











Building 10 Holly Grove Renovation
CEOI 0211 GSD2300000008

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April 18, 2023

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

Dear Ms. Pettrey and Members of the Selection Committee;

McKinley Architecture and Engineering are pleased and honored to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the WV Department of Administration, General Services Division, with our proposal to provide you with architectural and engineering evaluation services and historic assessment of the existing building materials, interior and exterior, and building systems of Building 10, Holly Grove Mansion. We have completed many similar projects, which you will see throughout this proposal. As you review this submission, we emphasize the following strengths of McKinley with respect to your project:

McKinley Architecture and Engineering has been **evaluating and designing historic preservation / restoration / renovation / upgrade projects** since **1981**. **We have a Historic Preservation Specialist on staff, whom is also an Architect.** With offices in **Charleston,** Wheeling, and Martinsburg, WV, and Pittsburgh, PA, we support a professional staff of **over 40 employees** that includes **Architects**, **Engineers**, Construction Contract Administrators, Interior Designer, LEED Accredited Professionals specializing in Building Design and Construction, a Qualified Commissioning Process Provider, and other professionals.

We are excited to announce that we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation.** We also pleased to announce that for the **3rd consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies.**

Historic Preservation is a passion for our firm. We are committed to saving and rehabilitating our past, and **have won multiple awards and recognitions** for historic preservation projects. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as **National Historic Landmarks!** We have completed **well over 150 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old.

Your Project Manager is **Christina Schessler, RA, AIA, LEED AP**, whom is also an **Architect** and **LEED Accredited Professional specializing in Building Design and Construction**, as well as a **Historic Preservation Specialist**. As a skilled **historic preservation architect**; she has a passion for restoration and modernization projects, and has worked on a multitude of similar projects; which you will see in this submittal.

129 Summers Street - Suite 201, Charleston, WV 25301 / Phone: 304-340-4267 / Fax: 304-233-4613
Web: www.McKinleyDelivers.com / E-Mail: edellatorre@mckinleydelivers.com

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

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

Personal Regards,

Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
(304) 830-5359
edellatorre@mckinleydelivers.com

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McKinley Architecture and Engineering (*McKinley & Associates, Inc.*) was founded on **July 1, 1981.** We are a multi-discipline full service Architecture & Engineering firm, offering comprehensive in-house professional services in **Architecture, Engineering, Historic Preservation,** Construction Contract Administration, Interior Design, LEED "Energy Efficient" Design, HVAC Commissioning, and more. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. We have a broad range of skill and experience for projects involving **historic preservation, governmental,** entertainment, municipal, hospitality, commercial, higher educational, PK-12, medical, sports and recreational, private sector, industrial, and much more. Not only have we won multiple **State awards and recognitions for our design**, we have also won many **National awards and recognitions for our design**. Because our architects and engineers are both in house, we offer a more multidiscipline and refined approach to building evaluation, planning, programming and design.

McKinley Architecture and Engineering is a **privately held corporation.** David H. McKinley is the Chairman of the Board. Ernest Dellatorre is the Director, and is charged with the corporate and administration functions of the Firm. Our Director of Architecture, Patrick J. Rymer, AIA, ALEP, oversees the professional architects and designers. Tim E. Mizer, PE, RA, QCxP is our Director of Engineering; his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He will also lead all Engineering portions of your projects; coordinating all the engineering disciplines within our staff.

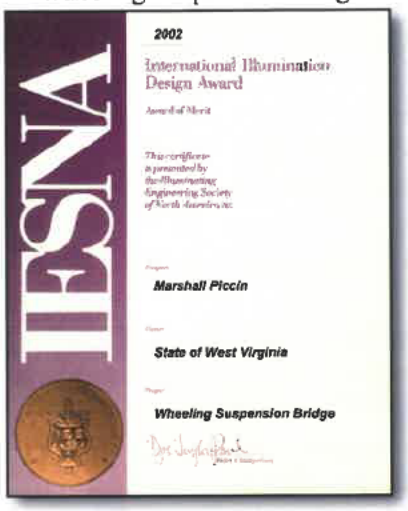
We have a **Historic Preservation Architect**, and McKinley Architecture and Engineering as a whole has vast historic preservation experience and have extensive interaction with The Secretary of the Interior's Standards for the Treatment of Historic Properties. For example, our relighting project of the Wheeling Suspension Bridge - which was built in 1849, is a **National Historic Landmark** (1 of 16 in WV), a **Historic Civil Engineering Landmark**, and on the **National Register of Historic Places** - we won multiple National design awards! We also renovated West Virginia Independence Hall - another **National Historic Landmark** and is also on the **National Register of Historic Places** - we won State design awards!

One McKinley Architecture and Engineering employee, **Christina Schessler, AIA, LEED AP BD+C,** your **Project Manager,** received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. Christina is a **Historic Preservationist**, an **Architect**, as well as a **LEED Accredited Professional specializing in Building Design & Construction. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall, Ft. Henry Building, and Edemar Mansion among others. She was recognized by the West Virginia Archives and History Commission as a "History Hero."**

Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works; this involves multiple historic preservation projects.** Some of these are (*awards for historic projects are in **bold***): **Illuminating Engineering Society of North America's International Illumination Design Award of Merit, West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards,** West Virginia AIA Craftsmanship Award, **Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards,** multiple **Project BEST** recognitions, **The Electric League of Western Pennsylvania - Outstanding Lighting Award,** Building of America - Gold Medal Green Building Award, West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, NCWV Media's Public Project of the Year, **Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award / Adaptive Reuse, 2 Victorian Wheeling Society and Wheeling Civitans Club – Exterior Commercial Property Improvement Awards, Civitans Award - Grand Victorian Property Improvement Award, City of Hope Preservation Award, and the City Council & Mayor's Award for Preservation** to name a few. Here are some of the awards from historic projects:

West Virginia Independence Hall

Wheeling Suspension Bridge



The Orrick Corporations's Global Operations Center

The Maxwell Centre

The Maxwell Centre

Ft. Henry Building

Project Approach:

For the Building 10, Holly Grove Mansion project, first and foremost we can state that McKinley Architecture and Engineering will devote whatever time is necessary to provide the WV Department of Administration, General Services Division with a successful project. If we are chosen for this project; **your project team is available to start immediately, and will provide the necessary hours to complete your project on time.**

Historic Preservation is a passion for our firm. McKinley Architecture and Engineering has been designing restoration / renovation / upgrade projects since 1981. One employee, **Christina Schessler, AIA, LEED AP BD+C, your Project Manager,** received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design in 2012. She has over 30 years of historic preservation experience. McKinley has completed **dozens of historic projects,** including State-owned facilities, and much more.

McKinley Architecture and Engineering is on the forefront of innovative design. **Sustainable Design** is a growing and supported philosophy. **We can incorporate energy efficient "green" design into renovation/preservation projects; twenty percent of a building's energy consumption is embodied in the existing physical structure itself!** McKinley Architecture and Engineering identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, etc. It is with this experience that we are able to bring insight to the design process and consequently retain and improve your long term value. We have **2 LEED Accredited Professionals** and **4 LEED Accredited Professionals specializing in Building Design and Construction** on staff, **which includes your Project Manager, Christina Schessler, AIA, LEED AP BD+C**.

Our Charleston office is located only **3 minutes / 1.7 miles away** from the Holly Grove Mansion. By virtue of our **proximity**, we can provide project services in an **economical, effective** and **efficient** manner, while also responding **expeditiously** to your project's needs.

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

As we understand from the RFP and the walk-thru, the Agency intends to renovate and generally upgrade the historic 3-story, approximately 5,300sq-ft Holly Grove Mansion. You are requesting architectural/engineering evaluation and historic assessment of the existing building materials, interior and exterior, and building systems. The current renovation plan seeks to restore the mansion to its former glory while providing the necessary enhancement to bring its functionality into the 21st century for use as the primary location for the State Historic Preservation Office (SHPO). You also wish to unobtrusively integrate modern mechanical, electrical and other systems into this historic facility. We have successfully completed this on several projects, such as West Virginia Independence Hall.

