



**West Virginia  
Department of Administration,  
General Services Division**



**CEOI 0211 GSD2000000004**

**Building Four Renovations Project**



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WV PURCHASING  
DIVISION



**McKINLEY**  
ARCHITECTURE + ENGINEERING



February 24, 2020

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

Dear Ms. Pettrey and Members of the Selection Committee;

McKinley Architecture and Engineering are pleased and honored to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Department of Administration, General Services Division, with our Expressions of Interest to provide architectural/engineering evaluation and design and construction phase services for the renovation of Building Four on the West Virginia Capitol Campus. We have completed projects with all of your **Project and Goals**: general building renovations, sustainability, shell/core/infrastructure renovations, programmatic design for multiple floors, common area renovations, as well as furniture, fixtures, and equipment. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

*McKinley Architecture and Engineering (McKinley & Associates)* is a full-service architectural and engineering firm that 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, a Historic Preservation Specialist, Construction Administrators, an HVAC Qualified Commissioning Process Provider, LEED Accredited Professionals specializing in Building Design and Construction**, and more.

Your Project Manager is **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Southern-WV Area Manager / Charleston Office Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple projects across the State that involve building renovations, office buildings, governmental projects, has award-winning projects, completed 2 LEED Certified and multiple LEED Registered projects, and much more.

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

We know innovative design and the newest technology, and we know how and when to apply it effectively. We have vast **renovation** experience and are familiar with projects that **respect the historic nature of the building**. This experience also includes many projects **that occurred**

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**while the building remained occupied.** With experience in **restoration / renovation / adaptive reuse / fit-out projects** for multiple building types, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you time and valuable resources because we have been successful with many similar projects. We have completed many projects where we worked with our clients to create numerous designs to fit various businesses, created flex space so the interior could easily be modified in the future, and fit the forthcoming tenants' various program/space requirements into the building and maximize the use of the space. We have also designed the **LEED Certified Building 55: West Virginia State Office Complex.**

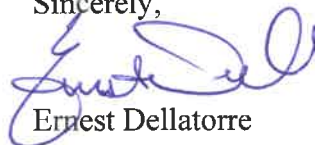
Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out the building and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

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

**The building vision, the atmosphere, and the impression it leaves are some of the defining aspects of a facility and some of the hardest to achieve.** It takes great consideration of space and place to achieve successful integration of all these aspects. **Together with you,** the design team we have assembled will redevelop a Building Four renovation plan that will successfully meet the goals of the General Services Division.

We love what we do, so we care about the results you get. 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 with you.

Sincerely,



Ernest Dellatorre  
President

McKinley Architecture and Engineering  
(304) 340-4267 x115  
edellatorre@mckinleydelivers.com



# 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, Engineering, Historic Preservation, 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  
LEED AP BD+Cs  
Historic Preservationist  
Construction Admins.  
HVAC Commissioning Provider  
ALEP (CEFP)  
REFP

## 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

5000 Stonewood Drive  
Suite 200  
Wexford, PA 15090  
P: 724-719-6975

## Credentials

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

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

## Follow Us

[www.McKinleyDelivers.com](http://www.McKinleyDelivers.com)

[www.Facebook.com/McKinleyDelivers](https://www.Facebook.com/McKinleyDelivers)

[www.Linkedin.com/company/McKinleyDelivers](https://www.Linkedin.com/company/McKinleyDelivers)

Instagram: @McKinleyDelivers



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# Project and Goals

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



**We know this Team possesses the required expertise to address all facets of your project** - from providing architectural and engineering services for a **complete renovation**, to bringing Building 4 up to current office building standards, providing fully programmed office space for multiple agencies and users, accommodating existing tenants in the building, designing for future tenants, providing fully built out office space on every floor of the building, technology needs, commons areas renovations, communication and

data systems, preserving the existing style and historic character of the building in a manner consistent with the National Park Service Historic Preservation Standards, completing the design and/or the construction in phases, designing sustainability and sensible life-cycle cost-oriented designs, shell/core/infrastructure renovations, life/safety and accessibility code compliance, interior design and furniture, fixtures & equipment, and so much more. In the *"Experience with Similar Projects"* tab, you will see that we have completed several similar renovations which had relevant **project scope and goals**. Some more information is found here:

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

**When there are occupants that need to stay within the building during repairs**; through our vast experience we have found that a **clear up-front plan** for construction is the best solution to lessen the intrusion of the construction. This up-front plan will give every occupant forewarning of any inconvenience, **which makes for a smoother construction period** for both current occupant and contractor. **Moreover, if there are current occupants whose areas will need to be renovated**; where possible, we always try to **plan for construction project phasing and achieve a "move once" scenario for the building occupants**. This is exactly what McKinley Architecture and Engineering has found to be most effective where these relocations occur one time, after the renovations have taken place to previously vacated areas of the existing buildings. Spaces requiring relocation within the building will need to be documented and approved by the General Services Division, and accommodations may need to be made for "swing space" for temporary use during construction. **Phased construction will need to be done either by tenant space, or on a floor-by-floor basis.**



# Project and Goals



The inherent challenges to any renovation and restoration project is defining what the total future scope of the buildings occupants and needs may be at the end of construction. Defining this from the start is also important so that all of the required building infrastructure is built in during the proper phases of construction. With the need of gathering all of this information, one can see the importance of an on-start coordination meeting and site visit becomes quite evident. To start your Building 4 project, a kickoff meeting / Building 4 facility walkthrough will be held with all available General Services Division representatives, and any other agency representatives which might be moving in, along with the McKinley design professionals. From this meeting the Owners Project Requirements will be defined and

documented, to be used as a guideline through the design phase. After this, we will verify existing conditions against any available building drawings and/or documentation. We will use all this information to aid in the design of the renovation project. We can also provide multiple options pertaining to the quality and style of renovation, replacement, upgrade, alteration, restoration, preservation, or repair as related to the potential cost of construction.

