



# WEST VIRGINIA DIVISION OF NATURAL RESOURCES

## BERKELEY SPRINGS STATE PARK

**Old Roman  
Bathhouse Renovations**  
**AEOI 0310 DNR1800000002**



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



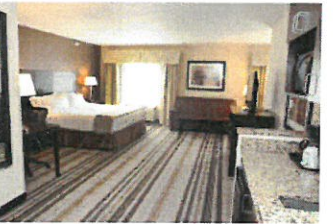




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November 1, 2017

Angela W Negley  
West Virginia Division of Natural Resources  
Property and Procurement Office  
324 4th Avenue  
South Charleston, WV 25303

Dear Ms. Negley and Member of the Selection Committee;

McKinley & Associates is pleased to provide the West Virginia Division of Natural Resources Property and Procurement Office with our expression of interest to provide architectural/engineering services for the renovation of the Old Roman Bathhouse at Berkeley Springs State Park. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates is a full-service architectural and engineering firm that has been providing design services since 1981. We are a **100% ESOP Company** (Employee Stock Ownership Plan), so our employees own 100% of our corporation! With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects** including a **Historic Preservation Architect, MEP Engineers, Construction Administrators**, a certified Interior Designer, and more. In addition, we have an **HVAC Qualified Commissioning Process Provider** who has been formally trained to fully understand how integrated mechanical/HVAC systems function and how systems interface with others to run your building efficiently. Our staff also includes **LEED Accredited Professionals specializing in Building Design and Construction** that have the experience to add energy efficient features into your project.

Your project will be led by **Christina Schessler, AIA, LEED AP BD+C**, whom is a registered **Architect** and a **LEED Accredited Professional specializing in Building Design & Construction**. She also completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. As a skilled historic preservation architect; she continually works with the State Historic Preservation Office and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building, and Christina is familiar with their review process requirements.

**Historic Preservation** is a passion for our firm. McKinley & Associates has been designing renovation / restoration / upgrade projects for over 35 years. We are committed to saving and rehabilitating our past, and have won multiple awards and recognitions for historic preservation projects. We understand the Old Roman Bathhouse is a contributing structure located in the Berkeley Springs State Park Historic District, listed on the **National Register of Historic Places** (NRHP Reference # 76001943). We are very familiar with the Secretary of Interior (National Park Service) Standards and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks** (2 of the 16 in West Virginia)! We have

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completed over 100 historic projects throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. We have vast renovation experience and are familiar with projects that respect the historic nature of the building.

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 are committed to each of our projects. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We are ready to begin immediately and will **meet all your Goals and Objectives**. Thank you for reviewing our submission and considering McKinley & Associates for your proposed project. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre

President

McKinley & Associates

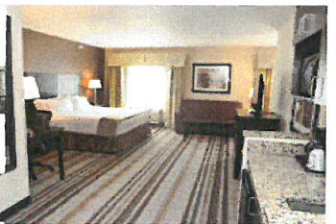
(304) 233-0140

edellatorre@mckinleyassoc.com



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## **BERKELEY SPRINGS STATE PARK**

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# Staffing Capabilities & Management Plan

Over the years, McKinley & Associates has designed many relevant projects involving renovations, historic preservations, interior architectural updates and functional improvements, plumbing, HVAC and other mechanical repairs and replacements, as well as shower rooms (the main component of the Old Roman Bathhouse). **We will meet ALL of your Project Goals and Objectives** which you list in Section Three, Part 4. We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, designing to your needs, meeting codes, designing to budget, providing construction contract administration services for the implementation of this plan, etc. We have experience with projects in multiple sectors of business, and have vast experience with phased projects which minimize disruption to concurrent operation of the facilities.

The most important element of the entire process becomes **communication** from you to our designers. We use and welcome your input throughout the project. Initial meetings with the users and staff will incorporate reviewing the existing plans and conditions as well as the operation of the park, references to the codes and standard with the object goal of determining budget, design and logistical priorities for the project. Therefore, to start your project, a **kickoff meeting** will be held with all pertaining **West Virginia Division of Natural Resources** and **Berkeley Springs State Park** representatives for a walkthrough of the Old Roman Bathhouse, with all the McKinley & Associates design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use all this information to aid in the designs of the project to meet all of your Goals and Objectives.

Our team members have been working up to 19 years together at McKinley & Associates. Our "in-house" registered professional architects and engineers work together everyday and have done most of the projects here as a group. Our **Quality Assurance Program** starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process. We hold weekly meetings to discuss your **project**, the **budget**, **schedule** and quality assurance. We provide Documented Minutes of all of our meetings and **encourage West Virginia Division of Natural Resources and Berkeley Springs State Park representatives to participate in these meetings**. Also, during construction, our Construction Administrators monitor the contractor's progress to ensure that they are following the Construction Documents.