The Holly Grove Mansion was completed in 1815 by Daniel Ruffner. The mansion, as its name implies, is partly hidden by ancient holly trees which, together with a tall maple and towering boxwood bushes, add much charm to the dignified beauty of its setting.

Constructed of large and heavy brick made in England, the walls of the house are eighteen inches in thickness, making possible generously deep window sills. Holly Grove was originally a square two-storied structure, with a brick dining room wing extending in the rear almost to the kitchen which was housed in a separate brick building. The large windows were trimmed with green shutters, and a small portico covered the front doorway which opened into a wide central hall whose rear door led to the brick-floored dining room.

High-ceilinged square rooms open upon each side of the hallway, those on the right being connected with wide folding doors, above which an elaborate cornice, similar in design and workmanship to the front doorway, extends to the ceiling.

We believe our strength lies in the quality of the people we employ. Our seasoned staff of **over 40 employees** has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project. **We know this Team possesses the required expertise to address all facets of your project**.

Each project has to be evaluated on its own. The inherent challenge to **any project** is defining what the **total scope** of the project is and how the needs of the occupants may impact construction. **Defining this from the start** is important so that **all of the required building infrastructure is built in sequentially during each phase** of construction. Gathering all of this information, requires that we start off immediately with an **on-site coordination meeting and site visit.** To start the **Holly Grove Mansion** project, a **kickoff meeting** will be held with all available **General Services Division and State Historic Preservation Office** representatives, along with a **facility walkthrough** for the McKinley Team design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline throughout the design phases. After this, we will verify existing conditions against any available building drawings and/or documentation.

The most important element of the entire process is **communication between you** and our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget.

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

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

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary modifications and corrections, especially structural; and adapt any modern space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure, **all this while complying with the Standards and Guidelines.** When a client's program needs are in conflict with the existing physical possibilities, we assist the owner/tenant in prioritizing the scope of the project in order to preserve the historic qualities that most exemplify the original attributes of the structure. Restoration and modernization do not have to be mutually exclusive.

West Virginia Independence Hall

Location: Wheeling, West Virginia

Contact: Commissioner Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
(304) 558-0220

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: We completed a renovation and restoration to what many consider the **most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the "Birthplace of West Virginia."** This was built in **1859** as the **Wheeling Custom House,** added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. This building housed the United States District Court for the Western District of Virginia from 1860 to 1864, then the District of West Virginia from 1864 to 1901, and finally the Northern District of West Virginia from 1901 to 1907. The **22,000 square foot** building is now a museum and education/visitors center. They have merchandise, brochures for nearby attractions, cultural information, and more. Tours are shown by a Civil War re-enactor, and include authentically restored rooms, Civil War exhibits, statehood leaders and documents exhibit, and **auditorium** which shows an interpretive film. The permanent exhibition located on the first floor of the museum, "West Virginia: Born of the Civil War," features dramatic displays with period artifacts, and explores the statehood process against the background of the Civil War. The newest display "Waving For Liberty and the Union" is a special exhibit of thirteen original Civil War battle flags located on the second floor. A federal courtroom, located on the third floor and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession. **The building is now appropriately renamed West Virginia Independence Hall. The building is now in its 164th year. We are proud to say, that with our contribution, Independence Hall is prepared for the next 150+ years.**

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

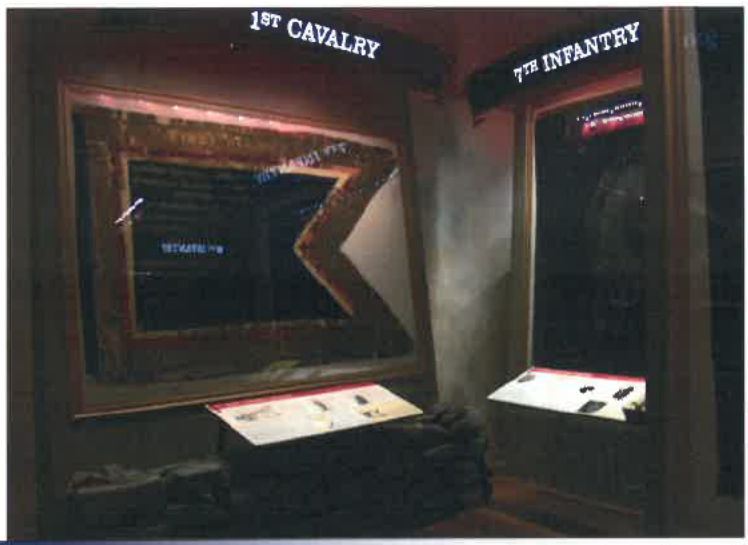
The project scope was to and has maintained the historic character of the interior and exterior. This stone building was restored inside and out using careful research and coordination with the State Historic Preservation Office.

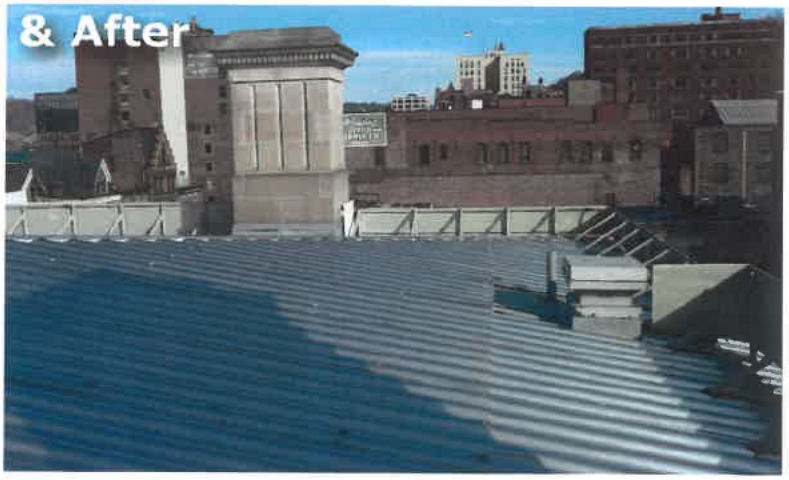
For the exterior, a combination of water intrusion conditions existed at the beginning of the **historic preservation / restoration**; the building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. **Restoration work of the building addressed all of these issues, and more.** Of particular concern was the face of the **stone material;** over time the stone face had deteriorated due to weathering and ground water absorption, which permitted water penetration at the surface of all the façades. **Restoration** scope in the early phase included **pointing and stone cornice replacement, and the next phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone.** The failed **roofing** system was removed and replaced with **5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system; emblematic of the period of 1859 when the original structure was completed.** All of the 44 double-hung wood **windows** have been fully restored and reglazed.

There was also **interior restorations and repairs.** A portion of the interior **plastering** in the third floor Courtroom and the entire first floor exhibit area (formerly a US Post Office) were restored, eliminating or concealing previously botched attempts. The interior plastering restoration in the third floor Courtroom included the **ceiling crown mouldings, flat work** and **plaster returns** at the window jambs. In addition, **two rooms** on the second floor, including the First Governors Office of West Virginia, were **completely restored** since the existing spaces were nearly destroyed by deterioration. Sections of the original **wood flooring** were carefully removed and replaced. **Historic paint colors** were applied on all newly plastered surfaces in the building. Interior **painting** provided for **color matching** and **new faux graining on the woodwork, windows** and **historic metal shutters - all intended to capture the original historic character of the rooms.**

In addition to the aesthetic improvements in this project, a **new mechanical / HVAC system**, fully automatic **sprinkler system, fire alarm detection system, electrical**, and **plumbing** were designed to be **completely concealed within the existing walls and ceilings.**

McKinley Architecture and Engineering was presented with a **Heritage Tourism Award from the Preservation Alliance of West Virginia,** for our achievements in preserving Independence Hall.





