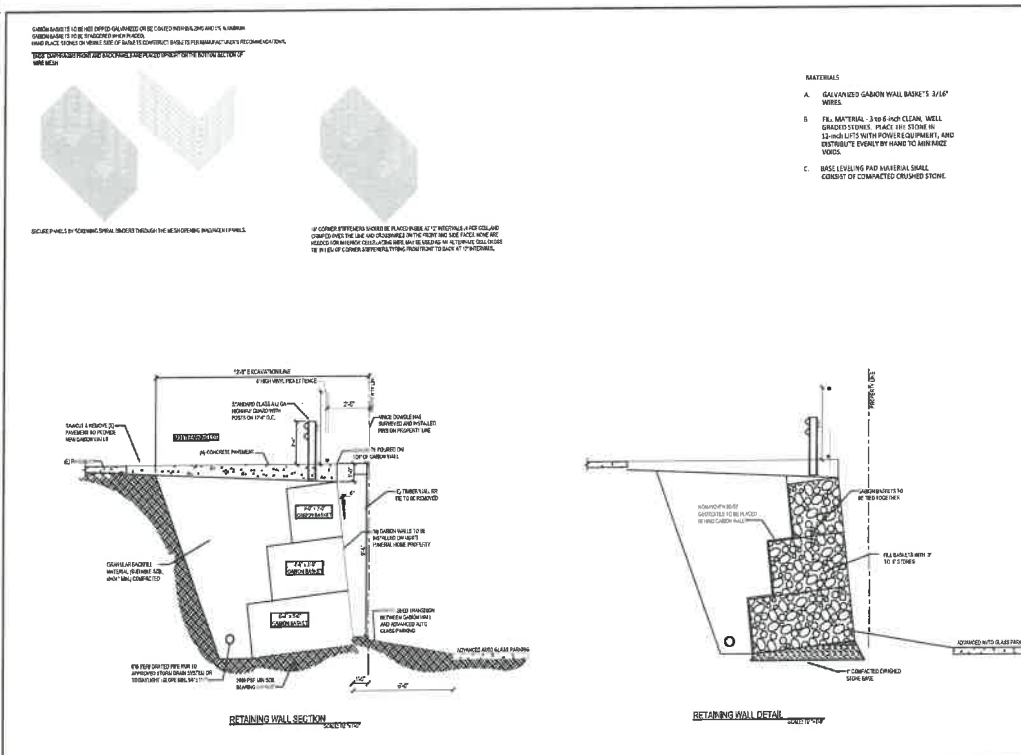
Size
92 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering
Suhrie Engineering

Project Manager
Tim E. Mizer PE, RA, QCxP



McKinley Architecture and Engineering worked with Suhrie Engineering for a visual inspection, as well as design and drawings for the Mosti Funeral Home's parking lot gabion retaining wall corrections, replacement and extension. We also issued a permit and had the City of Steubenville Building Department do an on-site inspection. There was also a Special Inspection needed to verify that the materials below shallow foundations are adequate to achieve the design bearing capacity; verify excavations are extended to proper depth and have reached proper material; perform classifications and testing of compacted fill material; verify the use of proper materials, densities and lift thickness during placement and compaction of compacted fill; and prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.



Lincoln National Bank Building

Avella, Pennsylvania

Owner

Avella Area Community Association

Size

3,570 SF approx.

Construction Cost

\$288,400

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractor

Ramp Construction Company

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



Sidewalk & Entrance
Before & After



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: 629660

Doc Description: EOI: A/E Services for Various GSD Maintenance Projects

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-10-04	2019-10-18 13:30:00	CEOI 0211 GSD2000000003	1

BID RECEIVING LOCATION

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

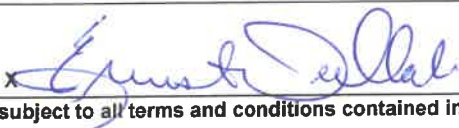
VENDOR

Vendor Name, Address and Telephone Number:

*000000206862
 McKinley Architecture and Engineering
 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

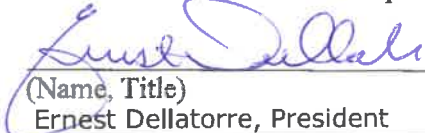
Signature 

FEIN # 55-0696478

DATE October 21, 2019

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)

October 21, 2019

(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: October 21, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 21 day of October, 2019.

My Commission expires August 16, 2020.



