West Virginia Army National Guard

Re: Solicitation No.
CEOI 0603 ADJ2100000001

RT Roof &
Exterior Door Design

McKINLEY
ARCHITECTURE + ENGINEERING

McKINLEY
ARCHITECTURE + ENGINEERING

27 July 2020

Tara Lyle
Buyer Supervisor
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Lyle and Members of the Selection Team,

McKinley Architecture and Engineering are pleased to provide the West Virginia Army National Guard with our expression of interest to provide architecture and engineering design to replace the roof and all exterior doors at the RTI Building, at Camp Dawson, WV. As you review this submission, we emphasize the following strengths of McKinley with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a full-service architectural and engineering firm that been providing design services since 1981. With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects**, **Engineers**, Construction Administrators, LEED Accredited Professionals specializing in Building Design and Construction, and more.

Over the years, we have designed various **security architectural and engineering projects**, which you will see throughout our proposal. From these experiences, we have gained the knowledge to realize the multi-purpose nature of some of these specialized facilities; such as safety and security, public access vs. control access, sensitivity to the people using the facility, and much more. This includes projects that were renovated to insure building security, compliance with current building codes, force protection of the building, and much more.

We have experience designing exterior and interior security doors, windows, bullet/explosion resistance storefronts and entryways, security glazing and frames, sally ports and man-traps, video camera monitoring, intercom systems, access control systems, vandal resistant hardware, and other security enhancements on various buildings across the state, including State Police detachments, E-911 centers, State Government facilities, correctional centers, and multiple school projects just to name a few.

Our experience also includes multiple types of **roof replacement projects**, which allow us to use that experience in your project. This experience also includes many projects that occurred while the building was occupied. This has involved all sorts of roof structures (steel joists, wood joists, jr. beams, etc.), roof coverings (different membrane systems, metal, shingles, etc.), including all pertaining roof-mounted engineering systems (HVAC, roof drainage, skylighting, etc.), and more. Some of our projects replaced roofs that were beyond their life span, were leaking, were sliced and damaged, and many caused water damage throughout the interior of the building - even the smallest pinhole can allow significant water infiltration. Our designs replace the roofing system, fix the leaks, meet the current code with compliant systems which increased the building's safety, and are lower maintenance.

The Maxwell Centre - Suite 100 / Thirty-Two Twentieth Street / Wheeling, West Virginia 26003
Phone 304-233-0140 / Fax 304-233-4613 / www.McKinleyDelivers.com / edellatorre@mckinleydelivers.com

Our renovation experience has also included multiple different plans that minimized disruptions of daily operations of the building while construction was implemented. This has included phasing projects to work at various parts of the building at different times which keeps other areas open, or working during "off" hours such as nights or weekends, among other options. Close coordination between the owner, contractor, and our firm from the start - will ultimately lead to the smoothest plan. **We can do this!**

A small sampling of all of our similar experiences with these projects are found within the "Relevant Projects" tab. We have gained knowledge and insight to evaluate these renovation projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you money.

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 proposed project. We are very excited about the possibility of working with you again.

Sincerely,

Ernest Dellatorre
President
McKinley Architecture and Engineering
(304) 233-0140 x115
EDellatorre@McKinleyDelivers.com

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Project Goals and Objectives

McKinley Architecture and Engineering has extensive experience with providing drawings and specifications for roof and doors replacements. This includes exterior doors that were renovated to insure building security, safety and security renovations and upgrades, man-traps, access control systems upgrades, hardware upgrades, compliance with current building codes, as well as force protection to name a few.

We have the skill needed to provide drawings and specifications for addressing the door and roof issues effecting the Regional Training Institute at Camp Dawson. This would require on-site investigation. Our approach to design requires a dialog with the owners and the end users of the facility. To start your project, a kickoff meeting will be held with all available owners representatives along with facility walkthroughs for the design professionals. **From this on-site meeting and investigation of the RTI,** we will understand the problems or deficiencies in the current doors, roofs, and hardware, and we will propose options for resolving the issues. At this point, 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 doors and roof replacements project. This information will then be used to budget for the work and prepare for the actual corrections period. We can also provide multiple options pertaining to the quality and style of replacement or repair as related to the potential cost of construction. Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your goals and objectives. We do not only depend on our experience, but on the day to day experiences of those who will use the building. We have found that this hands-on approach allows us to focus on your needs and desires and to achieve a better outcome for our client. **We will successfully design these replacements to meet your goals and objectives.**

Present unknowns for your **roof replacement** include: possible sealant and flashing condition defects, deterioration of existing roof deck, degradation of the roof structure, and damage to interior building components due to previous water infiltration. **Roofing projects require a concise mapping of the existing roofing system including existing materials condition (above and below the roof line), mapping of the building's roof penetrations, and observation of the performance of the rain water collection system.** How does it respond to a 100 year rain event; is any action/correction necessary to control; does the current assembly meet all current building code standards? For example, existing roof systems without adequate slope and proper drainage, and/or leaking can also cause significant mold, mildew, algae and other such growths, which are unhealthy for the environment for the students and teachers. If there is any ponding water; it can provide incubators for mosquitoes, etc. and needs addressed. Another safety factor which should be considered is, the design of the roof systems should include analysis to determine if secondary emergency roof drainage is warranted to prevent structural failures from blockage of the primary roof drainage system. Modifications to drainage system and existing mechanical equipment and service feeds may also be required to achieve code required minimum slopes for roof replacement. Periodic meetings will occur to discuss various correction options. From these meetings the preferred roofing system will be decided and thoroughly vetted to ensure longevity and budget conformance. Flashing methods and drainage, equipment supports / curbing for future HVAC equipment, and walkways will each be studied and integrated into the design using both conventional and custom detailing solutions.

You will see as part of our submittal the vast experience we have with different levels of **security** on various buildings across the state, including multiple State Police detachments, Correctional Centers, National Guard projects, E-911 Centers, Courthouses, Private clients (like the Orrick Corporation's Global Operations Center), State Office Complexes, and at schools to name a few. By virtue of our

experience, **we understand the need for security,** especially where the public enters the detachment. We also design areas that are **employee only, including separate secure entrances,** especially for the detachments with E-911 centers. **The exterior doors have security glazing and insulation.** In addition to doors, we typically use block for **force and bullet protection**; but in an existing building where we have to use gypsum board partitions we would use fiberglass ballistic panels and expanded metal mesh behind the gypsum board, and on the inside of the wall we would use plywood under **for extra blast protection.** Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above.

Our Firm as a whole brings a vast experience in working with **high security facilities,** which you will see throughout our proposal. We have completed hundreds of projects, small and large, gaining experience that we can apply to your project. Our high security and/or emergency service facilities experience ranges from you, the **West Virginia Army National Guard,** to the State Police, sheriff, ambulance authorities, fire departments/stations, emergency operations centers, and E-911 communications centers among others. From this experience, we have gained the knowledge to realize the multi-purpose nature of these specialized facilities; such as safety and security, sensitivity to the people using the facility, cost and energy efficiency, flexible environments, and much more. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. The main reason we have been able to maintain this relationship is because we LISTEN to their needs. So that you don't only have to take our word for it; we encourage you to call our references.