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Courtroom Column Capital, Crown Molding, and Decorative Paint

Before, During Construction, and After

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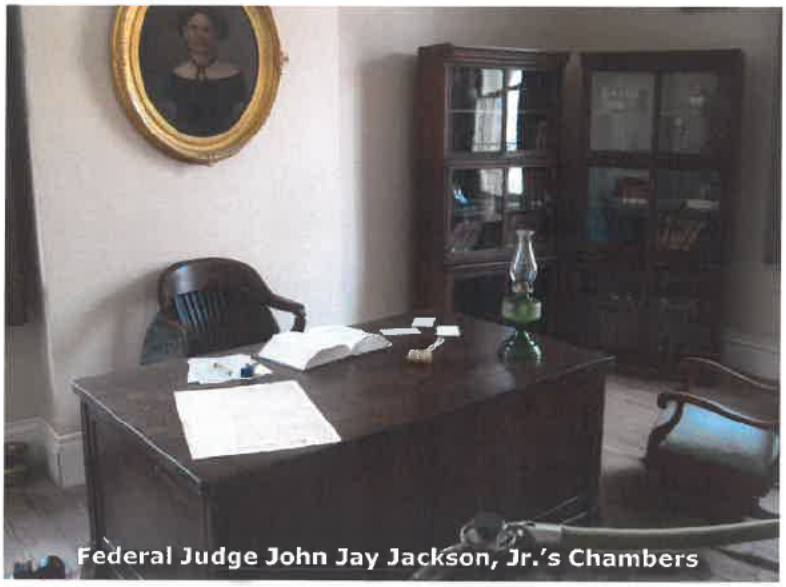

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Courtroom Benches, Pews, Decorative Paint, Windows, and more

During Construction,

Judge's Bench

Windows

and After

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WEST VIRGINIA
Division of Culture and History

The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300
Randall Reid-Smith, Commissioner
Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562
EEO/AA Employer

February 5, 2016

To Whom It May Concern:

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

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

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

Sincerely,

Mr. Randall Reid-Smith
Commissioner
304.558.0220

Wheeling Suspension Bridge relighting

Location: Wheeling, West Virginia

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: The **Wheeling Suspension Bridge** was built from **1847-1849**, was the **first bridge to span the Ohio River**, and was an **important link on the National Road**. It was listed as a **Historic Civil Engineering Landmark** in 1968, listed on the **National Register of Historic Places** on January 26, 1970, and was designated a **National Historic Landmark** on May 15, 1975. For a period of time it was the longest suspension bridge in the world. **It remains the oldest vehicular suspension bridge in the United States still in use;** providing vehicular and pedestrian access to Wheeling Island. Authorized by Congress, a local organization was founded to administer a model downtown revitalization plan funded by the federal government; the **Wheeling National Historic Area Corporation** subsequently implemented a major relighting of Charles Ellet's historic bridge. **This undertaking required a clear understanding of historic preservation protocols, a strong sense of the engineering elements in the National Landmark, and a pragmatic design with sensitivity for maintenance and operations. Recognized for our extensive historic preservation background** and with a large staff of **in-house engineers and architects, McKinley was selected to undertake the task. Drawing from our preservation experiences,** the engineers and architects **focused on the four major elements of the bridge**: the massive stone, arched piers at each end; the graceful catenary cables; the delicate suspension wires; and a rigid wooden Howe truss. We developed a lighting scheme that used four different means of illumination - each intended to highlight and isolate the differing structural elements yet emphasize their interdependency. **Stone Arched Piers:** Although structurally sound, the stone piers had discolored and darkened due to the effects of exposure over the past 150 years. Prior attempts to clean the stone to its original appearance were not successful. To overcome the objection of light interfering with vehicle and pedestrian traffic, the fixtures were inconspicuously mounted on the piers and cables. To illuminate the east and west elevations of the towers, 1000 watt metal halide fixtures were used at a mounting height of approximately nine feet above grade. The wide-beam spread does an effective job of illuminating the inside archway, in addition to lighting the tower faces. The north and south sides of the towers' arcs were illuminated with 400 watt narrow-beam metal halide fixtures. The upper portions of the towers and decorative features are highlighted with four medium-beam and two narrow-beam 250 watt metal halide fixtures for each of the eastern and western approaches. **Catenary Cables:** Newspaper accounts from 1849 mentioned the use of numerous candles atop the two main cables gracefully swung between the stone piers; consequently, to replicate this "necklace effect", incandescent fixtures with amber-colored globes were installed along the nearly one-half mile of cables. To help ensure long lamp life and reduce maintenance costs, the circuit voltage to these incandescent lamps was reduced 10% utilizing an autotransformer. **Suspension Wires:** Support for the roadway consists of wire cables extending from the catenary cables and piers to the sidewall trusses. The vertical distances vary from 3 feet to 70 feet. To illuminate these cables, as well as the underside of the catenary cables, and provide a uniform light level; metal halide fixtures of 400, 250, and 100 watt were unobtrusively installed. **Wooden Trusses:** Soft, low intensity but continuous illumination was chosen for the heavy wooden Howe trusses on each side of the roadway. Fluorescent fixtures were installed end to end to create a virtually solid band of light from one shoreline to the next and focused on the trusses.

The dedication of the bridge lighting project was the highlight of a week-long of festivities in downtown Wheeling. All the news account attribute that it was a most successful venture and **underscores the historical significance of the bridge not only to Wheeling but to the westward expansion of the nation.** We won various **awards** for this project, including an **Illuminating Engineering Society of North America's International Illumination Design Award of Merit,** and a **Best Outdoor Lighting Design in Western Pennsylvania Area.**

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Fort Henry Building

Location: Wheeling, West Virginia

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: The Fort Henry Building was originally designed and built as a **Federal Style mansion** in the **1850s** for the Howell family. The home was eventually purchased around the end of the Civil War by James Fitzsimmons, and is more commonly associated with this Wheeling Family. Alterations to the interior floor plan and exterior made by Fitzsimmons in the 1880s created a Classical Revival Townhouse, of which very little of the Classical Revival plan remains. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding **Fort Henry Club** (where it gets its present name). The present heavy Neo-Classical elements at the main entrance are a result of renovations needed after an extensive 1921 fire. Charles W. Bates and Frank F. Faris – well known, local Wheeling architects, designed the renovations and addition (***seen in top picture***) creating the architectural image seen today. Except for the entrance, the building exterior was modeled to reflect the original Federal Style. By the late 2000s dwindling membership cast doubt on the Fort Henry Club's future. It served as a social club and meeting place for local business until it closed in 2010; thereby leaving the building vacant. Its neighbor across the street - St. Matthew's Episcopal Church took ownership in 2011. For more than ten years, McKinley Architecture and Engineering had been working with two of the previous owners; providing design services to create a viable future for the building. However, unable to find a new owner; the Church began taking steps to demolish it. **That's when Fort Henry LLC (McKinley's subsidiary company) stepped in to save the building from demolition.**

1923 (showing renovations)

Before

Since the structure is included in the **Wheeling Historic District in the National Register of Historic Places** (NRHP Reference #: 79002597); McKinley Architecture and Engineering's goal is to **maintain the historic character of the interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.** This building is **pretty significant to Wheeling**, it has **historic appeal**, and it is located in the heart of the city's "financial district" between the City-County Building and the Federal Building. **Despite being more than a century old, the building is in good condition. When you look at an old building such as that, you have to determine if it can be saved; this building has strong bones and is structurally sound.**

and In-Progress

We have been grateful that the State Historic Preservation Office has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the windows and porch. Our first grant for the Fort Henry Building was allocated to window restoration. The work on the windows covered by the grant is in progress. The work completed to date includes: removing the damaged sashes for shop repairs, repairing the broken windows frame components on site, removal of the old hardware to repair and clean, stripping of the window frames and on site epoxy conservation.