At the start of the project, the McKinley Architecture and Engineering team members will meet with you to review scope and gather project information. We will review this existing material provided by you and prior work completed to ascertain if this information can be incorporated into the current program. Upon completion of this step, McKinley will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the various renovations. Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase. After conclusion of this phase, McKinley Architecture and Engineering will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction. We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley has Construction Administrators on staff to fulfill this need as well. In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

As mentioned, the way that we have historically achieved success with ANY construction project is by fully understanding the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project. We will discuss historic preservation / restoration goals, sustainability / LEED goals, and more. With our Teams' previous experience on multiple renovation projects, offices and related projects, our vast experience with codes, and our great working relationship with various State agencies, we are confident that we have the talent and technology needed to make this project successful.



# Sustainable “Green” Design

**B**uildings 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 governmental office 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](http://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.

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# Interior Design



Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans.

Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes.

Attention to budget and maintenance is given in relationship to owner needs.

Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.



# Commissioning

On staff, we have a **Qualified Commissioning Process Provider** who can provide independent commissioning services, not only on new facilities but also existing facilities.

Your project manager is **Tim E. Mizer, PE, RA, QCxP**. His **QCxP accreditation** was earned at the University of Wisconsin-Madison.



For **existing buildings**, the commissioning provider can troubleshoot the existing systems to determine the fault of non-performing equipment or the reasons for uncomfortable spaces.

For new buildings and their systems, commissioning entails the review of the design plans, verifying the installations, and the oversight of the testing of the mechanical and electrical systems to ensure the owner is getting the type and quality of product expected.



# 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.

# Historic Preservation

**Historic Preservation is a passion for our firm.** Having an “in-house” staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)**! We have completed well over **100 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. Projects such as the Maxwell Centre and the Orrick Building were built by following the **Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. We have a great working relationship with the **WV Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior’s Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

One McKinley Architecture and Engineering employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was recently recognized by the West Virginia Archives and History Commission as a “2018 History Hero.”**

## **A few examples:**

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



# Historic Preservation

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

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

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

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

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

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

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

# National Register of Historic Places

Our firm has completed a *variety* of projects, which serve to illustrate the *creative and talented nature* of our professional design staff. The following examples are chosen to exhibit an assortment of *historic preservation/repair/renovation projects* we have successfully completed that are Individually Listed on the National Register of Historic Places and/or Contributing Structures in Historic Districts:



## **WV Independence Hall (former Wheeling Custom House)\***

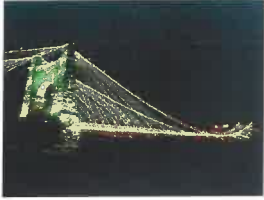
Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History

Project Cost: \$1.2 million

Reference: Randall Reid-Smith

304 / 558-0220



## **Wheeling Suspension Bridge relighting\***

Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation

Project Cost: \$285,000

Reference: Bekah Karelis

304 / 232-3087



## **B. & O. Building (formerly a passenger station)**

Wheeling, WV (NRHP Reference #: 79002596)

Customer: West Virginia Northern Community College

Project Cost: \$1.8 million

Reference: Jim Baller

304 / 214-8960



## **Catholic Heritage Center (formerly an auto parts warehouse)**

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: Catholic Diocese of Wheeling / Charleston

Project Cost: \$2.9 million

Reference: Darryl Costanzo

304 / 233-0880



## **Orrick Global Operations Center (former Wheeling Stamping Building)**

Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: Orrick, Herrington & Sutcliffe LLP

Project Cost: \$8 million

Reference: Will Turani

304 / 231-2629



## **Maxwell Centre (formerly a YMCA)**

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: The Maxwell Partners

Project Cost: \$2.3 million

Reference: Dennis Kozicki

304 / 232-2280



## **Bennett Square (former Ohio County Public Library Building)**

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: McKinley Properties, LLC

Project Cost: \$6.8 million

Reference: David H. McKinley

304 / 230-2400

\* In addition to being on the National Register of Historic Places, these projects are also National Historic Landmarks (2 of the 16 in West Virginia!)