Quality Control is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. Our history of completing successful projects is founded upon our commitment to this process. During the design phase all personnel become fully versed in your program, the project requirements and design standards. The design team is responsible for identifying for the WVARNG any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction. Prior to the completion of each determined phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time: drawings and specifications for program compliance; drawings and specs for internal coordination; cost effectiveness of the design; drawing accuracy; and compliance with appropriate codes and client standards. As the design is developed, Thom Worlledge, your Project Manager, will present the plans for review and comments to a plan group depending on the nature of the work; e.g. architects critiquing the architecture, and engineers commenting on the engineering. Once a consensus is reached, the plans advance in the process. After coordination check corrections are completed, Thom will review the documents and compares the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. Review sets are sent to the WVARNG, Fire Marshal and other governing authorities for preliminary review. Prior to the final release of the documents, revisions are checked by Thom and appropriately referenced on the drawings. Copies of the final documents will be distributed to the WVARNG, Fire Marshal and other governing authorities for final review comments, which are incorporated into the documents prior to issuance for bidding and construction. Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. During construction, our Construction Administrators monitor the contractor's progress to ensure that they are following the Construction Documents. For all of our Clients we require a set of Operation & Maintenance Manuals be submitted from manufacturers as Closeout Documents. The 11-Month Walk-thru is specified to follow-up on the status of the completed work and to make it possible to review product performance and final installation standards have been met before the warranties expire.

Design Team Flow Chart

Project Manager / Main Point of Contact

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

Architecture

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
Architect / LEED Accredited Professional specializing in Building Design and Construction

Engineering Team

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

Kurt A. Scheer, PE, LEED AP
Senior Mechanical Engineer / LEED Accredited Professional

Richard G. Berger
Senior Mechanical Engineering Designer

David A. Ullom
Mechanical Engineering Designer

Scott D. Kain
Plumbing & Electrical Engineering Designer

Michael J. Clark Sr.
Electrical Engineering Designer

Construction Administration

Robert E. Smith

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

Architect / Specialized LEED Accredited Professional

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #48600

President:
West Virginia Society of Architects

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

Former voting member:
ASHRAE 90.1 International Energy Code Committee

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Manager, Charleston Office
Charleston, WV (2005 to present)

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV

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

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

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

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

West Virginia University - University Police Building

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NēD) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

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

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

Tim E. Mizer, PE, RA, QCxP

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 qualifie 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. Mize joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

United States Postal Service - multiple projects

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

Building 34: WV State Office Complex in Weirton

Mattern Tire Service Center

WVU State Fire Training Academy

Wheeling Island Fire Station

West Virginia State Police - multiple projects

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Manageme

The Towers Building renovations

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

Holiday Inn Express & Suites - multiple projects

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects, including LEED Certified

Ohio County Schools - multiple projects

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).

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:

WV Army National Guard - multiple projects / new & renovations

United States Postal Service - multiple projects / new & renovations

Panhandle Cleaning & Restoration warehouse/garage/office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Steel Valley Regional Transit Authority

West Virginia University - new State Fire Training Academy

Wheeling Island Fire Station

West Virginia State Police - multiple projects / new & renovations

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects, including LEED Certified

Ohio County Schools - multiple projects

Tyler County Schools - multiple projects

Wetzel County Schools - multiple projects

Wood County Schools - multiple projects

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

Building 34: WV State Office Complex in Weirton

Wheeling Island Hotel•Casino•Racetrack multiple projects

Orrick's Global Operations Center

Millennium Centre Technology Park

Holiday Inn Express & Suites - multiple projects in 4 States

Cadiz Presbyterian Church Maintenance master plan

Jefferson County (OH) Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

Charleston Enterprise Center renovations (2009 WV AIA Design Award)

Michael J. Clark Sr.

Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineering Designer
Wheeling, WV (2012 to 2018, 2020 to present)

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

Holiday Inn Express Hotels - on-call contract / multiple projects

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

West Liberty University - West Family Stadium / Russek Field lighting & new Soccer & Track Stadium / West Family Athletic Complex

Brooke County Schools - NEW Brooke Middle School

Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations

Hampshire County Schools - NEW Animal Vet Science Center

Hancock County Schools - A.T. Allison Elementary addition/ renovations, New Manchester Elementary addition/renovations, Oak Glen High School renovations, Senator John D. Rockefeller IV Career Center HVAC renovations, Weir High renovations, Weir Middle renovations, & NEW Weirton Elementary

Harrison County Schools - NEW Johnson Elementary

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

WVDRS Wheeling District's new office space fit-out

Carenbauer Wholesale Corporation warehouse addition/renovations

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Instructor:
Mechanical Engineering, Eastern Gateway Community College

President:
Mingo Business Association (2007 to present)

Commander:
American Legion Post 351 (2008 to present)

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services roof

Harrison County Courthouse roof

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects

The Towers Building renovations, multiple phases including roof

Cabela's Eastern Distribution Center

City of Steubenville - multiple projects

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

Brooke County Schools - District-Wide Construction Program ($36 million), including new buildings, and renovations

Grant Co. Schools - multiple projects, including Maysville renovations, & Union Educational Complex addition/renovations

Hancock Co. Schools - District-Wide Construction Program ($56 million), including new buildings, renovations, and additions

Marshall Co. Schools - District-Wide Construction Program ($38 million), including new buildings, renovations, and additions. Also includes Hilltop Elementary (LEED Certified)

Marshall Co. Schools - Cameron High (LEED Registered)

Tyler Co. Schools - multiple projects

The Linsly School - Banes Hall addition/renovations and Stifel Field House / Behrens Memorial Gymnasium renovation

Jefferson County Courthouse renovations & Annex demo

Cameron American Legion Exterior Renovations

Lincoln National Bank Building renovations

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 Provid
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

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www.LinkedIn.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers

McKINLEY
ARCHITECTURE + ENGINEERING

Sustainable "Green" Design

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

McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as **indoor air quality, energy efficiency, resource depletion,** and **water quality**. With **commercial and 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!

ENERGY STAR

McKINLEY
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Leadership in Energy and Environmental Design

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

We have **LEED® Accredited Professionals**, including 2 who are **specialized in Building Design & Construction**:

- Kurt A. Scheer, PE, **LEED AP**
- Christina Schessler, AIA, **LEED AP BD+C**
- Thomas R. Worledge, 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. Worledge, 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 sh received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspect into new buildings; she can even incorporate energy efficient desig into renovation/preservation projects. Twenty percent of a building's energy consumpt is embodied in the existing physical structure itself!