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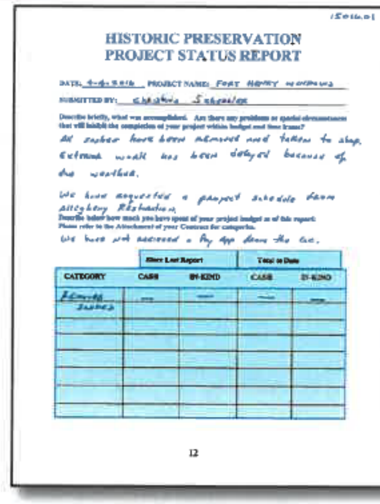


HISTORIC PRESERVATION PROJECT STATUS REPORT

DATE: PROJECT NAME: FORT HENRY

SUBMITTED BY:

Describe briefly, what was accomplished. Are there any problems or special circumstances that will inhibit the completion of your project within budget and time frame?

All sashes have been removed and taken to shop. Exterior work has been delayed because of the weather.

We have requested a project schedule from Allegheny Restoration.

Describe below how much you have spent of your project budget as of this report. Please refer to the Attachment of your Contract for categories.

We have not received a Pay App from the GC.

	Since Last Report		Total to Date	
CATEGORY	CASH	IN-KIND	CASH	IN-KIND
[illegible]	—	—	—	—

12

To date, we have been successful in attracting tenants, which has enabled us to commence with the development of the project.

Because the building had been in disrepair for many years, these renovations include upgrades required to get the building up to current code, including 2 ADA lobby entrances, new electrical service, plumbing, sprinkler & fire alarm systems, roof, elevator, storm & sewage line separation, and sidewalks. The tenant space renovations included office build-outs, conference rooms, work areas, restrooms, kitchenettes/break rooms, lobbies, windows rehab/replacement, new HVAC, electrical & data.

All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.

The City of Wheeling has already recognized our efforts to our commitment to the revitalization of downtown Wheeling, and Mayor Andy McKenzie presented us with a plaque during his "State of the City" address in February 2016.

United States Postal Service projects

Location: Appalachian Area & Erie/Pittsburgh Area

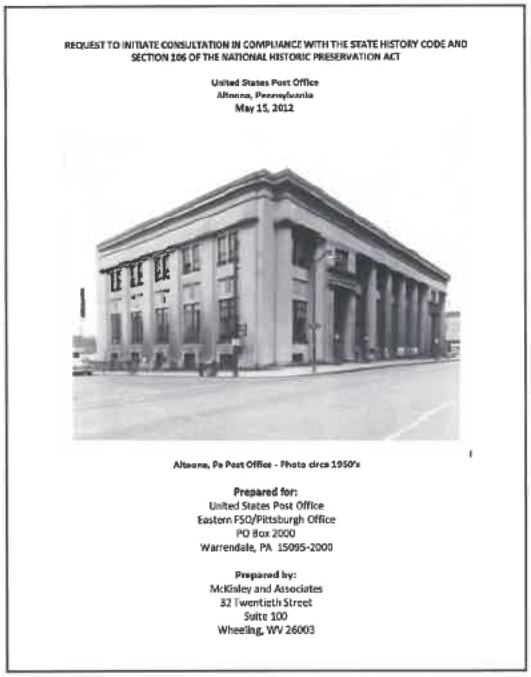
Contact: Mr. Bruce Adams
United States Postal Service
P.O. Box 20867
22681 Woodward Avenue
Ferndale, MI 48220-0867
248 / 677-9660

Type of Project: Governmental, Renovations, Restorations, New Construction

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has had **2 multiple year open-ended Indefinite Deliver / Indefinite Quantity (IDIQ) contract agreements with the United States Postal Service.** One is for the **Appalachian Area** (which includes the **State of West Virginia**, and 49 counties and/or independent cities in **Virginia**). The second is for the **Erie/ Pittsburgh District in Pennsylvania**. For West Virginia, we **currently are under our 4th consecutive** multiple year open-ended contract (IDIQ Contract 360070-15-J-0095).

McKinley Architecture and Engineering has **designed over 100 Post Offices for ADA compliance.** In addition, we have designed **dozens** of other Post Office facilities, including **renovations, restorations, rehabilitations,** additions, and new construction, in numerous cities within these areas. **We have completed studies, reports, general building renovations, windows, doors, HVAC and electrical systems improvements, structural, and much more.** For the newest projects, they incorporate **energy efficient** designs which follow the newest USPS Standards compliance to provide a more efficient systems. **We have also completed Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.**

The following examples are chosen to exhibit an assortment of projects we have successfully and **recently** completed for the USPS which involved **historic** reports and/or **restorations:**



REQUEST TO INITIATE CONSULTATION IN COMPLIANCE WITH THE STATE HISTORY CODE AND SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

United States Post Office
Altoona, Pennsylvania
May 15, 2012

Altoona, Pa Post Office - Photo circa 1950's

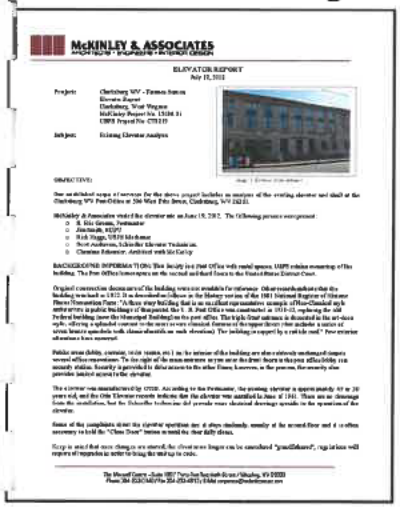
Prepared for:
United States Post Office
Eastern FSO/Pittsburgh Office
PO Box 2000
Warrendale, PA 15095-2000

Prepared by:
McKinley and Associates
32 Twentieth Street
Suite 100
Wheeling, WV 26003

For the **Altoona** project, we were requested to **perform a building evaluation** of the existing 3-story postal facility. The original structure was completed in **1931**, is a **notable contributing structure** within the **Downtown Altoona Historic District in the National Register of Historic Places (NRHP Reference # 92000946),** and is **registered with the Department of the Interior, Historic American Buildings Survey (HABS), National Park Service. We completed the evaluation in accordance with the standards set forth in 36 C.F.R. 800, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act (*seen to the left*).** We produced an evaluation report with an **HVAC** recommendation that the Air Handling Units be replaced along with an addition of a DDC Control System. In addition to the HVAC, work also included the evaluation of the **102 windows, recommendations for historic restoration,** and **design completion thru bid documents.** For this project, we also **completed necessary applications for Compliance with the State History Code.**

Another example, for the **Monongahela** building, it is **historic 2-story structure that was originally completed in 1913.** There were a few repair and alteration projects proposed for this building; the first was for **HVAC** recommendations, where we gave a report with 3 options, and the USPS chose our recommended option. We also completed the USPS Facilities Energy Compliance Certification Form, since we recommended the most **energy efficient** solution that is life cycle cost effective over a 20-year period. Next, the focus of our architectural site visit was the visual condition study of the existing **windows using a non-destructive form of evaluation**. We then **provided a report of our findings**, and gave **3 options for historic restoration and/or replacement of the 100 year old windows.** These recommendations complied with Building Codes, USPS Design Standards, and we also **coordinated our design with the State Historical Preservation Office.**

Furthermore, the **historic Clarksburg Finance Station** project started out only as an elevator study, which included the **site investigation** of the existing elevator components. **We then provided a 28 page report with condition/code assessment including compliance with current USPS standards (including the USPS Renovation Guidelines for Historic Facilities), options for repair/ replacement with recommendations, photos and budget cost estimates, including design and construction administration costs.**



McKINLEY & ASSOCIATES

ELEVATOR REPORT

After reviewing the report, the USPS chose the complete replacement (known as a "modernization" in the elevator industry) option; remove and replace the entire elevator system and upgrade all non-code compliant conditions including Federal ADA regulations. The **document preparation** also included **collaboration with on-site staff to provide for on-going occupancy of the building so that the Federal Judge and US Marshals may continue operations during the fit out.** The elevator is a 4-story traction type with a ventilated, traditional machine room at the attic level. Repairs to the shaft include: patching holes, removing non-code compliant conduits and data cabling, a complete cab, platform and equipment replacement, new controller, new ladder and **patching historic finishes** at the hoistway openings. There was water proofing of the water pit, and the **addition of a handicapped chair lift.** Project also included miscellaneous demo, as well as **electrical, HVAC, fire alarm, and more.** There were also a few **historic** door replacements, as well as a new fire rate door at the Penthouse elevator machine room.