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# National Register of Historic Places



Wheeling Artisan Center (former List Building)  
*Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)*  
Customer: Wheeling National Heritage Area Corporation  
Project Cost: \$1.8 million  
Reference: Bekah Karelis  
304 / 232-3087



Wagner Building (formerly a sugar warehouse)  
*Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)*  
Customer: The Maxwell Partners  
Project Cost: \$6.2 million  
Reference: Dennis Kozicki  
304 / 232-2280



Hazel Atlas Building  
*Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)*  
Customer: West Virginia Northern Community College  
Project Cost: \$4 million  
Reference: Jim Baller  
304 / 214-8960



Capitol Theatre (former Capitol Music Hall)  
*Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)*  
Customer: Wheeling Convention & Visitors Bureau  
Project Cost: \$1.2 million  
Reference: Frank O'Brien  
304 / 233-7709



Phillips Gardill Kaiser & Altmeyer  
*Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)*  
Customer: Phillips Gardill Kaiser & Altmeyer  
Project Cost: \$500,000  
Reference: C. J. Kaiser  
304 / 232-6810



St. Matthews Episcopal Church  
*Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)*  
Customer: St. Matthews Episcopal Church  
Reference: The Rev. Mark E. Seitz  
304 / 233-0133



Parkersburg High School  
*Parkersburg, WV (NRHP Reference #: 92000895)*  
Customer: Wood County Schools  
Project Cost: \$20.3 million



# National Register of Historic Places



404 South Front Street (Harry C. and Jessie F. Franzheim House)  
Wheeling, WV (NRHP Reference #: 89000183)  
Customer: McKinley Architecture and Engineering  
Project Cost: \$300,000



203 South Front Street (John McLure House)  
Wheeling, WV (NRHP Reference #: 91001013)  
Customer: McKinley Architecture and Engineering  
Project Cost: \$300,000



304 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley Architecture and Engineering  
Project Cost: \$275,000



400 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley Architecture and Engineering  
Project Cost: \$250,000



402 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley Architecture and Engineering  
Project Cost: \$200,000



Willow Glen (Johnson Camden McKinley House)  
Wheeling, WV (NRHP Reference #: 83003251)  
Customer: David B. McKinley



Mount Saint Joseph convent  
Wheeling, WV (NRHP Reference #: 07001418)  
Customer: Sisters of St. Joseph  
Reference: Sister Marguerite O'Brien  
304 / 232-8160

# National Register of Historic Places



## USPS Clarksburg Finance Station

*Clarksburg, WV (in Clarksburg Downtown Historic District - NRHP#: 82004794)*

Customer: United States Postal Service

Project Cost: \$375,000

Reference: Don Mackey  
336 / 665-2894



## USPS Altoona Post Office

*Altoona, PA (in Downtown Altoona Historic District - NRHP#: 92000946)*

Customer: United States Postal Service

Project Cost: \$350,000 (Phase I only)

Reference: Jonathan E. Maschak  
724 / 776-6343



## Washington & Jefferson College - Old Main Building

*Washington, PA (in East Washington Historic District - NRHP#: 84000547)*

Customer: Washington & Jefferson College

Project Cost: \$800,000

Reference: Ed Chavern, LEED AP  
724 / 223-6534



## Fort Henry Building

*Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)*

Customer: Fort Henry LLC (McKinley Architecture and Engineering)

Project Cost: multiple phases/costs



## Bishop's Chapel Mausoleum at Mt. Calvary Cemetery

*Wheeling, WV (in National Road Corridor Historic District - NRHP#: 92000874)*

Customer: Catholic Diocese of Wheeling-Charleston

Reference: John Reardon  
304 / 233-0880



## Jefferson County Courthouse

*Steubenville, OH (in Steubenville Commercial Historic District - NRHP#: 86001877)*

Customer: Jefferson County Commissioners

Reference: Thomas Gentile  
740 / 283-8500



## Harrison County Courthouse

*Cadiz, OH (NRHP Reference #: 74001524)*

Customer: Harrison County Commissioners

Project Cost: \$1.25 million

Reference: Dale Norris  
740 / 942-4623

# National Register of Historic Places



## City of Steubenville historic façades and roofs program

*Steubenville, OH (in Steubenville Commercial Historic District - NRHP#: 86001877)*

Customer: Steubenville Planning and Zoning Commission

Project Cost: multiple buildings/costs

Reference: Christopher Petrossi

740 / 283-6000 x1702



## Old Stone Bridge Structural Report at Union Cemetery

*Steubenville, OH (in Union Cemetery-Beatty Park - NRHP#: 86003507)*

Customer: Union Cemetery Association

Reference: James E. Penebaker

740 / 283-3384



## Forbes Mausoleum Structural Report at Mt. Wood Cemetery

*Wheeling, WV (in Mt. Wood Cemetery - NRHP#: 13000685)*

Customer: Union Cemetery Association

Reference: Bekah Karelis

304 / 232-3087



## Robb/Bishop Mausoleum Structural Report at Mt. Wood Cemetery

*Wheeling, WV (in Mt. Wood Cemetery - NRHP#: 13000685)*

Customer: Wheeling National Heritage Area Corporation

Reference: Bekah Karelis

304 / 232-3087



## Stifel Fine Arts Center ("Edemar" Mansion) Structural Report

*Wheeling, WV (NRHP Reference #: 91001728)*

Customer: Oglebay Institute

Reference: Danielle Cross McCracken

304 / 242-4200



## Towngate Theatre (the former German Evangelical Lutheran Zion's Church)

*Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)*

Customer: Oglebay Institute

Reference: Danielle Cross McCracken

304 / 242-4200



## Madison Elementary School

*Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)*

Customer: Ohio County Schools

Project Cost: \$4.6 million

Reference: Dr. Kim Miller

304 / 243-0300

# References



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



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



**The Towers Building & Other County-Wide Projects**  
Mr. Thomas Gentile  
Jefferson County Commissioners  
301 Market Street  
Steubenville, OH 43952  
740 / 283-8500