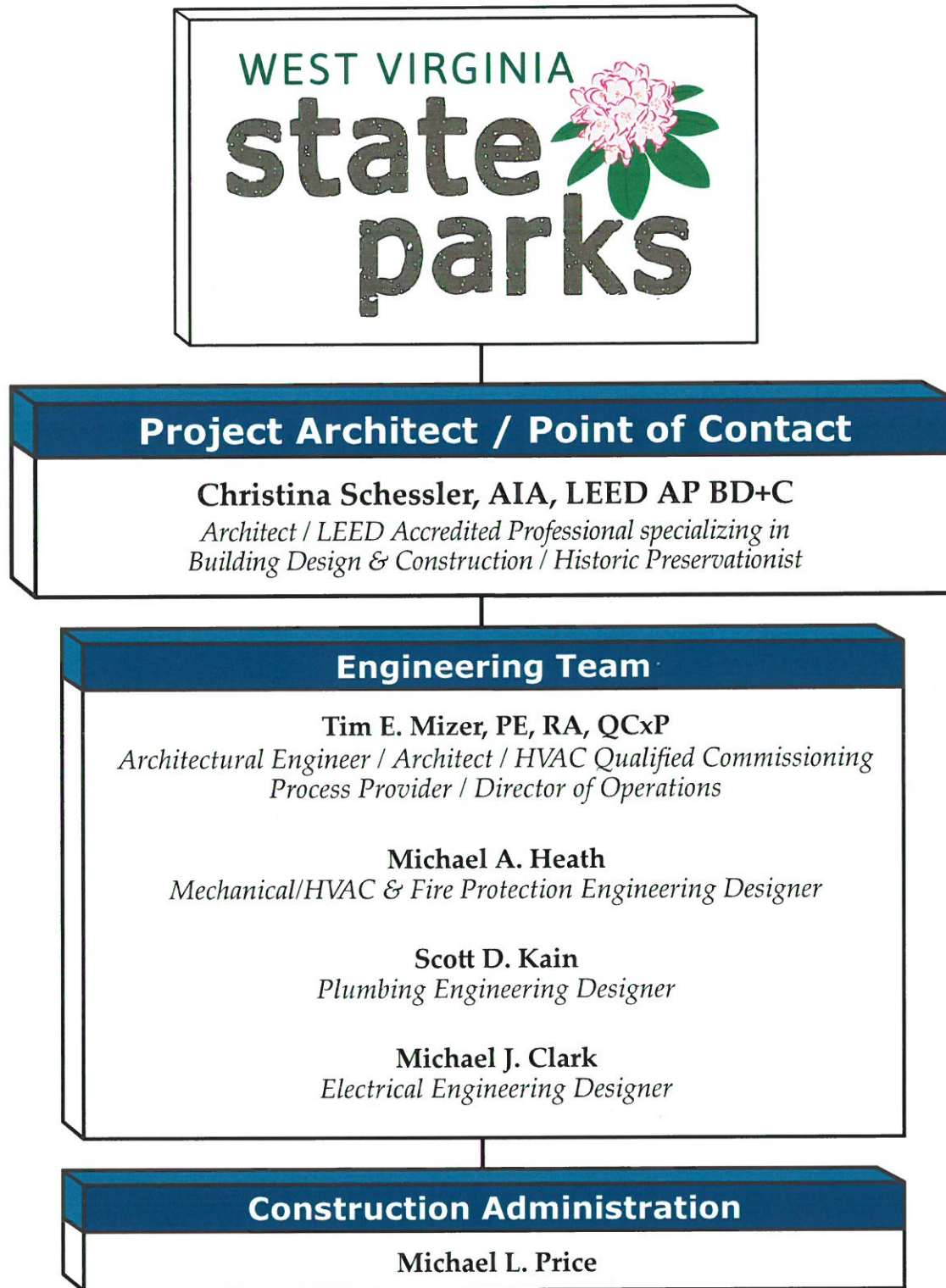
**We are confident we can meet your program requirements.** We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards. You appropriately recognize how codes and regulations are important to a successful project. Our professionals design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the State in which we live. McKinley & Associates has a great working relationship with the Fire Marshal and all documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances.

In addition to architecture, engineering, and construction administration, we also have a certified **Interior Designer** who can design any furnishings and fixtures for the bathhouse, such as color schemes, floors, walls, cabinetry, counters, aesthetically pleasing designs, and more. Furthermore, our **LEED Accredited Professional** can help choose **energy efficient** options, such as lighting fixtures which use less electricity, quiet bath fans can be used for mechanical ventilation, etc.





# Design Team Flow Chart



\* McKinley & Associates is willing to dedicate more professionals if they are needed, including more architects, interior designers, LEED Accredited Professionals specializing in Building Design & Construction, and more.



# Christina Schessler, AIA, LEED AP BD+C

Architect / LEED Accredited Professional / Historic Preservationist



## 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:

West Virginia  
Ohio  
Pennsylvania  
Virginia

### NCARB Certificate - 2005

### LEED® Accredited Professional

### Member:

American Institute of Architects  
City of Wheeling - Building Codes Board  
of Appeals  
Preservation Alliance of West Virginia  
The Association for Preservation Technology  
International

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

The Midwife Center for Birth & Women's  
Health / Pittsburgh, PA

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
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)

Kenny Williams & Williams Building Diagnostics  
Maple Glen, PA (1988)

## SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of **Architectural** experience in governmental, historic, commercial, educational, emergency service, forensic, medical, and residential projects. She completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She has also won other design awards for WV and PA projects. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation, renovations  
Ft. Henry Building historic preservation, renovations, grants, reports  
Harrison County Courthouse historic preservation, roof repair  
USPS Clarksburg Finance Station historic preservation, renovations  
USPS Shenandoah Post Office historic condition report  
USPS Altoona historic preservation, renovations, Section 106 report  
USPS Monongahela historic preservation, renovations  
Bennett Square Office Building historic preservation, renovations  
Sisters of St. Joseph Convent historic preservation, renovations  
Wagner Building multiple office renovations, historic preservation  
Lincoln National Bank historic preservation, renovations  
Washington & Jefferson College - Old Main historic preservation  
The Linsly School historic preservation, renovations  
Madison Elementary historic preservation, renovations  
Bishop's Chapel Mausoleum historic preservation, renovations  
City of Steubenville historic rehabilitation program, multiple projects  
Grave Creek Mound Museum Restrooms & Auditorium renovations  
Wheeling Island Hotel•Casino•Racetrack - multiple projects  
Braxton County Senior Citizen Center  
West Virginia University's Fire Training Academy at Jackson's Mill  
The Towers Building - multiple renovations  
Grant County Schools - multiple projects  
Hancock County Schools - multiple projects  
Ohio County Schools - multiple projects  
Wetzel County Schools - Magnolia High renovations  
South Branch Career & Technical Center new Annex  
Steel Valley Regional Transit Authority renovations



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# Tim E. Mizer, PE, RA, QCCxP

Architectural Engineer / Architect / Commissioning Provider

## Director of Operations

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Director of Operations  
Architect / Engineer / Commissioning  
Wheeling, WV (1995 to present)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - multiple projects at Wheeling Park & Oglebay Park

Grant County Schools - Maysville Elementary renovations & HVAC, Petersburg Elementary renovations, Petersburg High renovations & HVAC, & Union Educational Complex renovations & HVAC

Hancock County Schools - new Oak Glen Middle, Senator John D. Rockefeller IV Career Center HVAC renovations, new Weirton Elementary, & multiple other addition/renovation/HVAC projects

West Virginia State Police - Open-End A/E contract / dozens of projects, including renovations, HVACs, and new detachments

United States Postal Service - 2 Open-End IDIQ contracts / several post offices in WV and PA, including multiple HVACs

Wheeling Island Hotel•Casino•Racetrack - On-Call A/E contract / multiple projects

Holiday Inn Express & Suites - on-call contract / 5 hotels in 4 States

West Virginia Army National Guard - multiple projects, including Multi-Purpose Building at Camp Dawson, AASF#1 HVAC, and more

West Virginia University - Open-End A/E contract / multiple projects

The Towers Building - multiple renovations

Millennium Centre Technology Park - multiple projects

Steel Valley Regional Transit Authority renovations

Sisters of St. Joseph - Mount St. Joseph Convent Living renovations

Chambers YMCA renovations

Building 34: WV State Office Complex in Weirton

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

Hilltop Elementary School (**LEED Certified**)