This also required a **State Historic Preservation Office review since the building is listed on the National Register of Historic Places. The building is described as follows in the History section of the 1981 NRHP Nomination Form:** ***"A three story building that is an excellent representative example of Neo-Classical style architecture in public buildings of this period, the U.S. Post Office was constructed in 1931-32, replacing the old Federal building (now the Municipal Building) as the post office. The triple-front entrance is decorated in the art-deco style, offering a splendid contrast to the more severe classical features of the upper floors (that includes a series of seven bronze spandrels with classical motifs on each elevation). The building is capped by a red tile roof."***

Orrick's Global Operations Center

Location: Wheeling, West Virginia

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

Type of Project: Total Renovations / Restorations

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

AIA West Virginia
2002
MERIT AWARD
FOR EXCELLENCE IN ARCHITECTURE

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

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

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Catholic Heritage Center

Location: Wheeling, West Virginia

Contact: Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
(304) 233-0880

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: This **adaptive reuse/rehabilitation** project of a **100+ year old** auto parts warehouse (former Seymour Auto Parts Building) was remodeled to include retail establishments that rent out the first floor, space for offices and diocesan archives on the second floor, as well as 3,700 SF of museum-quality exhibits and a conference/events area on the third floor. **The building is found in the Centre Market Square Historic District, in the National Register of Historic Places.** The **total renovation** work included selective demolition and **renovation/restoration to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, EPDM/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, new elevators, flood-proofing, fire protection, and ADA compliance.** This is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The Library/Archive spaces utilized a specialized HVAC heating, cooling and humidity controls. In addition, a chemical fire suppression (rather than water sprinkler) was utilized in the most sensitive of the Library/Archive spaces, while pre-action water sprinkler systems were used for less sensitive archive areas and conventional wet pipe systems were used for non-sensitive spaces such as general offices, corridors, etc.

McKINLEY
ARCHITECTURE + ENGINEERING

Mt. Calvary Cemetery - Bishop's Chapel Mausoleum

Location: Wheeling, West Virginia

Contact: Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
(304) 233-0880

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: **The Bishop's Chapel Mausoleum, also known as the Chapel of the Good Shepherd, is a contributing structure within the National Road Corridor Historic District of the National Register of Historic Places (NRHP Reference #92000874). The cornerstone was laid in 1876 and the chapel was completed in 1879.**

The Catholic Diocese of Wheeling-Charleston hired McKinley Architecture and Engineering, **led by architect Christina Schessler, your project manager, to complete restorations and renovations,** as well as a sacristy addition, to this **historic** Bishop's Chapel.

First, we completed a field investigation and existing conditions review. Our report stated that the existing Chapel structure was solid but that past interior alterations were negatively impacting the long term stability of the building. Carpeting covered the existing floor, walls had been furred out with studs and drywall, **roof leaks** damaged the decorative moldings and the electric baseboard heat and wall AC installed was inadequate and could not maintain proper interior environmental conditions. We then prepared construction drawings and specifications.

The scope of work included the demolition and complete removal of existing floor finishes, salvage and reuse of existing door hardware, excavation for and construction of additional crypts, custom modifications to lighting and HVAC systems and a Sacristy addition with stone veneer to match existing. **Exterior improvements** included a new ramp with **stone to match the building** and a stair and handrails. Angelina Stone & Marble, a **stone restoration specialist,** was hired for **stone restoration and cleaning. Various roof repairs, flashing repairs, matching downspouts, weather sealant,** mildew removal, **stone patching,** window repairs, and custom screening was completed.

The **interior** improvements to the chapel included a **custom, ecclesial appropriate painted ceiling. Custom marble flooring,** reconfiguration of the **steps** at the Altar, six new crypts, new **HVAC,** new **electric** fixtures and devices, **lighting** and **casework** were also completed. The new **wood doors,** standing and running **trim, accents pieces, plinth blocks, paneling** at the entrance Vestibule **match existing.** We **replicated a new front door** in every aspect of design including the saddle. The door stops, wood frame and casings were repaired, replaced or created to **blend new and existing wood elements.**

McKINLEY
ARCHITECTURE + ENGINEERING

Mt. Wood Cemetery - Robb/Bishop and the Forbes Mausoleums

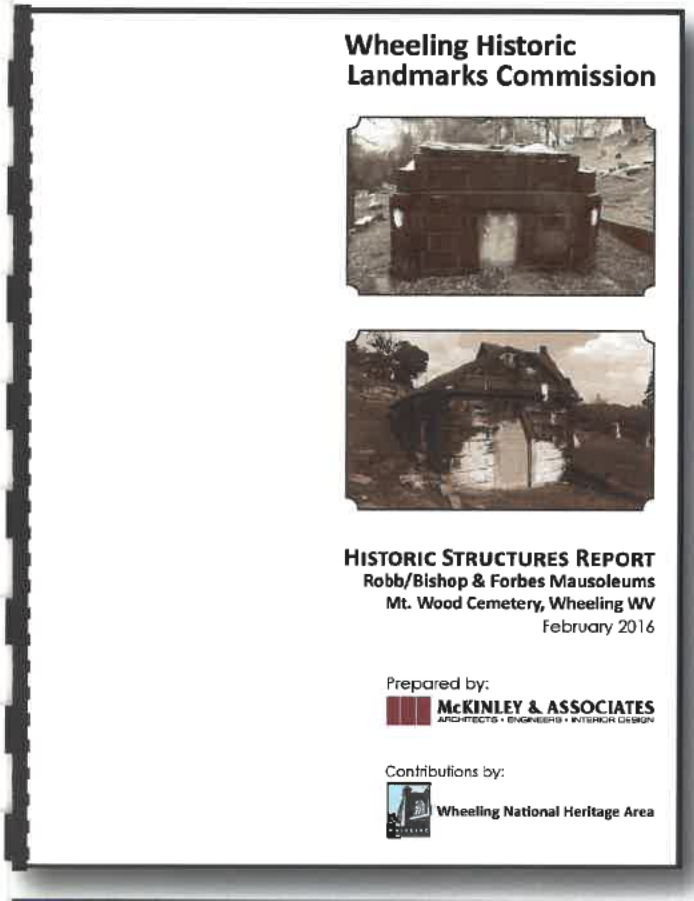
Location: Wheeling, West Virginia

Type of Project: Historic Preservation, Restorations, Renovations

Project Description, Goals, and Objectives: We worked with the **Wheeling Historic Landmark Commission - City of Wheeling, with contributions by the Wheeling National Heritage Area Corporation**, for the preparation of a **Historic Structures Report and construction specifications written for future restoration work** for the **Robb/Bishop and the Forbes Mausoleums**. Both mausoleums are **major contributing structures** located in the **Mt. Wood Cemetery that is listed on the National Register of Historic Places (NRHP Reference #13000685).**