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



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

# Client Testimonial



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

**Randall Reid-Smith, Commissioner**

Phone 304.558.0220 • [www.wvculture.org](http://www.wvculture.org)  
Fax 304.558.2779 • TDD 304.558.3562  
EEO AA Employer

February 5, 2016

To Whom It May Concern:

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

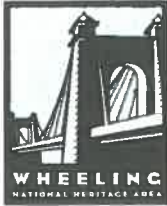
McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction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

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

Sincerely,

Mr. Randall Reid-Smith  
Commissioner  
304.558.0220

# Client Testimonial



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom it May Concern:

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

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

Sincerely,

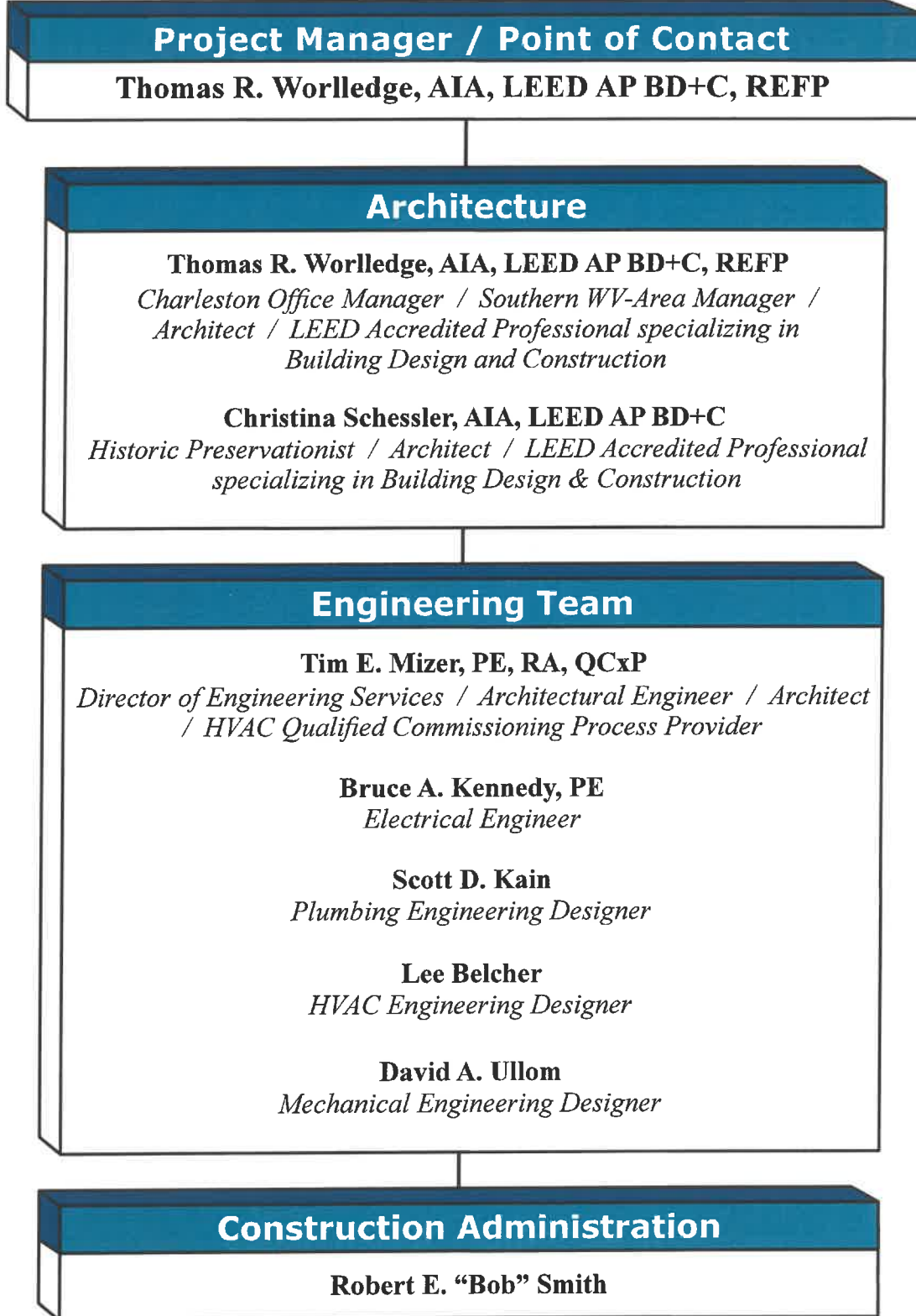
A handwritten signature in blue ink that reads "Jeanne Finstein". The signature is written in a cursive, flowing style.

Jeanne Finstein, Ed.D.

Interim Director

Wheeling National Heritage Area

# Design Team Flow Chart



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

# Thomas R. Worlledge, 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

##### 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. Worlledge is a skilled **Architect** with over 35 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

#### NOTABLE PROFESSIONAL ACHIEVEMENTS:

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, including total building renovations and office build-outs

West Virginia State Police - multiple projects throughout WV

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

Fairmont State University - 3-building College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory total renovation

West Virginia University - University Police Building renovation

Boone County Schools - multiple renovation projects

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)

Charleston Enterprise Center - Suite 406 office renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NED) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center renovation



# 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, reading "Emily Papadopoulos".

Board Administrator

# Christina Schessler, AIA, LEED AP BD+C

## Historic Preservationist / Architect / Specialized LEED AP



### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Ohio  
Pennsylvania  
Virginia  
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

#### Specialized Training:

AIA Safety Assessment Program (SAP)

#### Member:

American Institute of Architects  
City of Wheeling - Planning Commission  
Preservation Alliance of West Virginia  
The Association for Preservation Technology Int'l

#### Board Member:

Friends of Wheeling Historic Preservation Group

#### Treasurer:

Wheeling Collegiate Alumnae

#### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

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

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

Harrison County Courthouse historic preservation, roof repair

USPS Clarksburg Finance Station historic preservation, renovations  
USPS Shenandoah Post Office historic condition report  
USPS Altoona historic preservation, renovations, Section 106 report  
USPS Monongahela historic preservation, renovations

Bennett Square Office Building historic preservation, renovations

Sisters of St. Joseph Convent historic preservation, renovations

Wagner Building multiple office renovations, historic preservation

Lincoln National Bank historic preservation, renovations

Washington & Jefferson College - Old Main historic preservation

The Linsly School historic preservation, renovations

Madison Elementary historic preservation, renovations

Bishop's Chapel Mausoleum historic preservation, renovations

City of Steubenville historic rehabilitation program, multiple projects

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

Grave Creek Mound Museum Restrooms & Auditorium renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Braxton County Senior Citizen Center

The Towers Building - 7 story, multiple renovations, including office build-out

# 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**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of 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. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience.

### NOTABLE PROFESSIONAL EXPERIENCES:

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

# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

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

DeVry Institute of Technology

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Engineering in:

West Virginia  
Ohio  
Pennsylvania  
Texas

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

WVDOT, Division of Highways - District 6 Moundsville Headquarters

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

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 plumbing, electrical, 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:

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

# Lee Belcher

## Senior Engineering HVAC Designer

### EDUCATION:

John Tyler Community College  
Mechanical Engineering Technology - 2012

### PROFESSIONAL AFFILIATIONS:

ASHRAE

ISPE

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Engineering HVAC Designer  
Charleston, WV (2020 to present)

ARBAS, Inc.  
Vice President  
Midlothian, VA (2013 to 2020)

### SUMMARY OF EXPERIENCE:

Mr. Belcher has greater than 30 years of experience leading design teams and managing construction efforts and contracts for Owner projects ranging from support buildings to multi-million-dollar facilities with diverse project scopes, sizes, and personnel. Since 1985, his HVAC project work has included educational facilities, dormitories, healthcare facilities, laboratory and cleanrooms, office buildings, mixed-use facilities, key project proposals, heat gain/heat loss calculations, equipment selection, project specific mechanical specification writing, code analysis; QA/QC for drawings, specifications, construction efforts and managing construction efforts to the Certificate of Occupancy. He has performed code evaluation and its application to project work which is an important component to project success. He has generated Construction Documents, performed QA/QC work on Construction Documents, as well as performed Construction Administration duties with QA/QC work during construction to punch list and through to Owner's Certificate of Occupancy.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### **Longwood University - Real Estate Foundation\***

Completed the Longwood University HVAC and electrical upgrades for multiple student housing buildings. Started project in the Conceptual Design phase and continued into construction with construction administration efforts. Led the mechanical design and managed project from conceptual design to completion. The project consisted of the upgraded replacement of hundreds of air-to-air heat pumps for student housing communities. Managed the contract for the 2.5 million-dollar upgrade effort through three phases of construction. Completed project with a pleased Client.

#### **Media General - Office Building Renovation\***

Led the mechanical design of a newly constructed 9.6-million-dollar multi-story 40,000 sf building.

#### **Department of Corrections - Adult Services Division Campus\***

Led the mechanical design of a new campus style training complex with multiple buildings including a commercial kitchen, dining space, multi-story classroom building, administration building, gymnasium and multi-story holding cells.

#### **American University - Dormitory Renovation\***

Led the mechanical design for three aged dormitories with total of 114,000 sf into classroom and office space.

#### **Franklin Military Academy at Richmond City Public Schools\***

Managed the construction administration for the replacement of system level equipment. Performed construction administration duties with QA/QC work during construction to punch list and through to Owner's Certificate of Occupancy.

#### **Bolling Air Force Base - Washington, DC - DIA Mail Facility\***

Led the mechanical design for 3000 sf of newly constructed mail facility on a military base. Provisions were made for the application to combat bioterrorism concerns.

*\*previous work experience with a firm other than McKinley Architecture and Engineering*

# 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 an unique understanding for problem solving.

### NOTABLE PROFESSIONAL EXPERIENCES:

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

The Towers Building - 7 story, multiple renovations

Belmont County Divisional Courts build-out / renovations

Ft. Henry Building renovations, including office build-outs

Jefferson County Justice Center renovations

WVU Medicine - Reynolds Memorial Hospital renovations

Trinity Health System - Crisis Rehabilitation Unit renovations

Mid-Ohio Valley Technical Institute (MOVTI) HVAC

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

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).

# 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 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:

Lincoln National Bank Building historic restorations / renovations  
Harrison County Courthouse historic restorations / roof  
City of Steubenville - multiple projects, including historic  
Towers Building - 7 story, multiple phases, renovations, including office build-out  
United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including Parkersburg Carrier Annex and Hub build-out and renovations  
Steel Valley Regional Transit Authority roof  
Jefferson County Jobs & Family Services renovations  
West Virginia Army National Guard - AASF#1 HVAC renovations  
Follansbee City Building renovations  
Cabela's Eastern Distribution Center  
Cameron American Legion exterior 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



# Wagner Building

## Wheeling, West Virginia

### Owner

The Maxwell Partners

### Size

60,000 SF approx.

### Construction Cost

\$6.2 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

### Contractor

Pat R. Ionadi Corp.  
& Davison Electric

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

60,000 SF structure included **total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior**. Our firm also worked within the **Standards of the Department of Interior** for this historic structure renovation. For example, all of the existing windows were replaced, and we designed them to match a close profile with the originals built around 1926.



BEFORE  
& AFTER



# The Towers Building

## Steubenville, Ohio

### Owner

Jefferson County Commissioners

### Size

76,300 SF

### Construction Cost

\$5 million approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, totalling over \$5 million. One project example is **multiple phases of renovations and upgrades to The Towers Building**. This is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley 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 address 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 skylight, building envelope repairs, a new boiler, new ADA handicapped ramp, sprinklering, and more.** For one example, the new boiler project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is of a high energy efficiency, and has a much smaller footprint. These projects included multiple General Contractors.

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



# 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 **adaptively reuse/renovate** a car showroom and service area into an **office building**. The first fit-out includes space for the **West Virginia Department of Health and Human Resources' (DHHR) new Ohio County office**. The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. **We worked with our client to fit the DHHR's program into the space and maximize the use of the space.** We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the structure.

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

The showroom windows were mostly in-filled because of the **sensitive nature** of the materials in the DHHR's office, but windows high on the wall provide **natural daylight** in the space daylighting, for just one example of the building's **multiple energy-efficient features**. 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.



BEFORE  
and AFTER



BEFORE  
and AFTER



# Building 34

## West Virginia State Office Complex

### Weirton, West Virginia

#### Owner

State of West Virginia

#### Size

39,500 SF

#### Construction Cost

\$4 million

#### Project Architects-Engineers

McKinley Architecture and Engineering

#### Project Architect

Gregg P. Dorfner, AIA

#### Contractor

Walters Construction

To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an office building in the City of Weirton. This Weirton State Office Complex (also known as Building 34) is a \$4 million state-of-the-art building that houses offices for multiple state agencies. This State Office Building was completed in 2006, and accommodates the Department of Health and Human Resources, Rehabilitation Services, the Bureau of Employment Programs, the Division of Motor Vehicles, the Lottery Commission, and the Work Force Investment Board.

This two-story, 39,500 SF office building was constructed with a rooftop HVAC System, structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. For security, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various finishes and furnishings, such as desks, work stations, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), casework, various door styles and swipe-access, bulletproof transaction windows, kitchen, laminated countertops, adjustable shelving, painted or glazed ceramic tile walls, and much more.

The first and second floor building commons spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The DHHR spaces on the second floor includes 14 offices, an "open" office east and an "open" office west, work rooms, multiple swipe-card access doors, employee-only entrance, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more. The Rehab spaces on the first floor includes 7 offices, clerical, conference room, waiting room, an employee-only entrance, and more. The Bureau of Employment Programs spaces on the first floor includes 2 "open" work station rooms, manager offices, counselor office, work force training room, a large waiting room, hearing room/conference, server room, and storage. The DMV spaces on the first floor includes work stations, offices, break room, a large waiting

area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more. The Lottery spaces on the first floor includes an office, an "open" office room, conference, security room, supply room, a separate entrance/lobby, and data room.



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

**Contractor**  
Massaro Corporation

**Commissioning Agent**  
Iams Consulting, LLC



City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This recently completed office building has become that inspiration. The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core.

This new 5-story office building underscores its major role in the development and revitalization of downtown Logan by **uniting office space for 127 employees for 6 State agencies** under one roof, whom were once scattered throughout the city. The agencies include the **Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board.** There are **dozens of offices, multiple open work areas, conference rooms, etc.** The 53,200 SF building provides **current technology, flexibility for future growth, and security features for existing and future tenants.** In March 2014, this project became **LEED Certified.**

At the request of the Owner, the building was designed to be **energy efficient "green"** and meet **sustainable design** goals. To help achieve this, the **HVAC system** included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls. In addition, a tight building envelope was created with **closed cell foam insulation and thermal efficient windows.**

One of the unique features of the building is the daylight system which takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.

For another feature, the plaza uses **recycled brick pavers** from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry. It is interesting to point out a **stained glass window** feature in this entry, which won a 2013 AIA Craftsmanship Award. It is custom designed to reflect the culture and history of the area (images of a coal tippie, arrowheads, West Virginia Quilt Star, old Logan courthouse, etc.) and use as much glass from West Virginia Manufacturers as possible.



# 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

3709 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056  
www.alliantgroup.com | 800.564.4540

# 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](http://www.irs.gov)

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

Very truly yours,

Rizwan Virani  
Managing Director

# 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 the building.

The WV Division of Culture & History engaged the professional architectural and engineering services of McKinley to conduct on site analysis and to document and confirm as much of the existing conditions as possible in preparation for restoration activities. The roofing, windows, exterior and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. The project scope was to and has maintained the historic character of the interior and exterior. This stone building was restored inside and out using careful research and coordination with SHPO.

A combination of water intrusion conditions existed at the beginning of the **historic preservation / 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.** The failed roofing system was removed and replaced with **5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system; emblematic of the period of 1859 when the original structure was completed.** All of the **44 double-hung wood windows have been fully restored and reglazed.** There was also **interior restorations and repairs.** Sections of the original **wood flooring** were carefully removed and replaced. The **interior plastering** was **restored**, eliminating or concealing previously botched attempts, and included **ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs.** **Historic paint colors** were applied on all newly plastered surfaces in the building. **Interior painting** provided for **color matching and new faux graining** on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character of the rooms.** Two rooms on the second floor were **completely restored** since the existing spaces were nearly destroyed by deterioration. In addition to the aesthetic improvements in this project, a new **HVAC system, fully automatic sprinkler system, fire alarm detection system, electrical, and plumbing** were designed to be **completely concealed within the existing walls and ceilings.**



Courtroom Column Capital, Crown Molding, and Decorative Paint



Before, During Construction, and After

**McKINLEY**

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# Fort Henry Building

## Wheeling, West Virginia

### Owner

Fort Henry LLC

### Size

45,046 SF

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

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

Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); our goal is to **maintain the historic character of the interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.** All of the renovations being done are to **comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration.** By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district." We have been grateful that the **State Historic Preservation Office** has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the windows, porch and additional funding for the porch.

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



Before



After



**McKINLEY**  
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# Bennett Square business center

## Wheeling, West Virginia

**Owner**  
McKinley Properties, LLC

**Size**  
22,000 SF

**Construction Cost**  
\$7.5 million

**Project Architects-Engineers**  
McKinley Architecture and Engineering

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

**Contractor**  
Walters Construction



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



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Maxwell Centre



## Wheeling, West Virginia

### Owner

The Maxwell Partners

### Size

51,000 SF approx.

### Construction Cost

\$2.3 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Denis P. Gill, AIA

### Contractor

Walters Construction

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



# Orrick's Global Operations and Innovation 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 and Innovation Center 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.



# Panhandle Cleaning & Restoration

## Triadelphia, West Virginia

### Owner

Panhandle Cleaning & Restoration

### Size

40,600 SF

### Construction Cost

\$3.5 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

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



**McKINLEY**  
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# Belmont County Divisional Courts & Offices

## St. Clairsville, Ohio

### Owner

Belmont County Commission

### Size

2 Buildings  
40,000 SF

### Construction Cost

\$5.2 million estimated

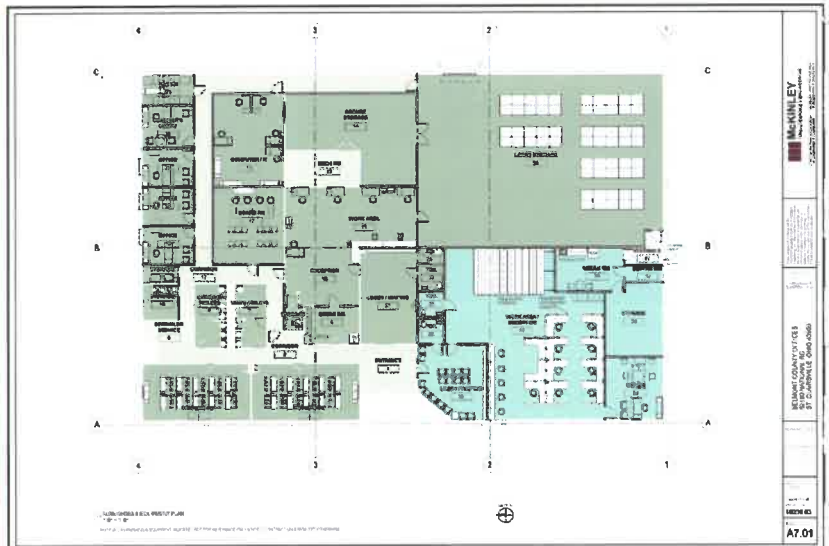
### Project Architects-Engineers

McKinley Architecture and Engineering  
Brandstetter Carroll

McKinley Architecture and Engineering is leading the team that is designing **renovations/build-outs to 2 existing buildings (the former Health Plan office buildings)**. The combined budget estimate for both buildings is \$5.2 million.