Grave Creek Mound Museum Restrooms & Auditorium renovations



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# Michael A. Heath

## HVAC / Mechanical & Fire Protection Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Mechanical & Fire Protection Designer  
Wheeling, WV (2007 to present)

Janus, Inc.  
AutoCAD Designer / Project Manager  
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler  
Fire Protection Designer  
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.  
Fire Protection Designer  
Pittsburgh, PA (2000-2002)

### SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

### NOTABLE PROFESSIONAL EXPERIENCES:

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites

Fairmont State University - 3 new College Apartment Buildings

Wheeling Island Hotel•Casino•Racetrack - various projects

WVDHHR's new Ohio County office

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

West Virginia Army National Guard - multiple projects, including AASF#1 HVAC

WVDRS Wheeling District's new office space

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corp. office renovations / new warehouse

West Virginia Independence Hall renovations / historic

Capitol Theatre renovations / historic

Ft. Henry Building renovations / historic

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple HVAC & renovation projects

Marshall County Schools - multiple HVAC & renovation projects

Ohio County Schools - multiple HVAC & renovation projects

Hancock County Schools - multiple HVAC & renovation projects

Ritchie County Schools - Ritchie County Middle/High School HVAC

Tyler County Schools - 3 HVAC renovations

Wetzel County Schools - Long Drain Elementary





# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Engineering Designer  
Wheeling, WV (2001 to present)

HAWA Inc.  
Mechanical Designer  
Columbus, OH (1998-2001)

Autotool Inc.  
Engineer  
Columbus, OH (1995-1998)

### SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley & Associates' 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 & Associates.

### NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission / Oglebay Park - Wilson Lodge's Glassworks HVAC, Wilson Lodge steam boiler replacement, & Zoo Discovery Lab renovations

Holiday Inn Express & Suites - The Highlands in Triadelphia, WV, Parkersburg, WV, Cambridge, OH, Washington, PA, & Cumberland, MD

Candlewood Suites Hotel - Morgantown, WV

WVU Institute of Technology - Maclin Hall Dormitory renovations

Sisters of St. Joseph - Mount St. Joseph Convent renovations / historic

Wheeling Island Hotel•Casino•Racetrack multiple projects

OVMC Nurses Residence Hall renovations

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

Building 34: WV State Office Complex in Weirton

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

United States Postal Service - statewide post offices

West Virginia State Police - multiple projects state-wide

West Virginia Army National Guard - multiple projects

Orrick's Global Operations Center renovations / historic

Maxwell Centre renovations / historic

Bennett Square renovations / historic

Wagner Building renovations / historic

WV Independence Hall renovations / historic

Ft. Henry Building renovations / historic

Panhandle Cleaning & Restoration warehouse and office building

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

West Virginia University - Colson Hall renovations / historic

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

Grant County Schools - multiple projects

Cabela's Eastern Distribution Center





# Michael J. Clark Sr.

## Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Electrical Engineering Designer  
Wheeling, WV (2012 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:

City of Steubenville - Parks Lighting & Security Projects

United States Postal Service - multiple renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Holiday Inn Express Hotel & Suites - 5 projects in 4 States

Candlewood Suites Hotel

Follansbee City Building renovations

Wellsburg City Building renovations

Building 55: WV State Office Complex (LEED Certified)

Ft. Henry Building - multiple renovations / historic

Jefferson County Courthouse renovations / historic

Grave Creek Mound Museum and Archeology Complex renovations

Bennett Square renovations / historic

Carenbauer Wholesale Corp. renovation/addition

Union Bank

Big Sandy Arena & Convention Center renovations

Silver Company - Moss Neck Storage Building

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hampshire County Schools - Animal Vet Science Center

Hancock County Schools - multiple projects

Marshall County Schools - Cameron High

The Linsly School - 200th Anniversary Campaign



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# Michael L. Price

## Construction Administrator

### EDUCATION:

Belmont Technical College  
Certified Surveyor

Licensed E.I.F.S. Technician

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

West Virginia Capitol Building Commission

#### Member:

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

#### Vice President:

Circus Saints & Sinners

#### Former President:

Mt. Olivet Baseball Association

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Construction Administrator  
Wheeling, WV (2009 to present)

#### Wheeling Hospital

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

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

Ft. Henry Building historic preservation / renovations

Capitol Theatre historic preservation / renovations

United States Postal Service - multiple projects, including historic preservation / renovations

Grave Creek Mound Museum renovations

Bennett Square Office Building historic preservation / renovations

Ohio County Schools - Madison Elementary renovations / historic preservation / boiler

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

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

Holiday Inn Express & Suites - Triadelphia, WV, Cambridge, OH, Washington, PA, & Cumberland, MD

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple renovation projects

Reynolds Memorial Hospital Rapid Care Center

Keep Smiling Family Dentistry Office fit-out / renovations

Hampshire County Schools - new Animal Veterinary Science Center

Harrison County Schools - new Johnson Elementary

Ritchie County Schools - Ritchie Middle/High HVAC

Tyler County Schools - A.I. Boreman Elementary HVAC, Sistersville Elementary HVAC, & Tyler County Pre-K HVAC renovations

Wetzel County Schools - multiple renovations and HVAC projects

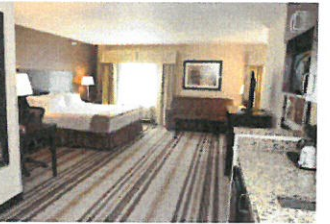




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# Corporate Information

## Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, Engineering, Interior Design, Energy Efficient (LEED) Design, Commissioning, Historic Preservation, Construction Administration, and more. We have a broad range of skill and experience for projects involving municipal, governmental, commercial, educational, industrial, development, and much more. McKinley & Associates is a **100% ESOP Company** (Employee Stock Ownership Plan), which is a benefit plan that gives our employees 100% ownership of stock in our company. This is a contribution to the employee, not an employee purchase.