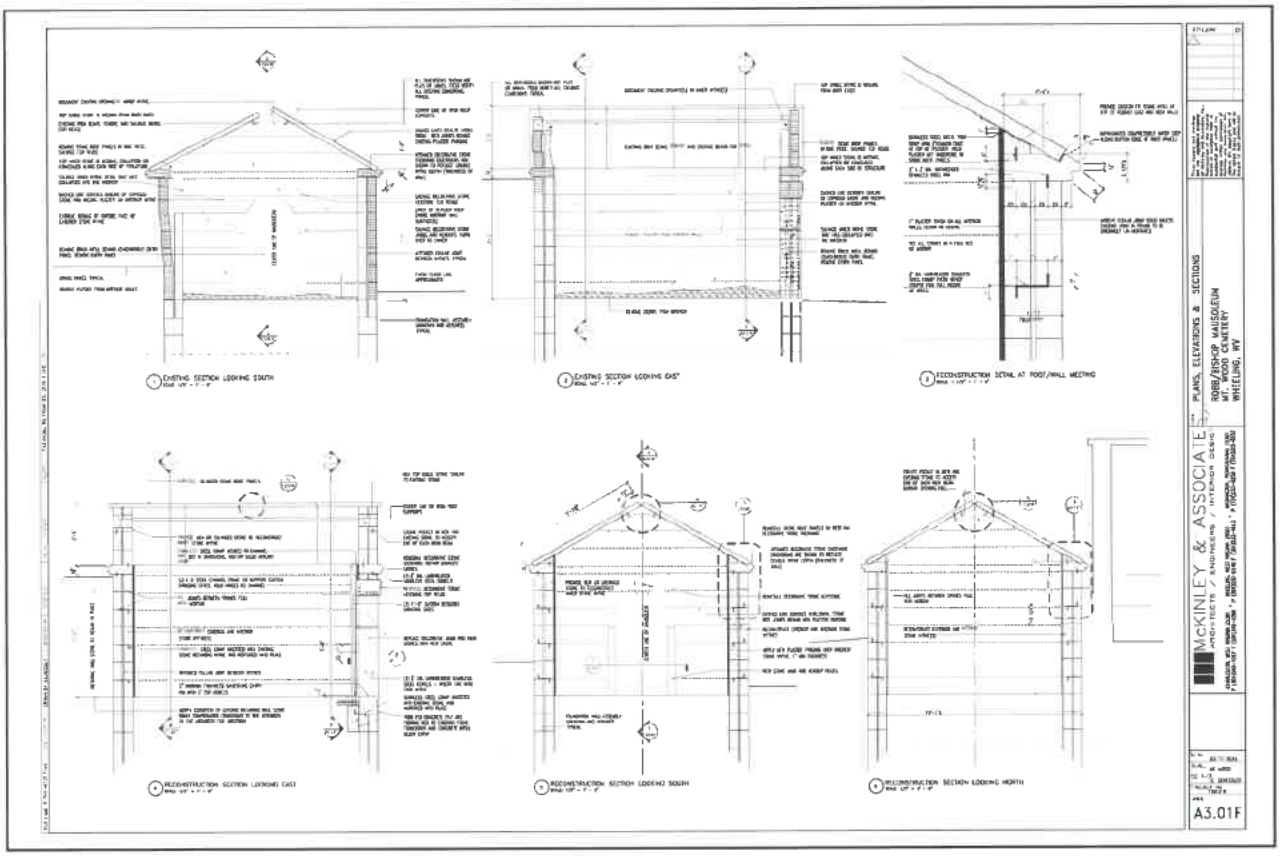
The purpose of this **historic structure report** was to evaluate and make recommendations for restoration of 2 of the 10 mausoleums in the cemetery; the report can aid in developing long term goals and restoration plans for the entire cemetery but the primary focus of this report is on specific recommendations relative to the Robb/Bishop and Forbes Mausoleums. **This study was partially made possible by a Historic Preservation Grant from the West Virginia State Historic Preservation Office.**

Christina Schessler, AIA, LEED AP BD+C led all portions of the **historic survey, report, and drawings. Recommendations in the report support restoration, stabilization, repair, cleaning, conservation and/or reconstruction of these structures. Six total on-site evaluations were conducted** to look at both mausoleums, and occurred over a six month period from August 2015 to January 2016. By beginning in the summer months and concluding the visits in the winter, it was possible to document observations during several seasons. This project also included **researching and gathering historical documentation that was available, documentation of physical changes over time, on-site verification and condition assessment reports of the exterior and the interior (when possible), identifying character-defining features, graphic recording of the structures, code analysis, writing construction specifications for rehabilitation, and much more.** The documentation includes all types of research conducted and gathered: Wheeling history, site history, individual's history, building history, facts, figures, historic photos and maps. Christina reviewed **dozens** of historic publications on the architectural history of mausoleum construction methods to determine the most likely method of original construction. **The report was reviewed by the Wheeling Historic Landmark Commission and final approval will be by the State Historic Preservation Office.** In preparing for the **future**, some tasks may require more involvement from specialty craftsmen and contractors; therefore, the **reconstruction and restoration specifications are written in such a manner as to ensure that only qualified restoration contractors are eligible to perform the actual work.** The report also addresses the requirements of the Secretary of the Interiors Guidelines for Historic Preservation. After Christina finished the 115-page report, she worked on **construction drawings.**



The **Robb/Bishop Mausoleum** is a sandstone structure that resembles a castle and is reminiscent of Jacobethan architecture with its crenellation and bastions with masonry shields. It was built around **1856**. It is now in poor condition; **the roof is missing, the upper courses of sandstone exterior are collapsing, and plant roots were literally growing within the mortar joints and forcing the stones apart.** It has suffered due to over-exposure to the elements, and is in desperate need of cleaning. **Christina actually helped clear away the invasive vegetation and debris which was growing in and on the structure.** Her architectural evaluation notes include existing condition of the stone and brick back-up material, assumed roof assembly and assumed floor construction. The majority of the stones are in surprisingly good condition, and the prospect of reusing all the stone in the reconstruction is planned. However, the interior brick back-up is a softer material than the stone, is not intended to be exposed or subject to extensive moisture infiltration; and is therefore not worth saving. This Mausoleum is to be completely dissembled and then reconstructed. A **new roof structure** is required along with a new water tight roofing system.

The **Forbes Mausoleum** is also a sandstone structure that was built in **1889**. It is in poor condition as well. The **roof** exists but it has shifted off its supports and is precariously seated. The ridge of the gable roof has opened and allows the weather free access. **One wall has bowed so badly that failure is inevitable, and since the walls are what support the stone roof; the roof will fall in when the walls collapse.** Forbes is to be only partially dismantled and then reconstructed. The **roof** must be removed, repaired and reassembled to be water tight. **The walls acting as retaining walls will remain in place and the walls that have deflected will be taken down and rebuilt. Repointing of the walls and some stone replacement are both needed.**



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom it May Concern:

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

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

Sincerely,

Jeanne Finstein

Jeanne Finstein, Ed.D.
Interim Director
Wheeling National Heritage Area

1400 Main Street, P.O. Box 350, Wheeling, West Virginia 26003 www.wheelingheritage.org 304.232.3087

Project Manager / Point of Contact

Christina Schessler, AIA, LEED AP BD+C

Architectural Team

Christina Schessler, AIA, LEED AP BD+C
Senior Architect / Historic Preservationist / LEED Accredited Professional Specializing in Building Design & Construction

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
Charleston Office Manager / Senior Architect / LEED Accredited Professional Specializing in Building Design & Construction

Lindsay Cornell
Interior Designer

Engineering Team

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

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

Alan M. Gaber, PE
Senior Electrical Engineer

Scott D. Kain
Engineering Production Manager / Senior Plumbing Designer

Michael J. Clark
Senior Electrical Engineering Designer

David A. Ullom
BIM Coordinator / Fire Protection Engineering Designer

Construction Contract Administration

Heath L. Fain

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

Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Senior Architect / Specialized LEED AP

EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Specialized Training:
AIA Safety Assessment Program (SAP)

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

Board Member:
Friends of Wheeling Historic Preservation Group

Treasurer:
Wheeling Collegiate Alumnae

Former Member, Board of Director, & Treasurer:
The Midwife Center for Birth & Women's Health