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Construction Administration & On-Site Representation

Construction Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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

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

References

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

Open-Ended Contract

West Virginia State Police

Owner
West Virginia State Police

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

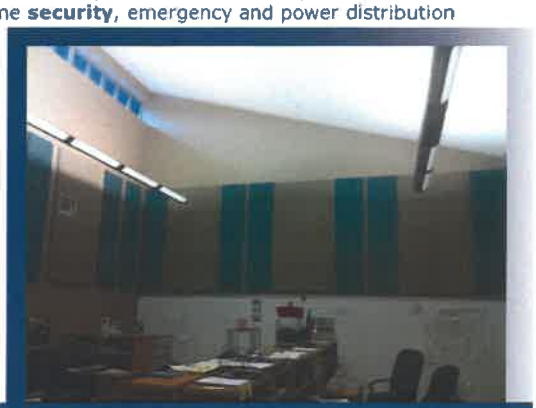
Project Architects-Engineers
McKinley Architecture and Engineering

McKinley Architecture and Engineering have completed design services on **dozens of renovations, multiple new detachments, and several additions** on West Virginia State Police detachments throughout the State. Some buildings have **E911 Centers which have a higher level of security. By virtue of our experience having worked on dozens of State Police Detachments, we understand the need for security throughout the entire buildings, especially where the public enters the detachment. There are various levels of secure windows and doors. The windows are usually bullet-proof glass, some are tinted and insulated secure-lined glass, some allow daylight but also obstruct exterior vision (looking in). At the WVSP Academy, we designed a shooting range control center with a watch tower that is windowed on three sides with full view of the range (with insulated & safety glass), as well as a staging area that is enclosed with a glass wall toward the range, with space for 50 cadets with tables for gun cleaning and check. In addition at the WVSP Academy, we renovated 3 buildings and includes all new windows which are both energy efficient and secure. In addition, we design multiple energy-efficient and sustainable design aspects to the various buildings, such as the Logan Detachment uses a daylight clearstory to let natural daylight into the internal squad and conference rooms (*seen to the bottom right*). Typically we use block for force and bullet protection; but in an existing building where we have to use gypsum board partitions we would use fiberglass ballistic panels and expanded metal mesh behind the gypsum board, and on the inside of the wall we would use plywood under for extra blast protection. Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above. We have extensive experience designing secure interior and exterior doors and associated access control systems on dozens of WVSP Detachments.**

Architectural and Engineering design for **new addition and renovations** to the detachment in **Pendleton (Franklin).** The **3,170 SF addition** was for a **911 Center (E911)** that included 2 offices, a communications room, a transmitter room, a kitchen and a vestibule. The **3,840 SF of renovations** included **providing security for the secretary, replacing door hardware to more secure hardware,** a bunkroom, ADA upgrades, **exit and emergency lights,** and an emergency generator to name a few.

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

The new 13,000 SF **Logan Detachment** is now the Back-Up Data Center for the WVSP Headquarters facility in South Charleston; therefore, it needed much of the same **security**, emergency and power distribution systems since the facility must remain in operation 24/7. We designed **secured entrances, doors and windows**; a 350 kW backup generator for the entire building; an uninterruptible Power Supply (UPS) room; raised access floors; and more. There is a **daylight clearstory window system** to let natural daylight into the internal rooms.



McKINLEY
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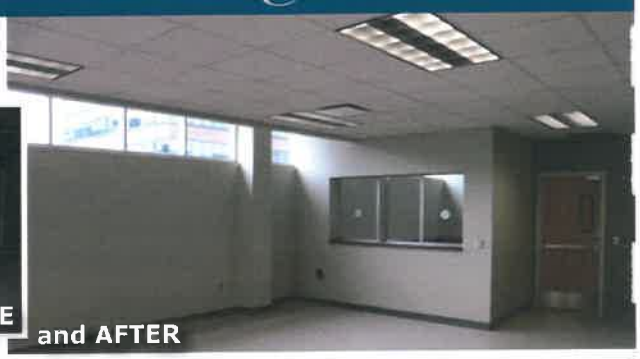
WV Department of Health and Human Resources Office Building

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

We were asked by our client to **renovate** a former car showroom and service area into an office building (now called the Mary Margaret Laipple Professional Building). The first fit-out includes space for the West Virginia Department of Health & Human Resources' new Ohio County office. The building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. We worked with our client to fit the DHHR's program into the space and maximize the use of the space. We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure. The project was built in **three phases: the exterior was completed first (including new doors, windows, skin, etc.),** next the interior **(including secure doors and windows)**, and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. The building was divided into three distinct spaces: **secure office space, Client space, and training areas. The Office space is secured from the client area by an access control system.** The training space was designed to be stand alone for use by other State staff training. **The showroom windows were mostly in-filled because of the sensitive nature of the materials in the building, but windows high on the wall provide natural daylight in the space.** 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.

Allied Plate & Glass was hired for the Phase I secure exterior doors and hardware (as well as windows). There are exterior doors at 3 locations, which are heavy-duty hollow-metal doors and frames. There is front glaze aluminum storefront framing for 3 entrances, 6 exterior fixed frame windows, and 4 sections of continuous fixed frame windows. This included 112 pieces of glass (both tempered and annealed) in the doors, frames, and windows. The entrances have door frames that are 2" x 4-1/2" thermally broken front glaze transom door frames with front glaze sidelites. The doors and sidelite glazing are 1" overall thickness insulated *tempered* units, where the transom glazing is 1" overall thickness insulated *annealed* units. The entrance frame size at 101B is 100" x 129", at 179B is 136" x 129, and at 125A is 138" x 129". All doors are 72" x 84" pairs with continuous hinges and rim panic devices, wide stile doors, 1-3/4" thick with 10" bottom rails & 6" cross-rails. There are two sets of custom hardware, which includes head receptors and aluminum sill flashing with end dams.

Deluxe Doors was hired for the Phase II secure interior doors, windows, and hardware. This included 80 interior door openings of knocked down primed steel frames, red oak clear pre finished wood doors and hardware and glazing. Furthermore, there are closers and reinforced frame heads to 17 doors, passage lever sets to 2 doors, and electrified trim to 2 doors. The video conference room includes a hollow metal, knocked down, primed frame with one way mirror. The reception window (*shown to the right*) includes aluminum tracking with security glass. The door contact and reader interface was installed by a security contractor.

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Orrick's Global Operations Center

Wheeling, West Virginia

Owner
Orrick, Herrington & Sutcliffe LLP

Size
88,000 SF approx.

Construction Cost
$8 million

Project Architects-Engineers
McKinley Architecture and Engineering

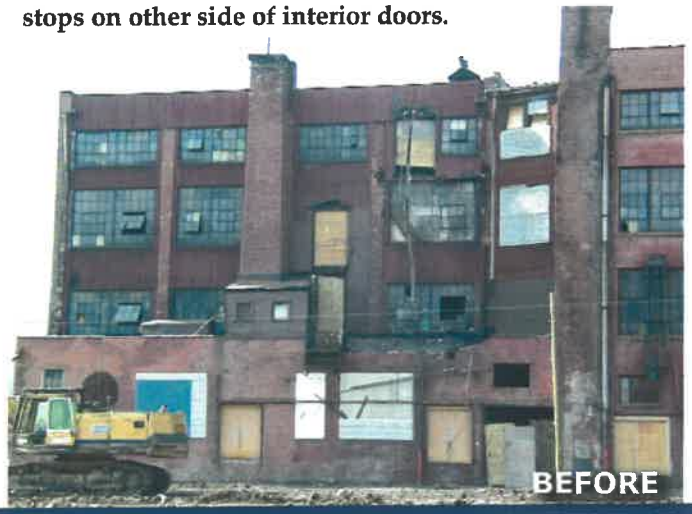
Project Architect
David B. McKinley, PE

Contractor
John Russell Construction

This 100 year old warehouse was adaptive reused and **renovated** to create son 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 multinationa company.** The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This **$8 million** dollar project won a **West Virginia AIA Merit Award.** The entire exterior shell was designed and constructed in **6 months** to attract a new tenant, which include **reconstructing 120 dilapidated steel windows and glazing.** It quickly becam the home to the **international law firm Orrick.** This building soon became the company's Global Operations Center; no other firm has a **24/7 facility** that riv it. **It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world and around the clock; therefore, security was a major concern.**

Security for the facility was to be comparable to the rest of the firm's nation wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. The security system features we had to incorporate, understand, and design by included a card access system that allows single card with multiple-levels of access programmed into that card, with card readers at the front door, server room and network operations center, elevators, loading dock, stairs, and other sections; there is not a full time receptionist; glass break and motion detecte on the ground level; an intercom at the front door; and finally, security cameras are placed at the loading dock, rear parking lot, and front door.