Charleston Enterprise Center - McKinley & Associates' Charleston, WV Office

The Maxwell Centre



McKinley & Associates' Wheeling, WV Office

## Firm Information

**Ernest Dellatorre**  
President

**Tim Mizer, PE, RA, QCxP**  
Director of Operations

## Date of Incorporation

**July 1, 1981**  
Wheeling, West Virginia

## Number of Professionals

<b>Total Size</b>	<b>30</b>
Architects	6
Engineers	3
Arch./Eng. Designers	9
LEED AP BD+C	2
Historic Preservationist	1
Construction Administrators	3
Interior Designer	1
ALEP (CEFP) / REFP	2
HVAC Commissioning Provider	1
MIS	1

## Locations

32 Twentieth Street - Suite 100  
Wheeling, West Virginia 26003

P: 304-233-0140  
F: 304-233-4613

1116 Smith Street - Suite 406  
Charleston, West Virginia 25301

P: 304-340-4267  
F: 304-340-4269

416 Longridge Drive  
Pittsburgh, PA 15243

P: 724-223-8250  
F: 724-223-8252



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

[www.Facebook.com/McKinleyAssoc](https://www.facebook.com/McKinleyAssoc)

Instagram: @mckinley\_and\_associates

## Credentials

**McKinley & Associates** is a member of the following organizations:

AIA, NCARB, A4LE, NFPA, ASCE, ASPE, BOCA, ASHRAE, AWI, WVDC, ACI International

The Maxwell Centre - McKinley & Associates' Wheeling, WV Office



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# Quality Control

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

**During the design phases,** all personnel become fully versed in the **Berkeley Springs State Park's program, facilities and infrastructure project requirements and design standards.** The design team is responsible for identifying for the WVDNR & Berkeley Springs State Park any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

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

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

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

After coordination check corrections are completed, Christina will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to West Virginia Division of Natural Resources, Berkeley Springs State Park, the Fire Marshal and other governing authorities for preliminary review.

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

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

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





# Interior Design



**B**asic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans. Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs. Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.



National Council for  
Interior Design Qualification

Deb Blakeman, NCIDQ #015070, is knowledgeable and has experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. Improving comfort through lighting and ergonomically sound furnishings will increase employee performance. Efficient spaces aid in organization, and work flow, by decreasing communication barriers.



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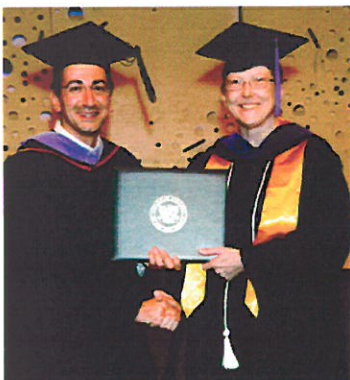
# Historic Preservation

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

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. At McKinley & Associates we are committed to saving and rehabilitating our past. Our team is uniquely experienced in renovation projects because we are similarly involved in the development of our own structures. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

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

One McKinley & Associates employee, **Mike Price**, was recently **appointed by Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission - West Virginia Division of Culture & History**.



Another employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall, Bennett Square Office Building (former Ohio County Public Library), and the Wagner Building among others.**

## **A few examples:**

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



# Historic Preservation

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

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

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

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

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

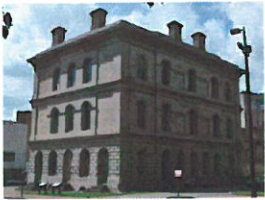
We have experience with drafting Request for Proposal and technical scopes of work for building rehabilitation, and we can prepare a detailed RFP based on the scope of work for each project. It could include the standard items such as: bid date, pre-bid meeting date, schedule for completion and qualifications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

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



# National Register of Historic Places

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



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

Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History

Project Cost: \$1.2 million

Reference: Randall Reid-Smith

304/558-0220



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

Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation

Project Cost: \$285,000

Reference: Bekah Karelis

304/232-3087



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

Wheeling, WV (NRHP Reference #: 79002596)

Customer: West Virginia Northern Community College

Project Cost: \$1.8 million

Reference: Jim Baller

304/214-8960



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

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

Customer: Catholic Diocese of Wheeling / Charleston

Project Cost: \$2.9 million

Reference: Darryl Costanzo

304/233-0880



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

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

Customer: Orrick, Herrington & Sutcliffe LLP

Project Cost: \$8 million

Reference: Will Turani

304/231-2629



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

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

Customer: The Maxwell Partners

Project Cost: \$2.3 million

Reference: Dennis Kozicki

304/232-2280



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

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

Customer: McKinley Properties, LLC

Project Cost: \$6.8 million

Reference: David H. McKinley

304/230-2400

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



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# National Register of Historic Places



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



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



Parkersburg High School  
Parkersburg, WV (NRHP Reference #: 92000895)  
Customer: Wood County Schools  
Project Cost: \$20.3 million  
Reference: William Niday  
304/420-9663



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



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



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



St. Matthews Episcopal Church  
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)  
Customer: St. Matthews Episcopal Church  
Project Cost: \$500,000  
Reference: The Rev. Mark E. Seitz  
304/233-0133



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# National Register of Historic Places



404 South Front Street (Harry C. and Jessie F. Franzheim House)  
Wheeling, WV (NRHP Reference #: 89000183)  
Customer: McKinley & Associates  
Project Cost: \$300,000  
Reference: Tim E. Mizer, PE, RA  
304/233-0140



203 South Front Street (John McLure House)  
Wheeling, WV (NRHP Reference #: 91001013)  
Customer: McKinley & Associates  
Project Cost: \$300,000  
Reference: Tim E. Mizer, PE, RA  
304/233-0140



304 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley & Associates  
Project Cost: \$275,000  
Reference: Tim E. Mizer, PE, RA  
304/233-0140



400 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley & Associates  
Project Cost: \$250,000  
Reference: Tim E. Mizer, PE, RA  
304/233-0140



402 South Front Street  
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)  
Customer: McKinley & Associates  
Project Cost: \$200,000  
Reference: Tim E. Mizer, PE, RA  
304/233-0140



Willow Glen (Johnson Camden McKinley House)  
Wheeling, WV (NRHP Reference #: 83003251)  
Customer: David B. McKinley  
Reference: David B. McKinley  
304/232-3801



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



# National Register of Historic Places



## USPS Clarksburg Finance Station

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

Customer: United States Postal Service

Project Cost: \$375,000

Reference: Don Mackey  
336/665-2894



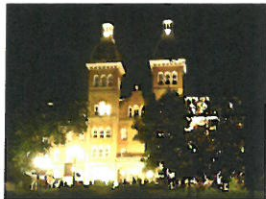
## USPS Altoona Post Office

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

Customer: United States Postal Service

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

Reference: Jonathan E. Maschak  
724/776-6343



## Washington & Jefferson College - Old Main Building

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

Customer: Washington & Jefferson College

Project Cost: \$800,000

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



## Fort Henry Building

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

Customer: Fort Henry LLC (McKinley & Associates)

Project Cost: multiple phases/costs

Reference: Ernest Dellatorre  
304/233-0140



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

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

Customer: Catholic Diocese of Wheeling-Charleston

Reference: John Reardon  
304/233-0880

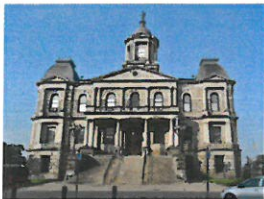


## Jefferson County Courthouse

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

Customer: Jefferson County Commissioners

Reference: Thomas Gentile  
740/283-8500



## Harrison County Courthouse

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

Customer: Harrison County Commissioners

Project Cost: \$1.25 million

Reference: Dale Norris  
740/942-4623



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# National Register of Historic Places