PROFESSIONAL EMPLOYMENT:

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

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

SUMMARY OF EXPERIENCE:

For over 35 years, Ms. Schessler has obtained a wide range of **Architectural** experience in **historical preservation,** medical, educational, and commercial project among others. **She completed her Masters in Historic Preservation, and has a passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project. She was recognized by the West Virginia Archives and History Commission as a "History Hero."** She has had the opportunity to participate in the design of a few uncommon building types, such as theaters, fire fighting training center, funeral homes, and animal research facilities to name a few. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will be able to help provide direction to your project to develop a design that includes energy efficient aspects.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Ft. Henry Building restorations, renovations, grants, Section 106 report

Edemar Mansion / Stifel Fine Arts Center restorations, renovations

USPS Altoona restorations, exterior window restoration, renovations

USPS Clarksburg Finance Station restorations, renovations

USPS Shenandoah Post Office historic condition report

USPS Monongahela restorations, renovations

Washington & Jefferson College - Old Main restorations

Lincoln National Bank, Avella, PA restorations, renovations

Capitol Theatre restorations, renovations

Bennett Square restorations, renovations

Sisters of St. Joseph Convent restorations, renovations

Wagner Building restorations, renovations

The Linsly School restorations, renovations

Madison Elementary restorations, renovations

Grave Creek Mound Museum renovations

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

Bishop's Chapel Mausoleum at Mt. Calvary Cemetery restorations, renovations

City of Steubenville, OH - Historic Façade & Rehabilitation Program, multiple projects across the city

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

Senior Architect / Specialized LEED AP

Charleston Office Manager

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB [redacted]

President:
West Virginia Society of Architects

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

Former voting member:
ASHRAE 90.1 International Energy Code Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worlledge is a skilled **Architect** with over 35 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believe energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction** 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 EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified / ENERGY STAR Rating of 91)

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)

Summit Building renovations

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

United States Postal Service - multiple projects throughout WV

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

West Virginia University - University Police Building renovations

West Virginia State University - Gus R. Douglass Economic Development Center renovations

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

Harrison County Schools - new Johnson Elementary School (ENERGY STAR Rating of 90 / NCWV Media's Public Project of the Year / Collaborative for High Performance School registered)

Marshall County Schools - new Hilltop Elementary (LEED Certified / ENERGY STAR Rating of 86 / won multiple State and National Awards & Recognitions)

Lindsay Cornell

Interior Designer

EDUCATION:

Fairmont State University
Bachelor of Science, Family and Consumer Science with Interior Design Specialization - 2012

Fairmont State University
Associate of Applied Design, Interior Design - 2012

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Interior Designer
Charleston, WV (2022 to present)

Pickering Associates
Interior Designer and Architectural Drafter
Parkersburg, WV (2016-2019)

Crown Event Rentals/Crown Florals
Administrative Assistant
Parkersburg, WV (2014, 2015-2016)

SUMMARY OF EXPERIENCE:

Ms. Cornell is an **Interior Designer** who believes the functionality and beauty of a space are not mutually exclusive concepts. She has experience designing interiors across a broad variety of sectors including healthcare, commercial offices and facilities, banking, education, and religious structures. She has knowledge and experience with application of ADA regulations, and state building code and industrial standards as they apply to interior furnishings, space planning and finishes.

NOTABLE PROFESSIONAL EXPERIENCES:

Ft. Henry renovations / build-out

Jefferson County Clerks Office renovations

Glenville State University - School of Health Sciences

Cabell County Schools - Milton Elementary School

Harrison County Schools - Bridgeport Middle School renovations

Harrison County Schools - Liberty High School renovations

Harrison County Schools - Nutter Fort Elementary School renovations

University of Charleston Innovation Center*

Camden Clark Medical Center Emergency Department Addition*

Ross Foundation Office Renovation*

Pickering Associates*
Ms. Cornell's duties providing drafting support for the architecture department to create full sets of architectural drawings, meeting with clients to assess the needs and desires for their project, reviewing design documents to select appropriate interior finishes, maintaining samples library and coordinating with material representatives to update materials monthly as needed, taking corrective action on design concepts and selections based on customer feedback, as well as developing applicable solutions to design problems that best meet the clients' needs.

Self Employed Entrepreneur - Artist*
Ms. Cornell planned and directed all functions of art production, developed and implemented sales and marketing plans and programs, and collaborated with customers regarding art to ensure the final product was satisfactory.

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

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:
Ohio
West Virginia

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:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**. In addition, he is also a **Qualified Commissioning Process Provider**. He joined McKinley Architecture and Engineering in 1995, and has over 39 years of experience. Mizer's degree in Architectural Engineering has provided him with a total understanding of the architectural, engineering, and site components with the process necessary for integrating architectural design and building systems. 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.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

Edemar Mansion / Stifel Fine Arts Center restorations, renovations

Willow Glen Mansion restorations / renovations

Grave Creek Mound Museum renovations

Lincoln National Bank restorations / renovations

Washington & Jefferson College - Old Main restorations / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

WVU Colson Hall restorations / renovations

Capitol Theatre restorations / renovations

United States Postal Service - dozens of projects throughout Pennsylvania and WV, including historic preservation / renovations

The Towers Building renovations

Harrison County Courthouse restorations

Harrison County Jobs & Family Services renovations

Summit Building renovations

Holiday Inn Express & Suites - 5 projects in 4 States

Charleston Enterprise Center

Dr Ganzer Office Building renovations

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

Building 34: WV State Office Complex in Weirton

Marshall County Schools - Hilltop Elementary (LEED Certified)

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Senior Mechanical Engineer
Wexford, PA (2020 to present)

Allen & Shariff Corporation
Senior Mechanical Engineer
Pittsburgh, PA (2018-2020)

BDA Engineering, Inc.
Senior Mechanical Engineer
Homestead, PA (2006-2018)

Allen & Shariff Corporation
Mechanical Engineer
Pittsburgh, PA (2004-2006)

LLI Technologies, Inc.
Mechanical Engineer
Pittsburgh, PA (2001-2004)

SUMMARY OF EXPERIENCE:

Mr. Scheer is a **Mechanical Engineer** with 20 years of experience in the Architectural Engineering industry with a focus on mechanical systems design. In addition, Kurt has overseen electrical, plumbing, and fire protection engineering for all his projects for 15 years. Market sectors such as hospitality, higher education, and commercial office are areas where he has significant experience. Additionally, Mr. Scheer has experience with **LEED Certified** projects and energy modeling.

NOTABLE PROFESSIONAL EXPERIENCES:

Fort Henry Building - Fourth Floor office build-out

Brooke County Judicial Courthouse renovations

Summit Building office renovations

City of Moundsville - Municipal/Public Safety Building

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

City of Weirton - Park Drive / Three Springs Drive Development and Streetscape

Tyler County Commission - Judicial Annex Building

YWCA Renovations

Carnegie Robotics - Third Floor renovation

Pittsburgh City County Building - Booster Pump

Pittsburgh Laborers Union 258

Clopay mechanical upgrades

Fayette County Schools - new Meadow Bridge School PK-12 School & School Based Health Clinic

Harrison County Schools - Gore Elementary School build-out renovation / addition

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Wetzel County Schools - Comprehensive Educational Facilities Plan

Wirt County Schools - ESSERF Projects

Alan M. Gaber, PE

Electrical Engineer

EDUCATION:

Ohio Northern University
B.S. Electrical Engineering
with a Computer Science Option - 1986

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wexford, PA (2022 to present)

Stantec Architecture
Electrical Engineer
Butler, PA (2018-2022)

Penn-Ohio Electrical Contractors
Electrical Engineer
Masury, OH (2013-2018)

HHSDR Architects & Engineers
Electrical Engineer
Sharon, PA (1995-2013)

Sturgeon Engineering, Inc.
Engineer-in-Training
Grove City, PA (1987-1995)