NOTARY PUBLIC 

Purchasing Affidavit (Revised 01/19/2018)



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

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

Proc Folder: 629660

Doc Description: Addendum No. 1 EOI: A/E Services for Various GSD Maintenance

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-10-04	2019-10-23 13:30:00	CEOI 0211 GSD2000000003	2

BID RECEIVING LOCATION

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

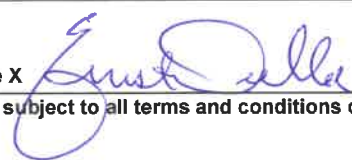
VENDOR

Vendor Name, Address and Telephone Number:

*000000206862
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 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 October 21, 2019

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD2000000003

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering

Company



Authorized Signature

October 21, 2019

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

Per your request in the Solicitation, here are copies of our various Insurances and their Coverages:

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 06/17/2019

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 J Associates
1311 Chapline Street
P. O. Box 990
Wheeling, WV 26003-0123

INSURER(S) AFFORDING COVERAGE:
INSURER A: Cincinnati Insurance Co. NAIC # 10677
INSURER B: Brickstreet Ins. Brick
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED: McKinley & Associates Inc
McKinley Architecture And Engineering LLC
McKinley Architecture And Engineering
32-20th Street Ste 100
Wheeling, WV 26003

COVERAGES: CERTIFICATE NUMBER: 2019-2020 CERTIFICATES 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.

LINE	TYPE OF INSURANCE	ADD. CODE	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY CLAIMS-MADE X OCCUR		EPP/EBAD146335 06/15/2019	06/15/2020		EACH OCCURRENCE DAMAGE TO THIRD PARTY \$ 1,000,000
						PERSONAL & ADV. INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP. OP. AGG. \$ 2,000,000
						ADVERTISING \$
						DEFENSE COSTS \$
A	AUTOMOBILE LIABILITY		EPP/EBAD146335 06/15/2019	06/15/2020		COMBINED SINGLE LIMIT (See footnote) \$ 1,000,000
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						RENTAL CARS \$
						RENTAL TRUCKS \$
A	UMBRELLA LIAB. EXCESS LIAB. OCCUR CLAIMS-MADE		EPP/EBAD146335 06/15/2019	06/15/2020		EACH OCCURRENCE \$ 1,000,000
						AGGREGATE \$ 1,000,000
						DEDUCTIBLE \$
						RETENTION \$
						WORKERS COMPENSATION AND EMPLOYERS LIABILITY \$
						ADVERTISING \$
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	Y/N	WCB101801.6 12/30/2016	12/30/2019	WCB101801.6 12/30/2016	EL EACH ACCIDENT \$ 1,000,000
						EL DISEASE - EA EMPLOYEE \$ 1,000,000
						EL DISEASE - POLICY LIMIT \$ 1,000,000
						EL UNEMPLOYMENT \$
						EL UNEMPLOYMENT - POLICY LIMIT \$
						EL UNEMPLOYMENT - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 121, 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: Lisa C. Dicarlo 6/17/19

ACORD 25 (2009/09) The ACORD name and logo are registered marks of ACORD.

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 10/3/2019

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 have ADDITIONAL INSURED provisions or 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

INSURER(S) AFFORDING COVERAGE:
INSURER A: Continental Insurance Company
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED: McKinley Architecture and Engineering
32 20th Street #100
Wheeling WV 26003

COVERAGES: CERTIFICATE NUMBER: 1331148277 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.

LINE	TYPE OF INSURANCE	ADD. CODE	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		AEH591863904	10/10/2019	10/10/2020	EACH OCCURRENCE DAMAGE TO THIRD PARTY (See footnote) \$ 1,000,000
						PERSONAL & ADV. INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP. OP. AGG. \$ 2,000,000
						ADVERTISING \$
						DEFENSE COSTS \$
A	AUTOMOBILE LIABILITY		AEH591863904	10/10/2019	10/10/2020	COMBINED SINGLE LIMIT (See footnote) \$ 1,000,000
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						RENTAL CARS \$
						RENTAL TRUCKS \$
A	UMBRELLA LIAB. EXCESS LIAB. OCCUR CLAIMS-MADE		AEH591863904	10/10/2019	10/10/2020	EACH OCCURRENCE \$ 1,000,000
						AGGREGATE \$ 1,000,000
						DEDUCTIBLE \$
						RETENTION \$
						WORKERS COMPENSATION AND EMPLOYERS LIABILITY \$
						ADVERTISING \$
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	Y/N	AEH591863904	10/10/2019	10/10/2020	EL EACH ACCIDENT \$ 1,000,000
						EL DISEASE - EA EMPLOYEE \$ 1,000,000
						EL DISEASE - POLICY LIMIT \$ 1,000,000
						EL UNEMPLOYMENT \$
						EL UNEMPLOYMENT - POLICY LIMIT \$
						EL UNEMPLOYMENT - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 121, 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: [Signature]

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