The **25,000 SF Building 1** is currently in the design phase and will combine all three Belmont County Divisional Courts (Western/Eastern/Northern Division Courts) and the Prosecutors Office in a State-of-the-Art (Secured) Building. In addition, a separate secure In-custody Area is included for movement and holding of prisoners during trial and hearing days. The Judges have a private entrance and bullet proof windows. All personnel can move around the building without entering the public space via a "back-of-house" corridor. Entrance to the building for all other persons is via one location equipped with security feeds, an x-ray machine and a metal detector. Each Clerk Suite has been equipped with bullet proof transaction windows, individual work stations and a high density storage system for current records. The public space allows access to two large courtrooms, restrooms, an ATM, and small conference rooms for consultation with the Public Defender or private attorneys.

**Construction was recently completed on the 15,000 SF Building 2**, which combines the Board of Elections office and the Clerk of Courts. This is a renovation of a one story concrete block building, including new interior walls, finishes, HVAC systems, electrical systems upgrades and fire suppression system modification. **Security** for the entire building is important; especially for the Board of Elections during voting seasons. The office spaces are secured from the client area by an access control system. The reception windows / transaction counters include stainless steel finishes with security glass. The ballots are stored in a secure inner room with two sets of lock so two employees must open it for additional security. The building also securely houses voting machines.





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: 662743

Doc Description: EOI: Building Four Renovations

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2020-02-06	2020-02-26 13:30:00	CEOI 0211 GSD2000000004	1

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:  
 \*000000206862  
 McKinley Architecture and Engineering  
 (McKinley & Associates, Inc.)  
 129 Summers Street - Suite 201  
 Charleston, WV 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 February 24, 2020

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, WV 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 (McKinley & Associates)  
\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

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

February 24, 2020  
\_\_\_\_\_  
(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 (McKinley & Associates)

Authorized Signature: [Signature] Date: February 24, 2020

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 24 day of February, 2020.

My Commission expires August 16, 2020.



NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)



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

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

Proc Folder: 662743

Doc Description: Addendum No. 1 EOI: Building Four Renovations

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2020-02-20	2020-02-26 13:30:00	CEOI 0211 GSD2000000004	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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**FOR INFORMATION CONTACT THE BUYER**

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

Signature X

FEIN # 55-0696478

DATE February 24, 2020

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

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: GSD2000000004**

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

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

**Addendum Numbers Received:**

(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering

Company



Authorized Signature

February 24, 2020

Date

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

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

**ACORD CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 01/02/2020

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

INSURED: McKinley & Associates Inc, See Below Additional Named Insured, 32 - 20th Street Ste 100, Wheeling, WV 26003

INSURER A: Cincinnati Insurance Co., 10677  
INSURER B: Brickstreet Ins, Brick

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.

TYPE OF INSURANCE	CLASS CODE	POLICY NUMBER	POLICY EFF DATE	POLICY EXP DATE	LIMITS
GENERAL LIABILITY		EPP/EBA0146335	06/18/2019	06/18/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Subcontractor) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
AUTOMOBILE LIABILITY		EPP/EBA0146335	06/18/2019	06/18/2020	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per person) \$ PROPERTY DAMAGE (Per accident) \$
UMBRELLA LIAB		EPP/EBA0146335	06/18/2019	06/18/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
WORKERS COMPENSATION AND EMPLOYERS LIABILITY		MCB1018016	12/30/2019	12/30/2020	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if there space is required)  
CERTIFICATE ISSUED AS PROOF OF INSURANCE  
MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURAL SERVICES, INC., WILLOW GLEN CAPITAL

CERTIFICATE HOLDER: MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO, 32 - 20TH STREET STE 100, 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

ACORD 25 (2009/09) The ACORD name and logo are registered marks of ACORD. © 1988-2009 ACORD CORPORATION. All rights reserved.

**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

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

INSURER A: Continental Insurance Company

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.

TYPE OF INSURANCE	CLASS CODE	POLICY NUMBER	POLICY EFF DATE	POLICY EXP DATE	LIMITS
GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Subcontractor) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per person) \$ PROPERTY DAMAGE (Per accident) \$
UMBRELLA LIAB					EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
WORKERS COMPENSATION AND EMPLOYERS LIABILITY					E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if there 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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For your convenience, included are copies McKinley Architecture and Engineering's various firm certifications and licenses. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the Design Team tab.

BOOK [REDACTED]



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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of  
DECEMBER 19 89

*Ken Hechler*

*Secretary of State.*



# State of West Virginia



## Certificate

*I, Natalie E. Tennant, Secretary of State of the  
State of West Virginia, hereby certify that*

**MCKINLEY & ASSOCIATES, INC.**

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on December 15, 1989.

I further certify that the corporation has not been revoked by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this

### CERTIFICATE OF EXISTENCE

Validation ID: [REDACTED]



*Given under my hand and the  
Great Seal of the State of  
West Virginia on this day of  
October 27, 2015*

*Natalie E. Tennant*

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, <https://apps.wv.gov/sos/businessentitysearch/validate.aspx> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER: 

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

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

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

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

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

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

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

atl.006 v.4  
L0539442304

# State of West Virginia



## Certificate

*I, Natalie E. Tennant, Secretary of State of the  
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### CERTIFICATE OF EXISTENCE

Validation ID [REDACTED]



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Great Seal of the State of  
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October 27, 2015*

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