City of Steubenville historic façades and roofs program  
*Steubenville, OH (in Steubenville Commercial Historic District - NRHP#: 86001877)*  
Customer: Steubenville Planning and Zoning Commission  
Project Cost: multiple buildings/costs  
Reference: Christopher Petrossi  
740/283-6000 x1702



Old Stone Bridge Structural Report at Union Cemetery  
*Steubenville, OH (in Union Cemetery-Beatty Park - NRHP#: 86003507)*  
Customer: Union Cemetery Association  
Reference: James E. Pennebaker  
740/283-3384



Forbes Mausoleum Structural Report at Mt. Wood Cemetery  
*Wheeling, WV (in Mt. Wood Cemetery - NRHP#: 13000685)*  
Customer: Union Cemetery Association  
Reference: Bekah Karelis  
304/232-3087



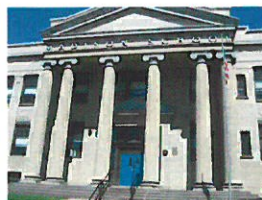
Robb/Bishop Mausoleum Structural Report at Mt. Wood Cemetery  
*Wheeling, WV (in Mt. Wood Cemetery - NRHP#: 13000685)*  
Customer: Wheeling National Heritage Area Corporation  
Reference: Bekah Karelis  
304/232-3087



Stifel Fine Arts Center ("Edemar" Mansion) Structural Report  
*Wheeling, WV (NRHP Reference #: 91001728)*  
Customer: Oglebay Institute  
Reference: Danielle Cross McCracken  
304/242-4200



Towngate Theatre (the former German Evangelical Lutheran Zion's Church)  
*Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)*  
Customer: Oglebay Institute  
Reference: Danielle Cross McCracken  
304/242-4200



Madison Elementary School  
*Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)*  
Customer: Ohio County Schools  
Project Cost: \$3.7 million  
Reference: Dr. Kim Miller  
304/243-0300



# Construction Administration & On-Site Representation

**Construction Administrator Involved from the Beginning of the Design Phase**

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architects/Engineers**

**Responsible for All Construction Progress Meetings and Minutes**

**Monitor the Construction Schedule**

**Ensure that the Contractor is Following the Construction Documents**

**Verify Pay Application and Change Orders**

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



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



# Sustainable “Green” Design

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

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

**Our Philosophy** is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals. **For a few recent sustainable awards**, we were honored to have **won 5 Placemakers Awards from West Virginia GreenWorks** at the 2013 Building Conference. In addition, **Cameron Middle/High School won the 2014 Black Bear Award for the Highest Achievement for the West Virginia Sustainable Schools program**, and was selected as a **2014 U.S. Department of Education Green Ribbon School!**

**Moreover, Hilltop Elementary School** is one of our many projects that we designed using **energy efficient** and **sustainable design** approaches. It was not until **after** construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is the first LEED Certified school in the state of West Virginia.** Hilltop won a 2010 Gold Medal Green Building Award by Building of America. Hilltop also won the 2012 West Virginia Department of Environmental Protection’s Clean Energy Environmental Award. Hilltop received the 2012 Black Bear Award for the **Highest Achievement for the West Virginia Department of Education’s Green Ribbon Schools program.** In addition, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the **first-ever U.S. Department of Education Green Ribbon Schools!** Moreover, Hilltop won a 2013 Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks.



McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We recently won a **West Virginia Chapter of the American Institute of Architects Merit Award** for our newly renovated Charleston Office; a project led by Thom Worledge.



View of our award-winning Charleston Office renovation showing our centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.





# Leadership in Energy and Environmental Design



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

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

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

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

- 🌿 **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
  - **The First LEED Certified School in the State of West Virginia!**
- 🌿 **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

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

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

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



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



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

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



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

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

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



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# References

We feel that the best way to demonstrate our strengths and leadership in relevant projects is by referring to our clients. **So that you don't only have to take our word for it; here is a list of references that we encourage you to call** (*we would be happy to provide more references, if requested*):

**Multiple Historic Projects, including  
West Virginia Independence Hall**

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

**Multiple Projects, including Historic**

Mr. Curt Byrum  
Wheeling Park Commission  
465 Lodge Drive  
Oglebay Resort  
Wheeling, WV 26003  
304 / 243-4004

**Multiple Historic Projects**

Mrs. Danielle Cross McCracken  
Oglebay Institute  
1330 National Road  
Wheeling, WV 26003  
304 / 242-4200

**Multiple USPS Projects in West Virginia  
& Pennsylvania, including Historic**

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

**Multiple Historic Projects**

Ms. Bekah Karelis  
Wheeling National Heritage Area Corp  
1400 Main Street  
P.O. Box 350  
Wheeling, WV 26003  
304 / 232-3087

**Orrick's Global Operations Center**

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

**Building 55: WV State Office Complex in Logan**

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

**Multiple Historic Projects**

Mr. John Reardon  
Catholic Diocese of Wheeling-Charleston  
1300 Byron Street  
P.O. Box 230  
Wheeling WV 26003  
304 / 233-0880 x293





# Client Testimonial



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

**Randall Reid-Smith, Commissioner**

Phone 304.558.0220 • [www.wvculture.org](http://www.wvculture.org)

Fax 304.558.2779 • TDD 304.558.3562

EEO-AA Employer

February 5, 2016

To Whom It May Concern:

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Randall Reid-Smith", written over a large, stylized blue flourish that extends to the right.

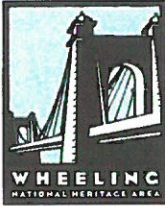
Mr. Randall Reid-Smith  
Commissioner  
304.558.0220



**McKINLEY & ASSOCIATES**  
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# Client Testimonial



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom it May Concern:

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

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

Sincerely,

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





# **WEST VIRGINIA DIVISION OF NATURAL RESOURCES**

## **BERKELEY SPRINGS STATE PARK**

**Old Roman  
Bathhouse Renovations  
AEOI 0310 DNR1800000002**



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN







# Oglebay Park & Wheeling Park projects

## Wheeling, West Virginia

McKinley & Associates has worked with the **Wheeling Park Commission** multiple times in the past at **Oglebay Park** and **Wheeling Park**. Projects include various lodges, clubhouses, chalets, banquet rooms, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, restaurants, rustic and wooden structures, and more. These projects included investigations, studies, reports, and design including renovations and additions. **The Oglebay Mansion is located on the National Register of Historic Places (NRHP Reference #79002595)**. Our projects have included (this list includes McKinley & Associates' project name/brief description):