United Engineers & Constructors
Engineer-in-Training
Philadelphia, PA (1986-1987)

SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

Brooke County Judicial Courthouse renovations

NOAA renovations

City of Moundsville - new Municipal/Public Safety Building

Hampshire County Schools - new Central Elementary School

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Middle addition & renovations

Ohio County Schools - Woodsdale E.S. addition & renovations

Fayette County Schools - new Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High gym renovations

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hancock County Schools - Weir High gym addition

Summers County Schools - Hinton Elementary cafeteria

Summers County Schools - Talcott Gym renovation

Scott D. Kain

Engineering Production Manager / Senior Plumbing Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

Edemar Mansion / Stifel Fine Arts Center restorations, renovations

Willow Glen Mansion restorations / renovations

Capitol Theatre restorations / renovations

Orrick Building restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

Sisters of St. Joseph's Convent restorations / renovations

Grave Creek Mound Museum renovations

WVU Colson Hall restorations / renovations

West Virginia Northern Community College - B&O Building restorations / renovations

Wood County Schools - Parkersburg High restorations / renovations / new addition

United States Postal Service - multiple projects, including restorations

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

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

Building 34: WV State Office Complex in Weirton

WVDHHR's new Ohio County office fit-out / renovations

Ohio County Justice Center renovations

Marshall County Justice Center

VAMC Beckley renovations

Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael J. Clark Sr.

Senior 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:

Ft. Henry Building - restorations / multiple tenants fit-outs

Edemar Mansion / Stifel Fine Arts Center restorations, renovations

Bennett Square restorations / office build-out

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

WVDRS Wheeling District's new office space fit-out

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building
Franciscan University OP#2 Office / Retail Building

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

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

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

Ohio County Schools - multiple projects

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

David A. Ullom

BIM Coordinator / Fire Protection 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:

Ft. Henry Building renovation / restorations

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

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Jefferson County (Ohio) - Steubenville High commons and kitchen renovation

Fayette County Schools – New Meadow Bridge K-12 project

Harrison County Schools – Lost Creek Elementary addition and renovations

Harrison County Schools – Gore Elementary addition and renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and additions

Ohio County Schools - Warwood Elementary and Middle School renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Heath L. Fain

Construction Contract Administrator

EDUCATION:

Putnam Career and Technical College
Certificate in Journeyman Carpentry - 2005

West Virginia State University
Associate in Architectural Drafting / Construction Management - 2003

PROFESSIONAL LICENSEES AND CERTIFICATIONS:

Capital Fund Specialist

UPCS Certified Housing Inspector

LEED Green Associates Sustainable Green Building Practices

HVAC Technician Type I, II

Lead Paint Removal

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Contract Administrator
Charleston, WV (2023 to present)

Union Mission Ministries Incorporated
Vice President of Operations
Charleston, WV (2018-2023)

Camel Technologies
Operation Manager
Dunbar, WV (2013-2018)

Local Union 128 & 1207
Journeyman Carpenter
Charleston, WV (1995-2016)

Charleston-Kanawha Housing Authority
Modernization Coordinator
Charleston, WV (2004-2013)

SUMMARY OF EXPERIENCE:

Mr. Fain has vast experience in construction, with construction management, and business management. With a proven track record of success within several industries he brings a well-rounded approach to keeping things on task, finding solutions and working to see a job completed in excellence.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

WV Lottery Building roof

Fayette County Schools - county-wide window and door replacements

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Valley PK-8 School renovations

Summers County Schools - HS/MS addition and renovations

Summers County Schools - Talcott Gym renovations

Wayne County Schools - county-wide plumbing replacements

Wayne County Schools - county-wide window replacements

Wayne County Schools - Tolsia High School gymnasium

Union Mission Ministries Incorporated*
Mr. Fain was employed as the Vice President of Operations and he worked as a part of the administrative team, to facilitate programs, purposes and policies detailed by the CEO to ensure the success and sustainment of Union Mission Ministries. He assisted in budget preparation, maintaining budget restraints, tracking expenditures, and had direct oversight of all Union Mission facilities, vehicles and equipment. His experience also included supervision over multiple directors and staff. He met with, directed, and trained staff on a regular basis. Mr. Fain coordinated and supervised all outside contractor maintenance work, maintained work order program, as well as maintained working drawings and possessed ability to read and interpret those drawings.

Camel Technologies*
Mr. Fain was employed as Operations manager and his duties included overseeing day to day operations of business; designing and implementing standard policies and procedures; overseeing and managing office staff, warehouse personnel and technicians; managing operating budget; reviewing jobs for profit and loss; addressing potential areas of concern; working with the owner on solutions to any and all problems; working with customers to ensure satisfaction; supervising work of all in field technicians; as well as ensuring all work is by code and installed at industry and company standards.

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

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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1199702 **Doc Description:** EOI: Building 10 Holly Grove Renovation **Proc Type:** Central Contract - Fixed Amt			**Reason for Modification:**
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2023-03-22	2023-04-13 13:30	CEOI 0211 GSD2300000008	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia **Country :** USA **Zip :** 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267 **Extension:** 115

FOR INFORMATION CONTACT THE BUYER
Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor Signature X Ernest Dellatorre **FEIN#** 55-0696478 **DATE** April 18, 2023

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

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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1199702 **Doc Description:** EOI: Building 10 Holly Grove Renovation **Proc Type:** Central Contract - Fixed Amt			**Reason for Modification:** Addendum No.1
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2023-04-06	2023-04-20 13:30	CEOI 0211 GSD2300000008	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia **Country :** USA **Zip :** 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267 **Extension:** 115

FOR INFORMATION CONTACT THE BUYER
Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor Signature X  **FEIN#** 55-0696478 **DATE** April 18, 2023

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.

(Printed Name and Title) Ernest Dellatorre, Director of Business Development

(Address) 129 Summers Street - Suite 201, Charleston, WV 25301

(Phone Number) / (Fax Number) (304) 830-5359 | (304) 233-4613

(Email address) edellatorre@mckinleydelivers.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through *wv*OASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

McKinley Architecture and Engineering
(Company)

(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development April 18, 2023
(Printed Name and Title of Authorized Representative) (Date)

(304) 830-5359 | (304) 233-4613
(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com
(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: CEOI 0211 GSD2300000008

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification. Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

- [X] Addendum No. 1
- [ ] Addendum No. 2
- [ ] Addendum No. 3
- [ ] Addendum No. 4
- [ ] Addendum No. 5
- [ ] Addendum No. 6
- [ ] Addendum No. 7
- [ ] Addendum No. 8
- [ ] Addendum No. 9
- [ ] Addendum No. 10

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

McKinley Architecture and Engineering
Company

Authorized Signature

April 18, 2023
Date

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

Per your request in the Solicitation, in GENERAL TERMS AND CONDITIONS, Part 8. INSURANCE, here are sample copies of our various Insurances and their Coverages:

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/27/2022

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	Paull Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123	CONTACT NAME: Amy Stover PHONE (A/C, No, Ext): (304)233-3303 FAX (A/C, No): (304)233-3333 E-MAIL ADDRESS: astover@paullassociates.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : CINCINNATI INS CO	10677
INSURED	McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR		X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY ANY AUTO		X	EPP 0146335	06/15/2022	06/15/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [X] OCCUR		X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

CERTIFICATE HOLDER

Specimen

CANCELLATION AI 005479

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) **The ACORD name and logo are registered marks of ACORD**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/10/2022

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	CONTACT NAME: Steven Galica
The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	PHONE (A/C, No, Ext): 216-306-0047 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sgalica@oswaldcompanies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Insurance Company	35289
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED	MCKIN-1
McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	

COVERAGES **CERTIFICATE NUMBER:** 1407727865 **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 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	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) 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	10/10/2022	10/10/2023	Each Claim Aggregate Deductible	$1,000,000 $2,000,000 $25,000

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

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

Steven Galica