We designed the interior and exterior doors to comply with various levels of ANSI 250.8 for level and model, ANSI A250.4 for physical-endurance level, NFPA 80 for clearances for fire-rated doors, and other relevant codes. The exterior doors, panels, and frames were fabricated from metallic-coated steel sheets. The exposed faces of the interior doors and panels, including stiles and rails of nonflush units, were fabricated from cold-rolled steel sheet. Reinforce doors and frames received surface-applied hardware. For glazing, there are nonremovable stops on outside of exterior doors and on secure side of interior doors for glass, louvers, and other panels in doors, as well as screw-applied, removable, glazing stops on other side of interior doors.



BEFORE and AFTER

McKINLEY
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Building 55
West Virginia State Office Complex

Logan, West Virginia

Owner
State of West Virginia

Size
52,300 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Massaro Corporation

Commissioning Agent
Iams Consulting, LLC

This **new 5-story West Virginia State Office Complex** 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.** 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.**

There were secure exterior and interior doors, with various hardware and glazing. The exterior doors and storefront included aluminum, galvanized hollow metal, or steel (garages) doors and frames materials. The interior doors are mainly wooden with hollow metal frames. Many are fire rated for 60 or 90 minutes.

At the request of the Owner, the building was designed to be **energy efficient "green"** and meet **sustainable design** goals. To help achieve this, **a tight building envelope was created with closed cell foam insulation and thermal efficient windows. The windows are both energy efficient and secure. One of the unique features of the building is the daylight system. The design 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.**

View Showing Both Natural Daylighting with Light Louvers, as well as Light from Bulbs

McKINLEY
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Lincoln National Bank Building

Avella, Pennsylvania

Owner
Avella Area Community Association

Size
8,667 SF approx.

Construction Cost
$288,400

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Ramp Construction Company, Inc.

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

For the new roof, insulation and drainage portion of this project; due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, the tarred roofing materials were removed and a new roofing system was installed. After the removal of the existing roof, the structural deck was inspected to further validate its satisfactory condition. To meet current code, additional roof drains were required. In addition, overflow drains were required because of the high parapet walls enclosing the roof. Following restoration of the interior face of the masonry parapet walls, proper flashing and counter flashing were included as a part of the complete roofing system.

In addition, there was a replacement of the unsafe section of the plaster ceiling. The deep beams in the banking room had sustained substantial damage from roof leaks, which have both softened the plaster and rusted the steel support system and wire mesh. Large sections of the plaster beams had collapsed, leaving the actual steel structure exposed above.

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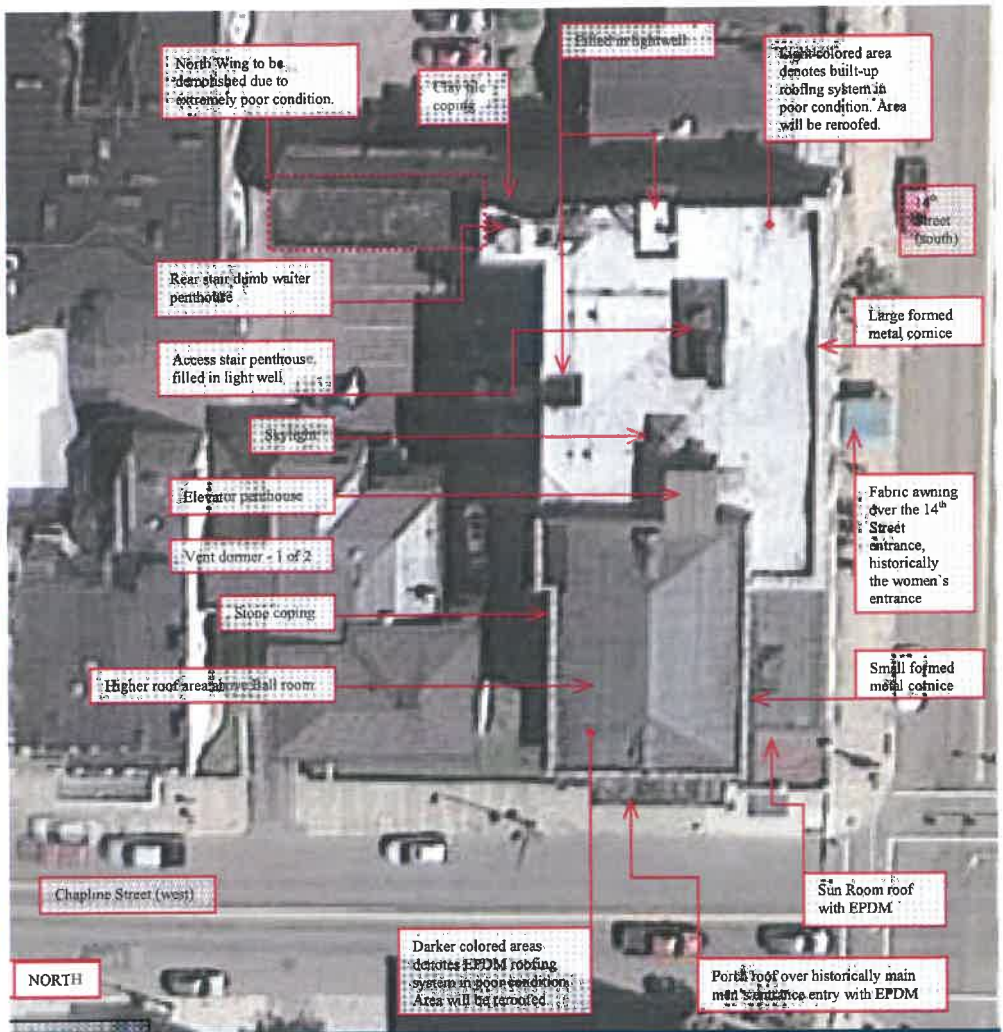
Fort Henry Building

The 4-story, 45,046 SF Fort Henry Building was originally designed and built as a mansion in the 1850s, then served as a social club and meeting places from the 1890s 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 Architecture and Engineering'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; our goal is to maintain the historic fabric and character of the interior and exterior. All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. To date, we have been successful in attracting a few tenants, which has enabled us to commence with the fit-outs / development of the project. There is an anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant. Because the building had been in disrepair for many years, these renovations also included upgrades required to get the building up to current codes and standards, such as complete **roof replacement, masonry repairs, windows rehab/replacement, doors,** ADA lobby entrances, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, elevators, storm & sewage line separation, sidewalks, and much more.



McKINLEY
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Harrison County Courthouse

Cadiz, Ohio

Owner
Harrison County Commissioners

Size
9,500 SF

Construction Cost
$1.7 million approx.

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Kalkreuth Roofing & Sheet Metal, Inc.

McKinley Architecture and Engineering and Kalkreuth Roofing recently completed a Design-Build project in 2016 for the Harrison County Commissioners in Ohio for upgrades to the Harrison County Courthouse in downtown Cadiz, OH. The Courthouse was completed in 1895 by architect Joseph Yost, and has elements of Greek Revival, Second Empire, Italianate, Romanesque Revival, and Beaux-Arts architectural styles. This courthouse is located on the National Register of Historic Places (NRHP Reference #74001524).

This project replaced/restored the existing 9,500 SF **roof** on the Courthouse. Work included complete removal and replacement of slate and copper flashings, complete removal and replacement of EPDM roofing and related flashings, repai of roof support framing, new snow guards, repair of stone, hazardous abatement of pigeon droppings, replacement of tower louvers and vents, removal and replacement of sealants. Includes 4 corner cupolas. In addition to the roof replacement, all **masonry** above the third floor windows including the roof tower were restored and the mortar joints repointed. A new lightning protection system was also included in this project.

Our team worked cooperatively with the Owner and provided, among other services, schedule development, estimate development, design development documents for review by the Owner, Guarantee Maximum Price (GMP) proposal, engineering, and pre-construction planning throughout the construction stages.

BEFORE (DURING CONSTRUCTION)

& AFTER

McKINLEY
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Jefferson County Department of Job & Family Services Building roof

Steubenville, Ohio

Owner
Jefferson County Commission

Size
20,100 SF

Construction Cost
$200,000 approx.

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
N.F. Mansuetto & Sons Inc.

McKinley Architecture and Engineering assisted the Board of Commissioners of the County of Jefferson, State of Ohio, with the **replacement** of the Jefferson County Department of Job and Family Services Building's 3**0 year old EPDM roof.** This project included the coordination of demolition of a Ballasted EPDM roof, mechanical curb flashing, and full roof replacement. We also reviewed the concerns of the failing roof, and possible damage to the building structure, and designed plans to correct these issues.

The demolition included field verifying all conditions, and verifying the location of all roof penetrations. The next step in demolition was removing all existing roofing, ballast, accessories, insulation, metal trim and flashing to the existing roof deck.

All of the roof drain domes were replaced with compatible cast iron domes. There was various locations where damaged soffit was replaced. We provided design for code compliant drainage systems which increased the building's safety.

This project was completed in October of 2013.

BEFORE

and AFTER

McKINLEY
ARCHITECTURE + ENGINEERING

Steel Valley Regional Transit Authority Maintenance Complex roof

Steubenville, Ohio

Owner
Steel Valley Regional Transit Authority

Size
15,614 SF

Construction Cost
$275,000

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Alex Roofing & Construction Co.

This project includes **architectural and engineering design services** for the **roof repairs and replacement** for the administrative and maintenance complex in Steubenville, Ohio. This new roof project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project. This includes the demo of the existing EPDM roofing; new EPDM roofing, penetrations, scuppers, and flashing; the demo of existing coping and installation of new metal coping; salvaging and reinstalling the lightning protection system; replacing one roof hatch; repairs to the existing EIFS system; new scuppers through the existing parapet; and finally, the installation of new roof expansion joints.

For the roof system, the rubber membrane and insulation needed to be replaced. During the installation, we ensured that the slope of the roof and roof drainage system met current Ohio Building Codes. The HVAC units were lifted off their curbs to help with the flashing; one of the HVAC units was replaced. The roof drainage system required an upgrade to provide an emergency drainage system to ensure water leaves the roof surface if the primary roof drains become plugged. For this roof, the most economical way to add an emergency system was to add scuppers through the parapet wall to allow any ponding of water to exit the roof structure.

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Grant County Schools

Union Educational Complex

Mt. Storm, West Virginia

Owner
Grant County Schools

Size
6,319 SF

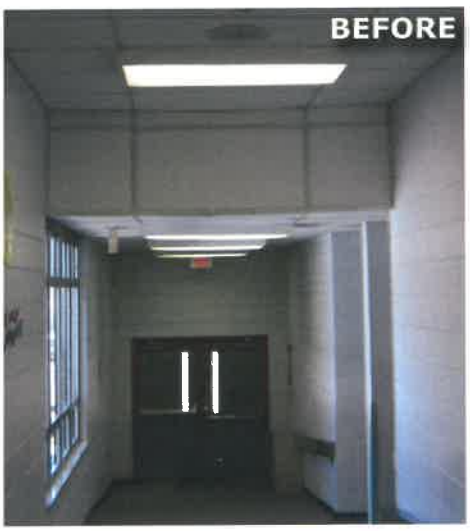
Construction Cost
$1.6 million

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Harbel Inc. Construction

The Union Educational Complex **addition and renovation project** involved a new **1,200 SF, floor to ceiling, aluminum storefront glazed ADA entry,** 3,800 SF of locker room and restroom renovations, HVAC, electrical upgrades, lighting, a new building skin/facade, 200 lockers, benches, shelving, toilet partitions and accessories, walls and ceilings painting, floors and ceiling tiles, wood repairs, and plumbing, to name a few.. **This project also included 26 new interior (face sheets fabricated from cold-rolled steel sheet) and exterior doors (face sheets fabricated from metallic-coated steel sheet); consisting mostly of aluminum or hollow metal; a few wooden. The hollow metal doors had either a 60 or 90 minute fire protection; in addition, every door with windows had fire rated glass. There were 3 frame types and 4 doors specified. The doors also involved hardware, glazing, painting, and electrical connections including conduit and wiring for door controls and operators. The window replacements combine design flexibility and high performance. "Fenestration"** *(both windows and doors)* **for this day and age involves form, function, performance, and security. Some windows allow daylight, but also obstruct exterior vision (looking in).** This $1.6 million project involved 2 Phases of work. **The project was completed both on time and budget.**



BEFORE and AFTER

McKINLEY
ARCHITECTURE + ENGINEERING

Hancock County Schools

A.T. Allison Elementary School

Chester, West Virginia

Owner
Hancock County Schools

Size
56,000 SF

Construction Cost
$5.3 million

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Jarvis, Downing & Emch, Inc.

The original Allen T. (A.T.) Allison Elementary School building was built in 1963, and we recently completed an **addition/renovation project to bring it up to today's standards and codes.**

For one, the building was brought up to today's standard of Security. This included a redesigned secure main entrance, new exterior doors and interior doors with insulated security glass, new security and energy efficient windows, the addition of Man Traps at every public entry point, security cameras and video monitoring of all access points, door position monitoring, and a building-wide access control system which controls and records all access to the building. This project also includes a 3-classroom pre-kindergarten addition with a separate entrance; this new entrance to the Pre-K addition features video cameras and a buzzer system for visitors.

Other improvements to A.T. Allison include a brand new cafeteria, 31 additional parking spaces, new heating, ventilating and air conditioning (HVAC) systems, restroom upgrades, landscaping, roofs, ceilings, elevators, data wiring and electrical upgrades and new sidewalks. A major school-wide life safety upgrade includes a new fire alarm, fully sprinklering the building, and the addition of egress corridors. Expanded parking will make drop-off and pick-up times **safer** for students by facilitating better traffic flow for private vehicles and school buses. The renovations/additions now gleam with the brightness of new lights, new ceilings, new flooring and new paint.

Before and After

McKINLEY
ARCHITECTURE + ENGINEERING

Ohio County Schools

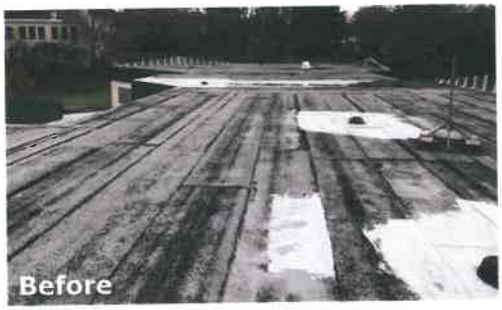
2 Elementary School roofs

Ohio County, WV - county-wide

Owner
Ohio County Schools

Project Architects-Engineers
McKinley Architecture and Engineering

Coordination Architect
Patrick J. Rymer, AIA, ALEP/CEFP



Throughout the years, we have completed **several projects** for Ohio County Schools; including **renovations, additions, upgrades, roof replacements, risk assessments, safety and vulnerability studies, evaluations and inspections, major infrastructure projects**, as well as their **10-year Comprehensive Educational Facilities Plans.**

For the May 8, 2018 election, McKinley completed Pre-Bond Services that lead to the **successful bond passage by 62%. This bond call is a result of that CEFP 2010-2020 that we developed.** The bond will provide **improvements to all the facilities within Ohio County Schools.** The bond total was for $42.2 million and when combined with funding from the School Building Authority and through an energy-saving improvements program funding total will be over $75 million. Our Pre-Bond planning for the **13 school renovations (18 total projects)** included programing, budget estimates, renderings and project boards, marketing material, attendance to public meetings, and organizing one last public informational meeting to help rally the voters to vote "Yes!". The long list of construction projects is expected to take about three years to complete. Most of the school will receive classroom renovations/additions, safety and security upgrades, HVAC and lighting upgrades, code compliance, and more. There are also **new roofs,** bleacher replacements, cafeteria additions, fire alarms, accessibility improvements, bus and drop-off upgrades, and much more.

We recently completed the **roof replacements** at both **Steenrod Elementary School** and **Elm Grove Elementary School.** The roofs were too old, past their warranty, and leaking. We replaced the failing SBS roof systems, with 20yr EPDM roof systems. These were **fast-tracked projects**, the **designs were completed in 2 months**, and the construction was completed during the summer of 2019, and were **finished ahead of schedule** - well before the start of the 2019-20 school year. These projects had zero and negative change orders!

Steenrod Elementary School included over 19,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads. The contractor was Kalkreuth Roofing & Sheet Metal, Inc.

Elm Grove Elementary School included 38,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads, modification to the existing roof drainage system, a new access hatch and access ladder. The contractor for this roof was N.F. Mansuetto & Sons, Inc.

McKINLEY
ARCHITECTURE + ENGINEERING

Tyler County Schools

School Access Safety Plan updates

Tyler County, WV - county-wide

Owner
Tyler County Schools

Project Architects-Engineers
McKinley Architecture and Engineering

Coordination Architect
Patrick J. Rymer, AIA, ALEP/CEFP

McKinley Architecture and Engineering has completed multiple projects for Tyler County Schools since 2003. For this project example, we completed a **County-Wide School Access Safety Plan updates and implementation Project.** To start, we completed a **study** including preliminary floor plans and elevations, as well as budget estimates, **for safety and security renovations/additions to every school** in Tyler County From this study, we completed the **design and construction phases** of this county-wide undertaking. **This $770,000 project consisted of renovations and additions which included school access safety improvements to all of the county's pre-Kindergarten, Elementary, Middle and High Schools. Work included door replacements, window replacements, and forced entry resistant glazing replacements. A new centrally monitored access control, and credential/ID system with video, audio and card stations for staff, visitor and student access was a central component of the upgrades. Exterior entry points were consolidated, and existing key access locations were "re-keyed" to re-established district key control. Site egress and vehicular safety bollards were also added. A new "mantrap" and automatic ADA door operators were also included in upgrades.**

McKINLEY
ARCHITECTURE + ENGINEERING

Wetzel County Schools

Doors and Windows Renovations

Wetzel County, WV - county-wide

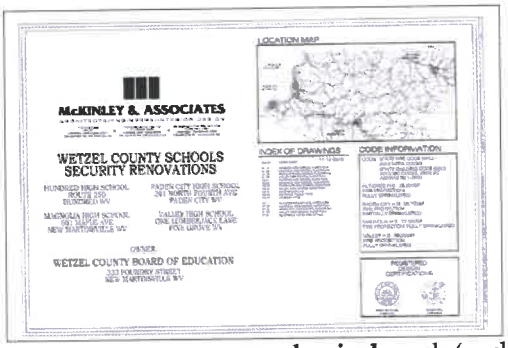
Owner
Wetzel County Schools

Project Architects-Engineers
McKinley Architecture and Engineering

Coordination Architect
Patrick J. Rymer, AIA, ALEP/CEFP

McKinley Architecture and Engineering recently completed **9 projects** for Wetzel County Schools of roughly **$7 million dollars** in **upgrades, achieved substantial completion on time or early, and were on budget with less than 1% Change Orders.**

For one project, we completed **County-Wide School Access Safety Plan updates** including preliminary floor plans and elevations, as well as budget estimates, **for safety and security renovations/additions to every school in Wetzel County from elementary, middle, high, and vocational technology facilities.** From this study McKinley Architecture and Engineering and Wetzel County has further prioritized the order of renovations, and recently completed the first construction phase of this county-wide undertaking. **All 4 High School (Hundred, Magnolia, Paden City, & Valley) facilities just received safety and security enhancements, including door and window replacements with security glazing and frames, access controls, video intercom and surveillance systems, door position and latch monitoring, fire separation, vandal resistant hardware, and other security enhancements.** There were various **electrical** requirements (such as for access controls, power supply, wiring), as well as **mechanical** work (such as for duct connections at the louvers). These 4 projects were **$1.25 million total budget. Future phases of construction will include all of the above mentioned items as well as entry mantrap additions to other school facilities around the county.**



For another project, we completed a **4 Elementary School Window Replacement Project, $918,000 total budget,** which includes **replacement of all county elementary schools' aging windows [at Paden City, Long Drain, Short Line, & New Martinsville] with new units that include energy efficient, forced entry resistant, laminated safety glazing. Work includes fire rescue windows at schools without fire protection system and alarm notification. Buildings now meets present day Fire & Life Safety Code Requirements. Upgrades improved Building Security, Energy Efficiency, and Interior Building Acoustics. The total county window replacement project came in on time and on budget. For one school example, at Long Drain, we replaced single-pane windows that were mounted on the face of exterior block wall. The new window upgrades greatly enhance the building's internal environment.**

McKINLEY
ARCHITECTURE + ENGINEERING

Wetzel County Schools

Magnolia High School roof

New Martinsville, West Virginia

Owner
Wetzel County Schools

Construction Cost
$669,655

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Patrick J. Rymer, AIA

Contractor
Kalkreuth Roofing & Sheet Metal, Inc.

This **$670,000** emergency parapet repair and **building roof replacement** project was performed under the emergency repair portion of SBA funding. McKinley Architecture and Engineering was retained to perform the investigation, design, and construction administration of this emergency project. **The renovations included removal, emergency repair and replacement of 240 linear feet of failing parapet and reinforcing 1652 linear feet of existing parapet.** Miscellaneous exterior safety and access improvements were also incorporated. The failing parapet had caused the existing roof decking and insulation to buckle and lift the membrane up causing a "balloon effect" bubble. This roofing project included demolition and roof structure replacement of approximately **56,365 square feet of Ballasted EPDM roof.** We replaced this system with a fully adhered EPDM roofing membrane. The building roof was also brought up to current day code requirements including the additions of Fall Protection in the form of railings along areas with existing HVAC equipment within 10' of the roof edge and also around the roof hatch. Also, the roof drainage system was now required to include a secondary (emergency) roof drainage system. Our in-house engineering department performed the needed design and also oversaw the installation of this construction. This total construction period was performed while the school was in session and needed to maintain day to day operations.

McKINLEY
ARCHITECTURE + ENGINEERING

Old Main Building

Washington, Pennsylvania

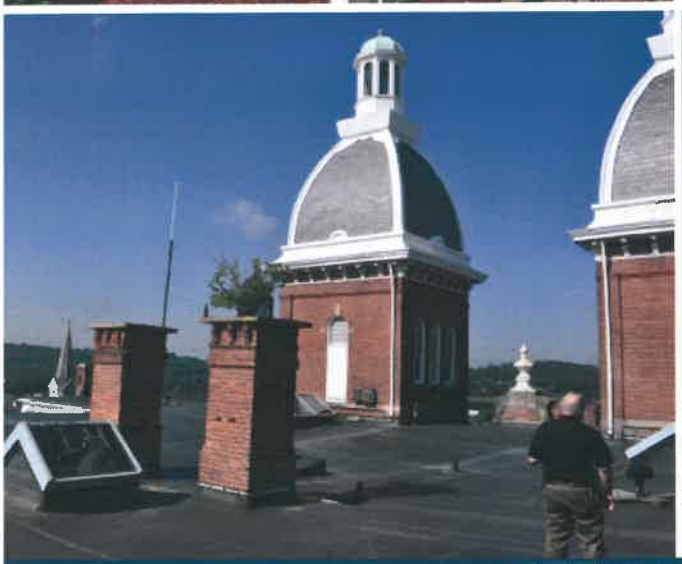
Owner
Washington & Jefferson College

Size
12,000 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Ray Winovich, RA

Contractor
Jarvis, Downing & Emch



McKinley Architecture and Engineering recently worked with **Washington & Jefferson College** on many projects, and on multiple buildings. One project is a **masonry repair and roof restoration project** on the **Old Main Building** in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building at Washington & Jefferson College. Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. The building is found in the National Register of Historic Places; located in the East Washington Historic District (NRHP Reference: #84000547).

There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed.

The intent of this project is to repair and or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof. The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone is to be tuck-pointed and repaired as necessary, and the bronze clad doors are to be renovated.

Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

McKINLEY
ARCHITECTURE + ENGINEERING

West Virginia University

Colson Hall

Morgantown, West Virginia

Owner
West Virginia University

Size
35,000 SF approx.

Construction Cost
$5.6 million

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Denis Gill, AIA

Contractor
TEDCO Construction

McKinley Architecture and Engineering completed a $5.6 million **renovation/restoration** project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design.

The project included a roof replacement. One of the goals was to replicate the original style and color, and Chairman of the Historic Preservation Committee gave us the blessing to use the roof tile that was chosen. The roof replacement included fully adhered single membrane roof, new sealant and waterproof underlayment, repairing and relining the existing gutters, copper collector and downspouts, metal coping, new roof drains, removing the stone parapets then reflash and reinstall the stone, removing all stone chimney caps and reflash with new metal cap flashing, removing all existing chimney flashing and replace with new copper flashing, repairing and/or rebuilding the dormers, installing batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and installing new clay tile roof over the new substrate and ice/water shield (water proof membrane). There was also moisture penetration issues that were addressed.

During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original 1923 appearance while keeping the aesthetics of the building untouched. This included brick repointing, new windows, **doors,** lighting, stair and railings, and more.

BEFORE

and AFTER

McKINLEY
ARCHITECTURE + ENGINEERING

West Virginia University

University Police Building

Morgantown, West Virginia

Owner
West Virginia University

Size
11,768 SF

Construction Cost
$450,000

Project Architects-Engineers
McKinley Architecture and Engineering

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

McKinley Architecture and Engineering assisted West Virginia University in renovating a new space for the University Police Department. **The design of this three-story building included security walls, force protection, and ballistic materials that were built into the existing gypsum board walls to provide security for the dispatch/emergency communication center. The waiting area required bullet/explosion proof drywall and glass windows; the transaction windows have a bullet resistant standard stainless steel frame, glazing, talk window, and pass thru. Also, a double door was added walking into the waiting area. Only exit/entrance doors will be on card swipe to allow entry into the building; all other doors are lock set with key. The dispatch room has card swipe access. There is an overnight evidence room off the existing double doors; this room has electronic lock and a different card swipe into the Secure Evidence. The next room is Fire Arms and storage; this room has card swipe and floor to deck above for security reasons, and the storage room also has a standard lock set for door. The front doors have card swipe access to the upper floors.** The **communications center** monitors the CCTV locations around the campus, along with the security phone locations that are provided for campus safety. **The dispatch center serves as the central hub of communications for all WVU campus security issues and acts as the link to the state police and other emergency services. The building houses the Campus Police, emergency dispatch center, secure evidence holding, interrogation rooms, and the police K-9 unit.**

McKINLEY
ARCHITECTURE + ENGINEERING

Purchasing Divison
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: 748462

Doc Description: RT Roof & Exterior Door Design

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-07-07	2020-07-28 13:30:00	CEOI 0603 ADJ2100000001	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
32 20th Street - Suite 100
Wheeling, WV 26003
(304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Tara Lyle
(304) 558-2544
tara.l.lyle@wv.gov

Signature X [signature] **FEIN #** 55-0696478 **DATE** 27 July 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)
32 20th Street - Suite 100, Wheeling, WV 26003
(Address)
(304) 233-0140 | (304) 233-4613
(Phone Number) / (Fax Number)
edellatorre@mckinleydelivers.com
(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

McKinley Architecture and Engineering
(Company)

(Authorized Signature) (Representative Name, Title)

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

27 July 2020
(Date)

(304) 233-0140 | (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 exceed five percent of the total contract amount.

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature: _____ Date: 27 July 2020

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 27 day of July, 2020.

My Commission expires 16 August, 2020.

AFFIX SEAL HERE

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
KATHRYN McKINLEY
McKinley & Associates
32 - 20th Street, Suite 100
Wheeling, West Virginia 26003
My Commission Expires Aug. 16, 2020

NOTARY PUBLIC _____

WV Licenses & Registrations

For your convenience, you will see copies of our key individual's and firm's various licenses & registrations as evidence that we are currently registered in the State of West Virginia. On this page is Thomas Worledge's (*your Project Manager / Architect*) Registration and Authorization to Practice Architecture in West Virginia (Certificate #2874), and his LEED AP BD+C certificate is on the next page. On the pages following, you will see our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia. 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 in the "Design Team" tab.

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

is registered and authorized to practice
Architecture in the State of West Virginia.

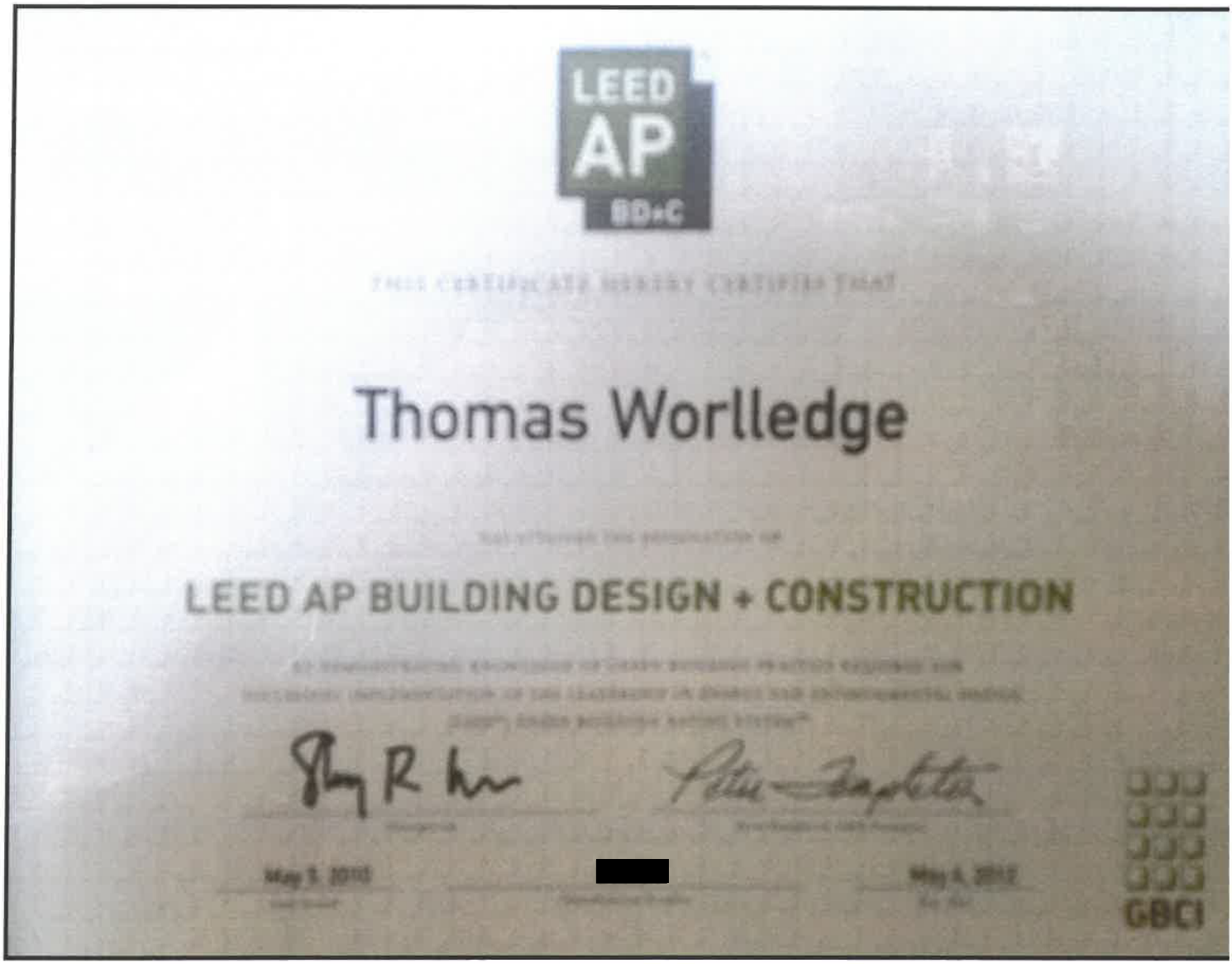
In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number [redacted]

The registration is in good standing until June 30, 2021.

Board Administrator

WV Licenses & Registrations



LEED AP BD+C

Thomas Worlledge

LEED AP BUILDING DESIGN + CONSTRUCTION

GBCI

BOOK 66 PAGE 793

State of West Virginia

CERTIFICATE

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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH *day of*

DECEMBER *19* 89

Ken Hechler

Secretary of State.

WEST VIRGINIA
STATE TAX DEPARTMENT
BUSINESS REGISTRATION CERTIFICATE

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

BUSINESS REGISTRATION ACCOUNT NUMBER: **1040-9524**

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

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

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

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

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

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

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

atL006 v.4
L0539442304

WV Licenses & Registrations

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM E. MIZER - WV PE 013169

has complied with section §30-13-17 of the West Virginia Code governing the issuance of a Certificate of Authorization. The Board hereby notifies you of its certification with issuance of this Certification of Authorization for the period of:

January 1, 2020 - December 31, 2021

providing for the practice of engineering services in the State of West Virginia.

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

IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

BOARD PRESIDENT

Insurance

Per your request, you will find copies of our various Insurance Coverages on this and the following page.

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	CONTACT NAME:	
Paull Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	PHONE (A/C, No, Ext): 304.233.3303	FAX (A/C, No): 304.233.3333
	E-MAIL ADDRESS:	
	PRODUCER CUSTOMER ID #:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
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
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES — **CERTIFICATE NUMBER: 2019-2020 CERTIFICATES** — **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X CONTRACTURAL LIAB GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC			EPP/EBA0146335	06/15/2019	06/15/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			EPP/EBA0146335	06/15/2019	06/15/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DEDUCTIBLE RETENTION $			EPP/EBA0146335	06/15/2019	06/15/2020	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCB1018014 PA EL INCLUDED WV BROAD FROM EL	12/30/2019	12/30/2020	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	BLANKET WAIVER OF SUBROGATION			WCB1018014	12/30/2019	12/30/2020	INCLUDED	

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

CERTIFICATE HOLDER	CANCELLATION
MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32 - 20TH STREET STE 100 WHEELING, WV 26003	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: Lee C. Paull IV 1/2/20

ACORD 25 (2009/09)

Insurance

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

CONTACT NAME: Noelle Boyd
PHONE (A/C, No, Ext): 216-367-4954 FAX (A/C, No): 216-839-2815
E-MAIL ADDRESS: nmboyd@oswaldcompanies.com

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

MCKIN-1

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

CERTIFICATE NUMBER: 1331148277 REVISION NUMBER:

COVERAGES

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2019	10/10/2020	Each Claim Aggregate	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

Specimen
For Purposes of Evidencing
Coverage Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

McKINLEY
ARCHITECTURE + ENGINEERING