Wilson Lodge Lobby HVAC Design

Pine Room HVAC Study

Wilson Lodge Office & Hickman Lounge Room HVAC Design

Oglebay Animal Hospital

Pine Room Design

Speidel Golf Course Clubhouse Cooling Loads Calculations

Wheeling Park Amphitheater Inspection

Banquet Room at Wilson Lodge

White Palace Ball Room HVAC Replacement Recommendations

Roof over Pool at Wilson Lodge

Oglebay Good Zoo HVAC Evaluation

Wilson Lodge Security

Glessner Addition

Aviary

Good Lake Site Design

Wilson Lodge Corridor

Oglebay GlassWorks Restaurant HVAC Study

Wheeling Park Comm Human Resources Building HVAC Design

Oglebay Amphitheater Structural Design

### **Oglebay Mansion**

Wilson Lodge Steam Boiler Replacement

Oglebay GlassWorks HVAC Design

Pool Concessions at Wilson Lodge

Oglebay Institute

Oglebay Park Stifel Center

Oglebay Carriage House

Pizza Shop at Wilson Lodge Pool

Oglebay Park Stables Riding Arena

Wheeling Park Commission White Palace Office HVAC

Good Zoo Discovery Lab Renovation

Stone Room HVAC

White Palace HVAC RTUs

Schenk Lake Lighting

### **Oglebay Mansion HVAC**

Electrical to Chalets at Wilson Lodge

Zoo Office Controls

White Palace HVAC Control



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# Willow Glen Mansion

## Wheeling, West Virginia

Throughout the years our firm has completed **multiple historic preservation / renovation projects** on the Willow Glen residence. This is a massive sandstone home built in **1920**. It took six years to build and is almost entirely built of West Virginia materials. The home includes a coal mine in the basement which was mined regularly. The American Heritage Society listed Willow Glen in their guide book, "Historic Houses of America." **This mansion is listed on the National Register of Historic Places (NRHP Reference #: 83003251).**

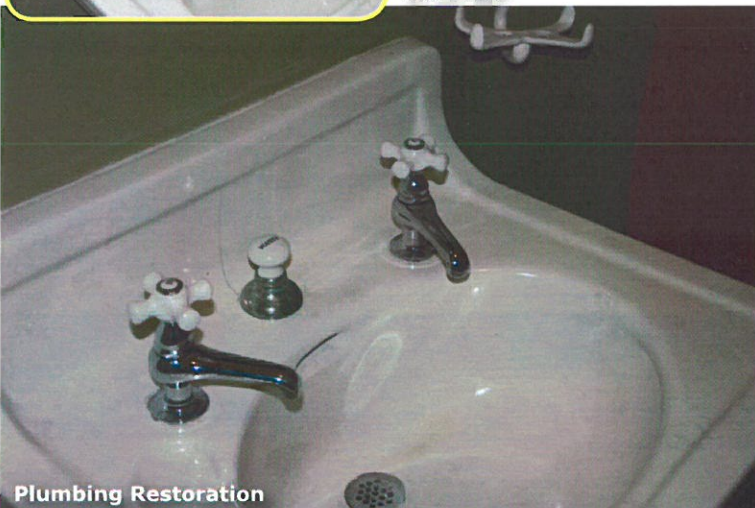


Various restoration projects included **plumbing restoration; rejuvenate shower door & fixtures; rehabilitation of den urinal and sink and rebuild the original features; various mechanical and HVAC upgrades; architectural improvements; water penetration issues; roof restoration; main foundation support wall; stone turret restoration; front door replacement; detached garage upgrades; railings; windows; dining room cornice repairs to plaster and restoration of Tiffany faux finish; dining room floor repair with 7-side pattern; kitchen & pantry floors; living room floor repair with WV walnut and pegs; entryway floor; reuse of wooden electrical panels; master bedroom cornice plaster repair and refurnish walls and trim; radiator valve replacement; electrical panel; breakfast room; family room cornice plaster repair and refurnish walls and trim; dome and grand spiral staircase at entrance foyer; grand staircase railing; living room mirror plaster repair and gilding; replacement of cane radiator covers; and many more projects.**

**The restorations projects' scope was to and has maintained the historic character of the interior and exterior.** For example, the reroofing of this historical mansion spanned across the 14,000 SF home. The method of installation was to remove all of the tile, re-prepare the sub-base, and replaced with the existing tile to keep the historical theme.



**BEFORE  
& AFTER**



**Plumbing Restoration**



**BEFORE  
& AFTER**



**Rejuvenate Shower Door and Fixtures**



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# West Virginia Independence Hall

## Wheeling, West Virginia

### Owner

WV Division of Culture & History

### Size

22,000 SF

### Project Architects-Engineers

McKinley & Associates

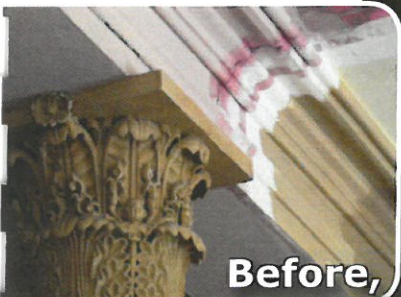
### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

Originally built in 1859, the Wheeling Custom House is considered to be the "Birthplace of West Virginia." The 22,000 square foot building, now appropriately renamed West Virginia Independence Hall, was added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988! The West Virginia Division of Culture & History engaged the professional services of McKinley & Associates 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 interior and exterior 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. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal 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. Sections of the original wood flooring were carefully removed and replaced. The interior plastering was restored, eliminating or concealing previously botched attempts, and included ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs. Historic paint colors were applied on all newly plastered surfaces in the building. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the rooms. In addition, 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. In addition to the aesthetic improvements in this project, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system were designed to be completely concealed within the existing walls and ceilings. The building is now a museum and visitors center. Tours are shown by a Civil War re-enactor, and include authentically restored rooms, Civil War exhibits, statehood leaders and documents exhibit, and an interpretive film. A federal courtroom located on the third floor was 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. McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia for our achievements in preserving Independence Hall. The building is now in its 158th year. We are proud to say, that with our contribution, West Virginia Independence Hall is prepared for the next 150 years.



Courtroom Column Capital, Crown Molding, and Decorative Paint



Before, During Construction, and After



# Braxton County Senior Center

## Gassaway, West Virginia

### Owner

Braxton County Senior Citizen Center, Inc.

### Size

13,965 SF approx.

### Construction Cost

\$2.8 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractor

Flint Construction Co.

**Architectural/Engineering design** for an addition and adaptive reuse/renovation of a former steak house restaurant into a **rustic-looking** multi-use senior citizen center in Gassaway, WV. The project involved the total renovation of existing building, a single story addition, site grading and drainage, landscaping improvements, renovation and expansion of parking areas (approximately 65 spaces), gravel overflow lot, and an automatic sprinkler system. Included in the structure are a community room, exercise room, arts & crafts room, audio video room, conference room (used weekly for veteran meetings), offices, kitchen, and much more. The 3,685 SF Community Room has the ability to hold 526 persons, or have dining for 246 persons for assembly with less concentrated use. The facility was designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The center also supports a Meals On Wheels Program. **We renovated restrooms and had fit-outs. These included employee lavatories, public toilets, and assisted shower/toilet. These were built to be ADA Compliant/ handicap-accessible. There were new plumbing fixtures and toilet partitions, primary door and frame, all wall-mounted urinals, toilet accessories, floor tile, drain system, wall tile, and much more.**



BEFORE



and AFTER





## Wheeling, West Virginia

Young Men's Christian Association

39,960 SF

\$3 million

McKinley & Associates

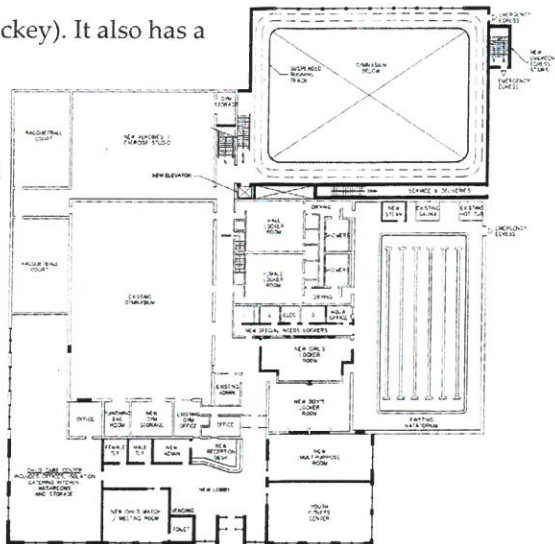
Denis P. Gill, AIA

J. D. &amp; E.



- the locker rooms (girls, boys, mens, and womens) all have a new layout and include new lockers and benches. The girl's and boy's locker rooms are open areas with the lockers on the perimeter.

- the new special needs locker rooms are now located in the old toilet rooms. The toilet, sink, and shower were left in each room, but the changing area has a new layout.
- the shower rooms have new layouts, new tile, new shower heads with correct mounting, and hooks for towels.
- the pool was equipped with new piping, valves, etc., since everything was 30 years old.
- the new aquatics office has been shifted to allow the corridor. To do this, the back wall was relocated and the electrical panel had to be relocated to a different wall.
- the steam room on the pool deck is now piped to the existing boiler.
- the youth fitness center has flat benches for free weights, 3 Cybex stations, 2 stair steppers, 3 bikes, 23 total pieces of equipment, a door and a window to the office in the multi-purpose room, and access to the new lobby.
- the new aerobics / exercise studio is 11' high. It has mirrors in the space and includes storage for exercise equipment (mats, etc.).
- the new fitness center (in the second floor of the addition) has free weights, benches, and mirrors in the West room; and over 200 pieces of equipment in the East room.
- the new gymnasium is built for basketball and other activities (such as roller hockey). It also has a suspended running track.
- the new child care center has 100 to 125 lockers or storage space for gym bags, new cabinets and cold storage in the kitchen area, an eating area, and washrooms with toilets for both girls and boys.
- the new child care director's office has doors and windows facing both the child care center and the existing gymnasium, the wall adjacent to punching bag room is sound proofed, and it has proper electrical and computer jacks.
- the new director's office has new furniture, a private toilet, and can be accessed from both the corridor and the board room.
- the new office and administration spaces have new furniture and proper electrical and computer jacks for each space.
- the new board room is equipped with a large table with chairs and a kitchenette. This room can be accessed from both the corridor and the director's office.
- the multi-purpose room has an office, 2 tables with 10 chairs each, a wall mounted television with equipment for presentations, and includes access to the natatorium.
- the project also involved heat reclaim for energy conservation.





## Grant County Schools

# Union Educational Complex

## Mt. Storm, West Virginia

### Owner

Grant County Schools

### Construction Cost

\$1.6 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractors

Harbel Construction (Phase I)

G & G Builders, Inc. (Phase II)

The 65,673 SF Union Educational Complex is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12). This \$1.6 million **renovation and addition** project involved 2 Phases of work. This included **3,500 SF locker room/shower/restrooms renovations, 300 SF of additional renovated restrooms**, a new ADA entry, furnishings and finishes, **plumbing, HVAC, water barrier application, drainage**, electrical, lighting, a new building skin/facade, new doors and windows, school-wide fire alarm protection system, new interior ADA ramps, gymnasium floor replacement and painting, and more. Overall building improvements combine design flexibility and high performance, which involves form, function, and security features. For example, the windows are energy efficient and allow natural daylight to enter, but at the same time also obstructs exterior vision (looking in).

There was also a **3,500 SF of locker rooms/shower/restrooms renovations**. These areas included boys/girls showers (6 each, including 1 roll-in handicap shower with folding corner shower seats), **wood repairs, systems upgrades, walls and ceilings painting, floors and ceiling tiles**, ADA compliance, boys toilet (2 urinals & 1 ADA stall), girls toilet (3 stalls, 1 is ADA accessible), boys office toilet, girls office toilet, toilet partitions and accessories, vanities, 200 lockers, benches, shelving, and more.



BEFORE



(left shower is ADA roll-in)



AFTER



**McKINLEY & ASSOCIATES**  
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# **WEST VIRGINIA DIVISION OF NATURAL RESOURCES**

## **BERKELEY SPRINGS STATE PARK**

**Old Roman  
Bathhouse Renovations  
AEOI 0310 DNR1800000002**



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN









State of West Virginia  
Expression of Interest

Procurement Folder : 379129

Document Description : A/E Services-Berkeley Springs Roman Bathhouse Renovations

Procurement Type : Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2017-10-03	2017-11-06 13:30:00	AEOI 0310 DNR1800000002	1	Final

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	Vendor Name, Address and Telephone *000000206862 McKinley & Associates, Inc. 32 20th Street - Suite 100 Wheeling, WV 26003 (304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Angela W Negley  
(304) 558-3397  
angela.w.negley@wv.gov

Signature X

FEIN # 55-0696478

DATE November 1, 2017

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

Date Printed : Oct 03, 2017 Solicitation Number : DNR1800000002


Page : 1

FORM ID : WV-PRC-AEOI-001

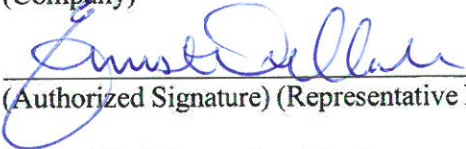


**GENERAL TERMS AND CONDITIONS:**  
**West Virginia Division of Natural Resources**  
**Agency Delegated Procurements Over \$25,000**

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

  
\_\_\_\_\_  
(Name, Title)  
Ernest Dellatorre, President  
\_\_\_\_\_  
(Printed Name and Title)  
32 20th Street - Suite 100, Wheeling, WV 26003  
\_\_\_\_\_  
(Address)  
(304) 233-0140 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) / (Fax Number)  
edellatorre@mckinleyassoc.com  
\_\_\_\_\_  
(email address)

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

McKinley & Associates  
\_\_\_\_\_  
(Company)  
  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)  
Ernest Dellatorre, President  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)  
  
November 1, 2017  
\_\_\_\_\_  
(Date)  
  
(304) 233-0140 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) (Fax Number)



# WV Licenses & Registrations

For your convenience, you will see copies of our key individual's and firm's various licenses & registrations as evidence that we are currently registered in the State of West Virginia. On this page is Christina Schessler's (*your Project Manager / Architect*) Registration and Authorization to Practice Architecture in West Virginia (Certificate #3810). On the pages following, you will see our firm's Certificate of Incorporation, Certificate of Good Standing, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia. We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes in the "Design Team" tab.

## The West Virginia Board of Architects

certifies that

**CHRISTINA ANN SCHESSLER**

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

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

Certificate Number 3810

*The registration is in good standing until June 30, 2018.*



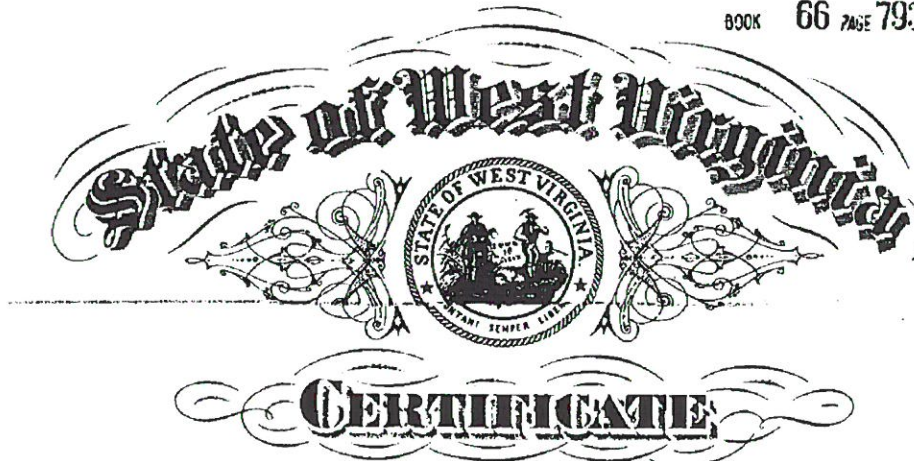
A handwritten signature in cursive script, reading "Emily Papadopoulos".

Board Administrator



# WV Licenses & Registrations

BOOK 66 PAGE 793



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

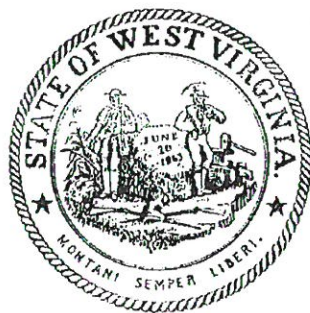
by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia  
Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

## CERTIFICATE OF INCORPORATION

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



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

FIFTEENTH day of

DECEMBER 19 89

*Ken Hechler*

*Secretary of State.*



# WV Licenses & Registrations

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

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

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

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

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

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

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

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

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

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

atL006 v.4  
L0539442304



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# WV Licenses & Registrations

## CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

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

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

**January 1, 2015 - December 31, 2017**

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

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



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

BOARD PRESIDENT




**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



# Insurance

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

ACORD <sup>TM</sup>		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 01/30/2017		
<p><b>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.</b></p> <p><b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>						
<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			<b>CONTACT NAME:</b> III, Lee Paul <b>PHONE (A/C, No, Ext):</b> 304.233.3303 <b>FAX (A/C, No):</b> 304.233.3333 <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>			
<b>INSURED</b> McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003			<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Cincinnati Insurance Co. <b>NAIC #</b> 10677 <b>INSURER B:</b> Brickstreet Ins <b>Brick</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>			
<b>COVERAGES</b> <span style="float: right;"><b>CERTIFICATE NUMBER: 15/18 Liab w/workers comp</b> <b>REVISION NUMBER:</b></span>						
<p>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.</p>						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COMPI/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY		EPP0146335	06/15/2015	06/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS					\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					\$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$ 1,000,000
	DEDUCTIBLE					\$
	RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	WCB1018014	12/30/2016	12/30/2017	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> N/A	X	WV DELIBERATE INTENT COVERAGE INCLUDED "MANDOLIDIS"		E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) SPECIMEN COPY TO BE HELD BY MCKINLEY AND ASSOCIATES.						
<b>CERTIFICATE HOLDER</b>  SPECIMEN			<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <b>AUTHORIZED REPRESENTATIVE</b>  1/30/2017 © 1988-2009 ACORD CORPORATION. All rights reserved.			

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ARCHITECTS • ENGINEERS • INTERIOR DESIGN



# Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/6/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
The James B. Oswald Company  
1100 Superior Avenue, Suite 1500  
Cleveland OH 44114

CONTACT NAME: Serena Turchik  
PHONE (A/C No. Ext): 216-777-6134 FAX (A/C No.):  
E-MAIL: sturchik@oswaldcompanies.com  
ADDRESS: sturchik@oswaldcompanies.com

INSURED  
McKinley & Associates, Inc.  
32 20th Street #100  
Wheeling WV 26003

MCKIN-1

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: <u>Continental Insurance Company</u>	<u>18313</u>
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

### COVERAGES

CERTIFICATE NUMBER: 1919827327

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GEN'L AGGREGATE LIMIT APPLIES PER						PRODUCTS - COM/POP AGG \$
	POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E L EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE - EA EMPLOYEE \$
							E L DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2017	10/10/2018	Each Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

### CERTIFICATE HOLDER

Specimen  
For Purposes of Evidencing  
Coverage Only WV 26003

### CANCELLATION

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

AUTHORIZED REPRESENTATIVE

*Serena C Turchik*

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ACORD 25 (2010/05)

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**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN