

WEST VIRGINIA DIVISION OF NATURAL RESOURCES

AEOI 0310 DNR1900000010

A/E Services for
North Bend Lodge
Redecoration & Renovation



MCKINLEY

ARCHITECTURE + ENGINEERING



June 12, 2019

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

Re: AEOI 0310 DNR1900000010

Dear Ms. Negley and Members of the Selection Committee;

McKinley Architecture and Engineering are pleased and honored to provide the West Virginia Division of Natural Resources with our Expressions of Interest to provide architecture / engineering / interior decorating services to design and construct certain renovations at North Bend State Park Lodge, Ritchie County, WV. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

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

With our previous experience on **hundreds of projects** which involve **renovations, redecorating, remodels, upgrades, and repairs**, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. **Many of these occurred while other parts of the building remained occupied.** This knowledge will help save you time and valuable resources because we have been successful with many similar projects.

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

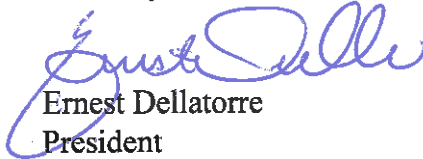
In closing, one of the more exciting aspects of our job is **listening to you, our client**, in how you envision this project, and **transforming your ideas into realities.** This can only be accomplished by effectively working together with you. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this

relationship is because **we listen to their needs, and then deliver.** We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

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

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

Sincerely,



Ernest Dellatorre
President

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

"Vendors should provide information regarding its employees, such as staff qualifications and experience in completing similar projects ...

McKinley Architecture and Engineering (*McKinley & Associates*) was founded on July 1, 1981. We are a multi-discipline full service Architecture & Engineering firm, offering comprehensive in-house professional services in Architecture, Engineering, Sustainable and Energy Efficient (LEED) Design, Construction Administration, Historic Preservation, and more. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. As a 38 year old firm, we also take pride in the individual **stability** of the workforce. Our Director of Engineering Services, Tim E. Mizer, PE, RA, QCxP, who is an Architectural Engineer, Architect, and Qualified Commissioning Process Provider, has been at McKinley Architecture and Engineering since 1995.

First and foremost, we can state that McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Division of Natural Resources with **successful projects**. If we are chosen for this project; your project team is available to start immediately upon our being selected, can handle multiple buildings simultaneously, and will provide the necessary hours to complete your project(s) on time. Our portfolio includes multiple relevant projects; examples of which you will see later in our proposal. Additionally, from our **hundreds of renovation projects**, we have vast experience with **phasing** and/or **creating plans to minimize the disruption to concurrent operations of the facility**, and will coordinate your projects as required.

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

Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works**. Some of these are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftsmanship Award, NCWV Media's Public Project of the Year, 5 Placemaker Awards (Energy Efficient "Green" Design), Building of America - Gold Medal Green Building Award, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - Architectural Preservation Award, and the City Council & Mayor's Award for Preservation to name a few. **Furthermore, our firm was just presented with the 2019 Governor's Award for Leadership in Buildings Energy Efficiency at the 2019 Innovation & Entrepreneurship Day at the Capitol!**



Project Manager / Point of Contact

Patrick J. Rymer, AIA, ALEP / CEFP

Architectural Team

Patrick J. Rymer, AIA, ALEP / CEFP
Director of Architectural Services / Architect

Thomas A. Wippenbeck, AIA
Senior Architect

Engineering Team

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

Bruce A. Kennedy, PE
Electrical Engineer

Scott D. Kain
Plumbing Engineering Designer

Michael A. Heath
HVAC/Mechanical Engineering Designer / Fire Protection Engineering Designer

David A. Ullom
Mechanical Engineering Designer

Construction Administration

Robert E. Smith

Patrick J. Rymer, AIA, ALEP / CEFP

Architect

Director of Architectural Services

EDUCATION:

EDUCATION:

University of Tennessee
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia

Member:

The American Institute of Architects (AIA)
Accredited Learning Environment Planner (ALEP)
- [formerly known as Certified Educational
Facility Professional (CEFP)]

NCARB

IDP

ArchNet

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Wheeling, WV (2005 to present)

Capitol Engineering
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners
(2000-2003)

SUMMARY OF EXPERIENCE:

Mr. Rymer, our **Director of Architectural Services**, brings 20 years experience in the building design and construction industry. His recent relevant experience includes the project management of several projects, as well as the lead design and construction administration of various Federal, State, County Government and private projects. He has been the lead **architect** on multiple projects designed during his 10+ years at McKinley Architecture and Engineering; these involved both renovations and new construction. He is in the inaugural class of **Accredited Learning Environment Planners**; one of only 195 in the World! Bringing a diverse background from the hands on experience of an apprenticeship in the construction trades to project management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level. Patrick was just named the "**Architect of the Year**" at Project BEST's 2019 Excellence in Construction Awards Gala!

NOTABLE PROFESSIONAL EXPERIENCES:

Braxton County Senior Citizen Center / 14,000 SF Addition and Renovation / includes 3,685 SF Community Room

Ohio County Commission - Cabela's Phase II Expansion

West Virginia State Police - multiple projects, State-Wide, including Jackson County Detachment, Kanawha County Troop 4 Headquarters, & Berkeley County Detachment

West Virginia Army National Guard - multiple projects, State-Wide*

Regional Economic Development Office, Wheeling - multiple projects

Wellsburg City Hall Building

West Liberty University - Soccer and Track Athletic Complex

Brooke County Schools - NEW Brooke Middle School

Hancock County Schools - multiple projects, including Oak Glen Elementary, Oak Glen High Multi-Sports Complex, Oak Glen Field of Dreams, & Welr High Multi-Sports Complex, & more

Marshall County Schools - multiple projects including NEW Cameron Middle/High School (LEED Registered), Cameron Fieldhouse, John Marshall High Stadium Renovation, & more

Ohio County Schools - multiple projects, County-Wide

Tyler County Schools - Open End Contract / multiple projects, including Board of Education Administrative Office Renovation, Tyler County Middle School/High School renovations, & more

Wetzel County Schools - multiple projects, County-Wide

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

Thomas A. Wippenbeck, AIA

Senior Architect

EDUCATION:

Kent State University
Bachelor of Architecture - 1997

Kent State University
Bachelor of Science - 1997

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
Pennsylvania

Member:
The American Institute of Architects

NCARB

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Senior Architect
Regional Manager of Architectural Services
Wexford, PA (2019 to present)

Wippenbeck Architectural Studio, LLC
President
Saxonburg, PA (2014-2019)

Studio 109 Designs, LLC.
Architect / Team Leader
Pittsburgh, PA (2013-2014)

Stantec/Burt Hill Architects
Senior Associate / Architect / Project Manager
Butler, PA (1999-2013)

Johnson/Schmidt Associates
Intern Architect
Robinson, PA (1997-1999)

SUMMARY OF EXPERIENCE:

Mr. Wippenbeck is a **Architect** with over 22 years of experience, whom has designed projects in the commercial/ office, retail, hospitality, residential, and educational sectors. Thomas has experience with leading and organizing internal design teams, as well as coordinating with up to 4 project consultants for any given project. He has been involved in all aspects of the architectural design process from interviewing and presentation to clients, through construction administration. Thomas has also been involved in the production of marketing proposals and company promotion.

NOTABLE PROFESSIONAL EXPERIENCES:

Wippenbeck Architectural Studio, LLC*

For his consultant services, he was involved in construction administration, code review and investigation, drawing reviews for code compliance and constructability, elevations studies for existing facilities, and site master planning for ADA compliant accessibility. He also had Commercial Design and Planning experience for The Neighborhood Academy (Recipient of Ed Kirkbride Award for Educational Design Excellence), Ductmate Industries, Office Building Renovation, and more. His Residential Design included a variety of project types, such as single family home additions, complete single family homes, and multi-family dwelling units.

Studio 109 Designs, LLC.*

Prepare floor plan concepts, building elevations, and site plans for client meetings. Assist with, review, and confirm project budgets. Assist with construction phasing schedules. Team Leader Responsibilities included supervising a team of 3-5 people during the production of construction documents, drawings and specifications; as well as mentoring interns in preparation of applying for Architectural Design schools.

Stantec/Burt Hill Architects*

Prepare information regarding design, specifications, materials and equipment. Present design concepts and project progression to clients. In-house Project Workload Review. Construction Documents. Oversee Project Construction.

Johnson/Schmidt Associates*

Supported and assisted lead architect in all phases of major retail projects. Assisted in the coordination of plans and designs. Monitored the flow of activities to ensure completion of architectural work for construction projects.

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

Ohio
West Virginia

Registered Architect in:

Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**. In addition, he is also a **Qualified Commissioning Provider**. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. Mizer's degree in Architectural Engineering has provided him with a total understanding of the architectural, engineering, and site components with the process necessary for integrating architectural design and building systems. As the Director of Engineering Services, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Wilson Lodge pizza concession
Wheeling Park Commission - Pine Room HVAC study & design
Wheeling Park Commission - White Palace HVAC Control
Wheeling Park Commission - White Palace Office HVAC

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

Lincoln National Bank, Avelia, PA restorations / renovations

Washington & Jefferson College - Old Main restorations / renovations

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre restorations / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

The Towers Building renovations

WVU Colson Hall restorations / renovations

Holiday Inn Express & Suites - 5 projects in 4 States, including PA

West Virginia Army National Guard - multiple projects

Dr. Ganzer Office Building renovations

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

Building 34: WV State Office Complex in Weirton

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

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

DeVry Institute of Technology

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2001 to present)

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Zoo Discovery Lab renovations
West Virginia Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
Capitol Theatre restorations / renovations
Orrick Building restorations / renovations
Maxwell Centre restorations / renovations
Wagner Building restorations / renovations
Bennett Square restorations / renovations
Ft. Henry Building restorations / renovations
Catholic Heritage Center restorations / renovations
Sisters of St. Joseph's Convent restorations / renovations
WVU Colson Hall restorations / renovations
West Virginia Northern Community College - B&O Building restorations / renovations
Wood County Schools - Parkersburg High restorations / renovations / new addition
United States Postal Service - multiple projects, including restorations
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack multiple projects
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael A. Heath

HVAC & Fire Protection Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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:

WV Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Department of Health and Human Resources Ohio County Office build-out/renovations
Panhandle Cleaning & Restoration warehouse & office building
Capitol Theatre historic preservation / renovations
Ft. Henry Club Building historic preservation / renovations
WVDRS Wheeling District's new office space
Bennett Square - Office historic preservation / renovations
Ohio County Schools - Madison Elementary School historic preservation / renovations
Fairmont State University - 3 new College Apartment Buildings
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack - various projects
For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).
Boone County Schools - multiple renovation projects
Marshall County Schools - multiple projects
Ohio County Schools - multiple renovation projects
Hancock County Schools - multiple projects
Ritchie County Middle/High School renovation
Tyler County Schools - multiple renovation projects
Wetzel County Schools - multiple renovation projects
Holiday Inn Express Hotel & Suites
Candlewood Suites Hotel
PWP Industries

David A. Ullom

Mechanical Engineering Designer

EDUCATION:

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

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts build-out

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

WVU Medicine - Reynolds Memorial Hospital renovations

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

Specialist in conical cutting and drilling tools for coal applications.

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

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

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

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

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

Gained experience in geographic information systems (GIS).

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

President:
Mingo Business Association (2007 to present)

Commander:
American Legion Post 351 (2008 to present)

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

Towers Building renovations, multiple phases

Lincoln National Bank Building renovations/historic

Harrison County Courthouse historic roof

United States Postal Service - multiple projects thru multiple
open-ended IDIQ contracts, including historic

City of Steubenville - multiple projects

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

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

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

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

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

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

West Virginia Army National Guard - AASF#1 HVAC renovations

Follansbee City Building renovations

Cabeia's Eastern Distribution Center

Cameron American Legion Exterior Renovations

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Interior Design, Learning Environment and Educational Facility Planning, Energy Efficient and Sustainable (LEED) Design, Commissioning, Construction Administration, and Historic Preservation.**

We have a broad range of skill and experience for projects involving **governmental, hospitality, commercial/office, emergency service, PK-12 schools, higher educational, sports & recreation, medical, private sector, and much more.**

Over the years, our firm won multiple **State and National awards and recognitions** for our works.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering Services

Patrick J. Rymer, AIA, ALEP
Director of Architectural Services

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals

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

Locations

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

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

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

Credentials

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

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

Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers



... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple renovation and redecoration projects. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. 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:

Braxton County Senior Center
Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304/364-5604

Holiday Inn Express Hotels & Suites
(on-call consultant, 5 hotels in 4 States)
and Candlewood Suites Hotels
(on-call consultant, 2 hotels)
Gerry Hamerski
Wheeling Hospitality, LLC
250 Scott Avenue - Suite 2
Morgantown, WV 26508
304 / 284-9989

Wheeling Island Hotel•Casino•Racetrack
(Open-End A/E Services Contract)
Jeff Sellers
Director of Construction
Delaware North Companies, Inc.
40 Fountain Plaza
Buffalo, NY 14201
716 / 858-5518

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

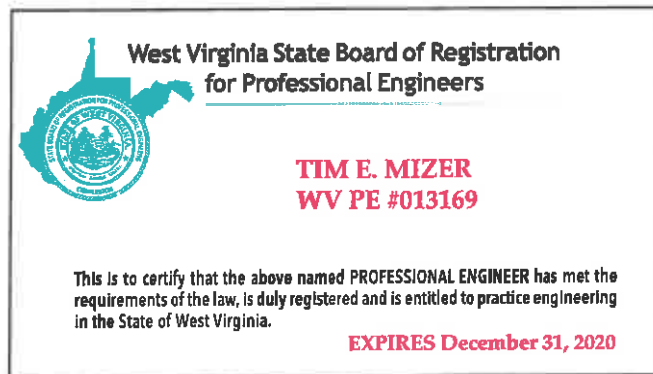
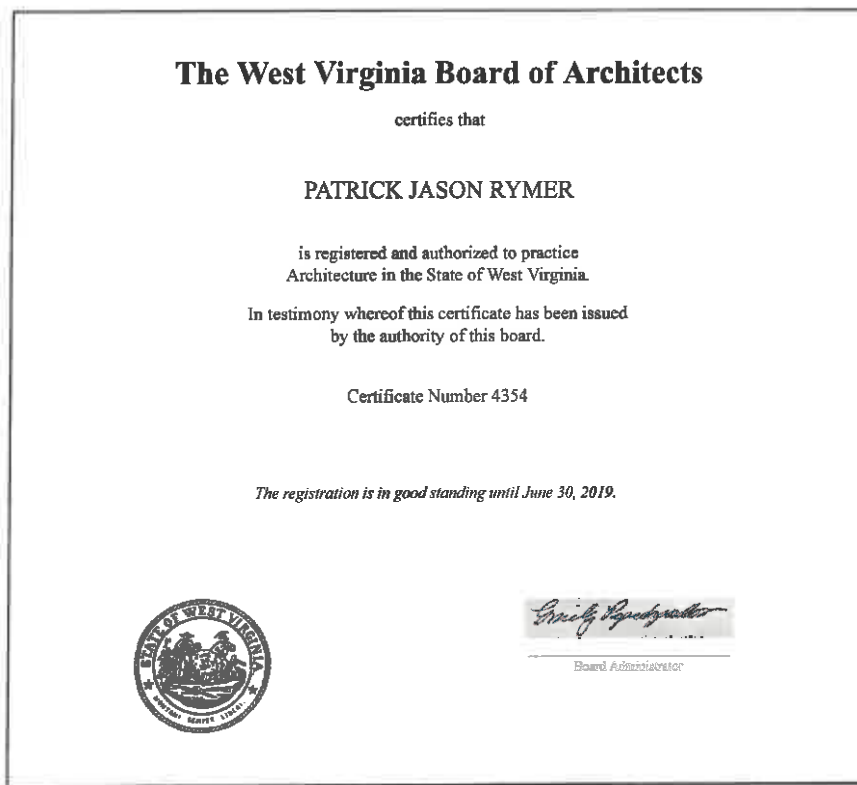
... copies of any staff certifications or degrees applicable to this project ...

Included is a copy of:

- Patrick Rymer's (*your Project Manager / lead Architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 4354).
- Tim Mizer's (*your lead Engineer*) West Virginia State Board of Registration for Professional Engineers (WV PE #013169).

In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section.

Moreover, copies of McKinley Architecture and Engineering's various licenses are found on the following pages.





CERTIFICATE

I, Ken Hechler, Secretary of State of the State of West Virginia, hereby certify that
by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

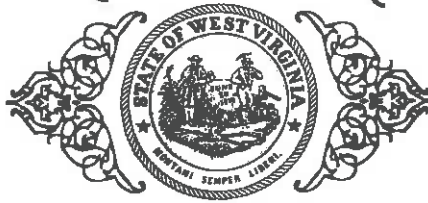
FIFTEENTH day of
DECEMBER 19 89

Ken Hechler

Secretary of State.



State of West Virginia



Certificate

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

MCKINLEY & ASSOCIATES, INC.

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

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

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



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

Natalie E. Tennant

Secretary of State

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

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER: **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.

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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, 2018 - December 31, 2019

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

... proposed staffing plan ...

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the Project Goals and Objectives of the West Virginia Division of Natural Resources for the North Bend State Park Lodge Renovations & Redecorating project. You will see in the submittal that McKinley Architecture and Engineering has included several professionals to handle all aspects of the RFP. We are available to start immediately upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project. We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, to renovations and redecorating at various types of facilities, minimizing disruption to concurrent operations of the facilities, meeting codes, etc. We can also provide other services which you might desire, such as energy efficient "LEED" design aspects, HVAC commissioning, historic preservation, and more.

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

Interior Design services will begin with a strategy session designed to determine the WVDNR's redecorating 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. Our firm 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 the visitors' enjoyment at the Lodge.

The way that we have historically achieved success with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

Therefore, at the kickoff of the project, the McKinley Team members will meet with you to review scope and gather project information. We will review this existing material provided by you and prior work completed to ascertain if this information can be incorporated into the current program.

Upon completion of this step, our Team will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the renovations and redecorating of the lodge.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

After conclusion of this phase, McKinley Architecture and Engineering will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction.

We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley Architecture and Engineering has Construction Administrators on staff to fulfill this need as well.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Patrick Rymer, your Project Manager / Architect, and includes the receipt, logging, review and return of submittals. Your Project Architects (and Engineers) will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our Construction Administrators (CAs), Bob Smith, will now take the more active role.

In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard.

We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

With our previous experience on multiple renovations and redecorating projects, our vast experience with codes, and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make this Lodge Renovations & Redecorating project at North Bend State Park successful.

... Descriptions of past projects completed entailing the location of the project, project manager name and contact information, type of project, and the project goals and objectives and how they were met."

Braxton County Senior Center

Location: Gassaway, West Virginia

Contact: Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304 / 364-5604

Type of Project: Renovations, Redecorating, and Additions

Project Description, Goals, and Objectives: We completed **full-service Architectural and Engineering design**, as well as **Interior Design and Construction Administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center. The \$2.8 million project involved the **renovation of existing building**, a single story addition, **redecorating**, ADA compliance including entry, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. **Project included new systems, such as HVAC, electrical, automatic sprinkler system, etc.**

Included in the structure are offices, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, etc.

The client wanted the building to be **warm and inviting**. Since this is located in a rural area, **we designed the building to have a rustic look that resembles a cabin or a lodge**. The community room features the **cozy ambience of a stone fireplace** (a gas fireplace with stone veneer), includes **multiple windows** to allow an abundance of **natural light**, and the **ceiling is accentuated with an exposed truss system intended to simulate wood timber beams found in a cabin**. The interior and exterior also feature **neutral, earth toned color schemes**. Furthermore, there is a **wrap-around porch with rockers; giving the building a charming appeal**.

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. There are over 30 round tables with seating for 8. Also included in the structure are a kitchen, walk-in freezer/refrig, dry storage, dishwashing, kitchen storage, table/chair storage, mechanical space, etc. The center also supports a Meals On Wheels Program. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more.





Before



& After



Before



& After



Oglebay Park and Wheeling Park projects

Location: Wheeling, West Virginia

Type of Project: Renovations, Redecorating, Restorations, and Additions

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these buildings probably have similarities to your proposed project; multiple projects include rustic and wooden structures; HVAC upgrades; projects also include various lodges, chalets, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, clubhouses, restaurants, and more. These projects included **investigations, studies, reports, and design including renovations, redecorating, restorations, 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 Architecture and Engineering's 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 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

"University Terrace" College Student Apartments Housing Complex

Location: Fairmont, West Virginia

Type of Project: New Construction

Project Description, Goals, and Objectives: McKinley Architecture and Engineering led the team that designed the 3 building, \$30 million "University Terrace" College Student Apartments Housing Complex. Since the conditions and availability of student housing was of high importance to the University, this project was a high priority. This project kicked off with programming meetings, where we got the Owner's input to develop a priority list that was used as a guideline throughout the entire design phase. Defining this from the start was important, for it set a tone for the project, where every entity was on board from the beginning, and we helped transform FSU's ideas into realities.

The project includes construction of a new housing complex on an existing parking lot, followed by the demolition of 4 current wood frame three-story apartment buildings which were beyond their lifespan, and new parking lots will be built on the site of the former apartment buildings. The demolition and construction was well-planned so that there was as little downtime as possible for available student housing accommodations. There were 216 beds in the existing college apartments; we increased the number of beds to 345. The ground-breaking was in April 2015 and the 3 buildings were all completed between July-October 2016. With this new 105,706 SF complex, the hope is that potential students will see this facility and will want to come to this University. Students want state-of-the-art facilities; they love new. The Apartments were designed to provide a welcoming, comfortable and home-like environment that will be conducive to the achievement of individual goals while also establishing a sense of community for student growth and interaction.

University Terrace provides fully furnished living space to students; consisting of both apartment and suite-style living. There are 103 units, including 41 quads and 35 semi suites, 14 doubles, and 13 singles. These all have their own bedroom, living, kitchen, and bathroom spaces (but semi-suites have a shared bathroom). There are multiple lobbies, lounges, multi-purpose spaces, laundry rooms, study halls, elevators and stairwells, and more. There are staff spaces, a Residence Director office, and RD double apartment. The 3 buildings are located on the west, north and east sides of the site; creating a large courtyard for student functions, which includes an amphitheater. The goal was to incorporate a space for students to congregate; to create a gathering space that creates a sense of community.

There are many energy-efficient design elements throughout the apartments; for example, we designed

for this to be one of the first buildings in West Virginia with all LED interior and exterior lighting, and the bid came in for the same cost as conventional florescent lighting.

For interior design & FF&E; specific color and texture selections on the floors, walls, ceilings, and furnishings enhance the lighting in the space, create a comfortable home-like atmosphere, and were made with a focus on incorporating a neutral toned color palette and fresh accents to offer interest and contrast while establishing a timeless base that will avoid becoming tired or dated. All material and finish selections, in addition to meeting practical criteria, also consider sustainability aspects.





Holiday Inn Express Hotels & Suites

Location: Multiple Hotels in 4 States

Contact: Mr. Gerry Hamerski
Wheeling Hospitality, LLC
250 Scott Avenue - Suite 205
Morgantown, WV 26508
304 / 284-9989

Type of Project: New Construction

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has an **on-call contract** to design Holiday Inn Express Hotels & Suites. For one example, a hotel was recently completed in **The Highlands development in Triadelphia, West Virginia**, located on the east-bound side of I-70 near the Robinson and Straub auto dealerships. This three-story hotel consists of **87 units** with a lobby, pool building, and entrance canopy. There is a maximum occupancy of 684, and there are multiple ADA Accessible units. The primary structure is wood framed except for several structural steel transfer beams. The porte-cochère is a decorative, drive-under design with a stamped concrete drive. The single-story, 3,000 SF pool building includes a pool, spa, exercise room, and equipment room. This has a specialty HVAC system, especially for dehumidification in the pool/spa room, which involves thermostats and humidistats, and a special vestibule to "separate" this area from the main hotel. The 21,108 SF first floor, in addition to the pool building and 17 units, also consists of a 1,500 SF meeting room, 2,700 SF of office/laundry/pantry/misc, and a 2,800 SF great room/breakfast room/lobby. There is a vending area adjacent to the elevators on every floor. The second and third floors are both 16,764 SF, and both consist of 35 units. The 87 rooms consists of 54 King units and 33 Queen units. There are 5 ADA rooms. The King rooms consist of 6 Single Business Suite A, 2 Single Business Suite B, 1 Single ADA Business Suite C, 16 Single Suite D, 19 Single C, 1 Single D, 2 Single D1, 1 Single ADA Roll-In, 4 Single Executive B, and 2 Single Executive B1 units. The Queen rooms consist of 1 Double ADA Business Suite, 2 Double Business Suite, 2 Double Executive B1, 2 Double Executive B2, 2 Double ADA, and 24 Double A. **After a successful first hotel was built, it lead to subsequent projects and our on-call contract**, and we have completed more Holiday Inn Express & Suites Hotels in **Parkersburg, West Virginia, Cambridge, Ohio, Cumberland, Maryland, and Washington, Pennsylvania.**



Candlewood Suites Hotels

Location: Morgantown, West Virginia

Contact: Mr. Gerry Hamerski
Star City Lodging, LLC
250 Scott Avenue - Suite 205
Morgantown, WV 26508
304 / 284-9989

Type of Project: New Construction

Project Description, Goals, and Objectives: We designed the new **45,941 SF** Candlewood Suites Hotel in Morgantown, WV, right off of I-79 (Star City Exit), which opened in late 2015. This **3 story hotel** includes **82 rooms**; the first floor consists of 22 units, while the second and third floors both consist of 30 units. We designed for **dispersion**; all room styles are equally accessible to those with physical disabilities. This is also a **pet friendly hotel**.



This hotel is designed for extended stay; it has the amenities to help keep the visitors' daily routine, including a large workspace and full kitchen in every suite, 24 hour Fitness Center, 24 hour Business Center, free Guest laundry facilities, daily and/or weekly housekeeping (limited or full service), the "Candlewood Cupboard" for food items, an outdoor gazebo grill with grilling utensils, picnic tables, the Lending Locker for games and appliances, a free movie library, and free high-speed wired and WI-FI internet. The on-site Business Center is open 24 hours a day, and business services are available such as copying, office supplies, printer, scanner, etc. The on-site Fitness Center consists of two treadmills, stationary bike, elliptical, free weights, and a star trac workout machine.

The core space includes the entry vestibule, lobby with registration desk, staff office, break room with kitchenette and employee lockers, sales office, business center, fitness center, both regular laundry and guest laundry rooms, accessible public restrooms, 2 elevators, and more.

For the rooms, the studio-option bedroom/living area includes queen- or king-sized beds, flat-screen TV, overstuffed recliner, DVD and CD player, full-size ironing board, and much more. The suite-option has a separated bedroom from living room, and includes an extra television, a sofa, coffee table, and more. The full kitchen includes a full-size fridge with icemaker, stovetop, microwave, toaster, dishwasher, pots, pans, plates, silverware, utensils, glasses, and plenty of counter space. The living room includes a flexible workspace with a work desk, lamp, and desk-level electrical outlet.

This project has lead to subsequent projects, and we are currently designing another Candlewood in the Northern Panhandle of West Virginia.



Maclin Hall Dormitory

Location: Montgomery, WV

Contact: Mr. James Darling

West Virginia University's Institute of Technology

405 Fayette Pike

Montgomery, WV 25136

304 / 442-3104

Type of Project: Renovations & Redecorating

Project Description, Goals, and Objectives: McKinley was selected to design a comprehensive renovation to the historic Maclin Hall dormitory and bring it up to current standards. The \$6 million project included redesigning the 142 dorm rooms and RA bedrooms in this 4-story building, including new finishes and furnishings, paint, flooring, lighting, data, and much more. In this 53,900 SF building, we also brought it up to current codes and ADA compliance,

replaced the entire HVAC, lighting, fire protection, plumbing, data systems, shared areas, new roof, and restoration of the exterior, added a theater room, exercise area, laundry room, studies, computer rooms, TV rooms for video games, student commons areas, and lounges. Included in this renovation was the replacement of the elevator, which had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and equipment throughout the building. We also completely regutted and renovated all 35 restrooms, provided new shower facilities, and brought them up to ADA compliance. On the ground floor, there were 5 restroom/shower renovations; on the upper floors there was 2 communal restrooms/showers per floor, and the 8 suites per floor each had their own separate restroom. There was water damage throughout the building, and the Owner even used tarps and buckets in the attic to catch the leaks in the roof.

There was wall, ceiling, and floor damage in most rooms, and mildew damage in some rooms as well.

This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.

By careful planning we were able to meet all of the ADA requirements, save the client the cost of reroofing, and bring the building up to the standards required for a modern dormitory.



Orrick's Global Operations Center

Location: Wheeling, West Virginia

Contact: Mr. Will Turani

Orrick, Herrington & Sutcliffe LLP

2121 Main Street

Wheeling, WV 26003

304 / 231-2629



Type of Project: Renovations, Redecorating, & Restorations

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



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



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



Wagner Building

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280



Type of Project: Renovations, Redecorating, & Restorations

Project Description, Goals, and Objectives: Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the National Register of Historic Places and is the centerpiece of the new 10-acre Celoron Plaza Office Park. This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. The Wagner Building was an old sugar warehouse built in the 1930s. After being vacant for over 30 years, McKinley completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by **totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis), and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.** The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for flex space; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on multiple renovations over the years, and are recently completed a new office build-out on the 5th floor for a new client.

Work on this 60,000 square-foot structure included **total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, interior design, exterior renovations, window replacements, roof, ADA compliance design, and a total gut of the interior.** All of the existing



BEFORE

windows were replaced, and we designed them to match a close profile with the original windows; this included wider flat faced muntins, and the sash in the top six floors are all industrial steel units built around 1926. Two elevator replacements were also a major part of the original project; after they were completed, and **when new construction is on-going**, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation.



& AFTER



Bennett Square

Location: Wheeling, West Virginia

Contact: Mr. David H. McKinley
McKinley Properties, LLC
10 Kenwood Place
Wheeling, WV 26003
304 / 230-2400

Type of Project: Renovations, Redecorating, & Restorations

Project Description, Goals, and Objectives: Bennett Square is a historic 3-story, 22,000 SF renovation/rehabilitation project of the old Ohio County Public Library Building. The building was neglected and vandalized for over 30 years. The finished \$7.5 million project houses "Class A" professional and medical office space in beautifully restored surroundings. The building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by SHPO and the Federal Department of the Interior. Documentation for state and federal tax credits is also a part of this project. **The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013.**

Bennett Square has quickly become a cornerstone of the Wheeling business community with several key businesses occupying the spaces; and we completed **interior design services** for each.

Phase I included "Class A" office fit-out for the **first and second floors**, including preserved-in-place and salvaged architectural elements, as well as **major electrical and mechanical systems designs**. Renovations included both restored and new **windows**, doors, a new roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator.



Phase II completed the "Class A" office fit-out for the **second floor**. This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing.



Finally, the **last phase** was dental office fit-out on the **third floor**. Planning included business offices, exam/operatory rooms, hygienist room, lab, custom casework, track lighting, specialty HVAC, special electrical and data, special plumbing for gases, a central dental dry vacuum system, and much more. All of these spaces were integrated into an existing interior historic building context. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.



Maxwell Centre

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280

Type of Project: Renovations, Redecorating, & Restorations

Project Description, Goals, and Objectives: Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley Architecture and Engineering led the way for this **total renovation** and restoration of a 1908 structure. The **\$2.3 million** project represents the firm's effort in protecting the historic fabric of Wheeling. The Maxwell Centre is now Wheeling's premier business address.

In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms, an accounting company, and McKinley Architecture and Engineering. **The various companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, including parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other interior finishes and furnishings included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others.**

Work on this **five story office building** included researching the architectural past as well as **all new systems, including; mechanical, electrical, plumbing and fire and life safety, data and communication, etc.** All design work and construction administration was completed by our firm. The **51,000 SF** building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places. We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits.

The Maxwell Centre was recognized and awarded a West Virginia AIA Honor Award, a Governors Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



BEFORE



& AFTER



Charleston Enterprise Center - Suite 406

Besides the paint, what makes this office "green"?

McKinley Architecture and Engineering has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. We won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for the newly renovated Suite 406 within the Charleston Enterprise Center. **One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.** The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. The centrally located conference room "Lantern" glows all day long from natural sunlight from above; this room's ceiling acts as a reflector, bouncing natural light throughout the space. In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage. The office chairs are new, but the "Zody" chair by Haworth is the first chair to be **Cradle to Cradle Gold Certified**. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle. Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. Most of the floor is cleaned and sealed with water based polyurethane, leaving the natural distressed state of the floor. The remainder used a carpet tile by LEES which minimizes waste, has 35% recycled content and is **Green Label Certified**, meaning it meets stringent indoor air quality requirements. The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so the tenant can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



Panhandle Cleaning & Restoration Warehouse & Office Building

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguero, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304 / 232-2321

Type of Project: New Construction, Renovations, & Redecorating

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration invested \$3.5 million in a new prefabricated metal building. The exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total warehouse square feet. The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** This expansion of the original business now allows Panhandle to employ about 100 workers. The office building also includes a training room to keep the staff up-to-date on the newest cleaning technologies. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing and mechanical systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the warehouse space.



West Virginia State Police Academy - 3 Dormitory Renovations

Location: Dunbar, West Virginia

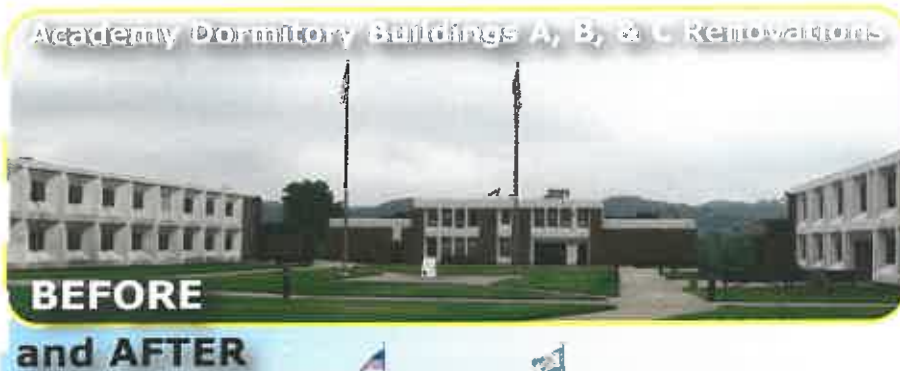
Contact: Major William Scott
West Virginia State Police
725 Jefferson Road
South Charleston, WV 25309
304 / 746-2124

Type of Project: Renovations & Redecorating

Project Description, Goals, and Objectives: The \$4.5 million campus-wide improvement projects included 5 buildings: the renovation of 3 existing barracks/dormitory buildings (seen below), the demo of a shooting range and replacing that building with a brand new upgraded shooting range and control center, and the new training & assembly multi-purpose building. This project was completed in phases, on a **building-by-building** basis.

The 27,708 SF **Building A** is a 2-story dormitory (for 160 cadets) with classrooms that was built in 1968. This renovation project included **interior finishes, new built-in furniture, signage, floor tile to replace asbestos tile, upgraded HVAC, new boiler & chiller, replacing the WVSP shield at the entry, repairing the sauna and steam room, new fire alarm and sprinkler system, security system, network computers, electrical, windows & doors, building skin/facade, elevator, site lighting, ADA compliance** and more.

The 8,985 SF **Building B** is a 2-story dorm (for 10 female cadets) with classroom (for 100+ cadets) that was built in 1949. This renovation project included **interior finishes, flooring, walls, ceiling tile, building skin/facade, windows & doors, ADA compliance** and more.



The 21,966 SF **Building C** is a 2-story dormitory (for 48 cadets) with classroom (for 100 cadets) and cafeteria that was built in the 1970s. This renovation project included **interior finishes, HVAC, vestibule, security system, fire alarm, floors, sprinkler system, lighting, data, signage, elevator, building skin, windows & doors, ADA compliance, sidewalks** and more.



Also, as mentioned, there was complete removal of **Building D** (shooting range), and replacement with a new 3,098 SF shooting range with a tower at the center. The staging area is enclosed with a glass wall toward the range, with space for 50 cadets with tables for gun cleaning and check.

Finally, the new **Multi-Purpose Building** (also known as the Physical Training Facility) is a 12,544 SF training and assembly building.

3.1. a. The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.

Will will successfully complete your Goal/Objective 1: Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.

We have experience with **renovation and redecoration** projects in multiple sectors of business, and have vast experience with **phased projects which minimize disruption to concurrent operation of the facilities**. This might include renovating the lodge on a floor-by-floor basis to only have part of the lodge closed at a single time. Or, it could involve completing the renovations during your current “off-seasons,” so it creates the least disruption.

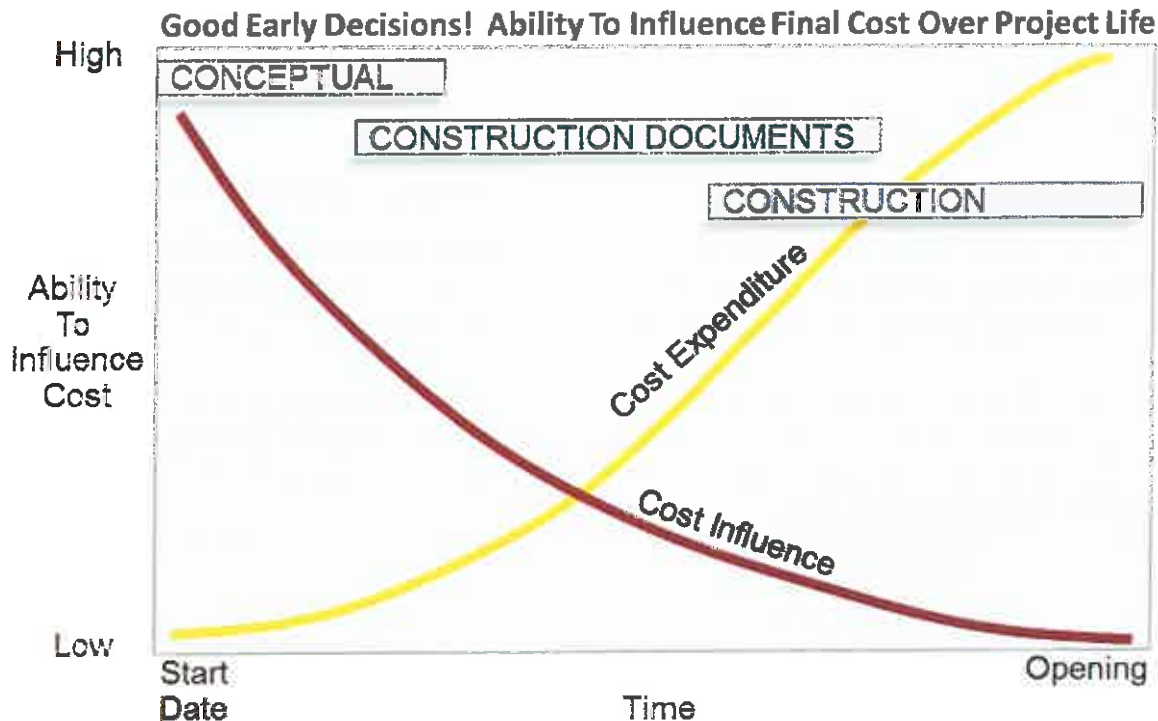
To start your project, **an on-site kickoff meeting will be held with all pertaining Owners representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule. **During the design phases, 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 the Owner to participate in as many of these meetings as possible.** Also during the design phases, all needed personnel become fully versed in the Client’s program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts to the client’s satisfaction.

During the **kick-off meeting**, interviews will take place to learn what you, the Owner, wants in the lodge. This is a very important step as it sets up the remainder of the project. Armed with this information, our professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor plan might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that our professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the **construction drawings (CDs)** and specifications for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.** Afterwards is the actual **bidding** of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the **Construction Administration** phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

3.1. b. The successful firm or team should demonstrate a history of projects that met the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.

Will will successfully complete your Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

For meeting the Owner's **budget**; the work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget** to meet the needs of the WVDNR and North Bend State Park. We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. 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. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley Architecture and Engineering **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scopes continue to stay within the budgeted amount. In addition, our "in-house" Architects/Engineers work together everyday, which gives us the ability to develop **quality documents** that an exclusively architectural firm (or exclusively engineering firm) cannot match. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout WV with great buildings that come in on/under budget.

3.1. c. The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.

Will will successfully complete your Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Construction Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect and the General Contractor, and the coordination of regular progress meetings on site.

Some firms are structured to include these tasks as part of the Project Architect's work. **McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator (CA).** Our CAs performs the traditional tasks:

- Monitor construction to ensure compliance with Contract Documents
- Observe construction progress
- Conduct progress meetings
- Administer payment requests and change orders

But our CAs also constitutes an important thread in the texture of project continuity:

Our CA is part of the project development from the first design team meeting. Since they are here 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.

He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction.



His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense.

Also, as mentioned before, during construction the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - as **scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.

3.1. d. The successful firm or team should demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.

We know our Team possesses the required **expertise** to address all facets of your included projects, and we will provide you with all the disciplines and services needed to make these projects a success. **The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.**

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, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also State Agencies such as West Virginia State Police, WVARNG, West Virginia University, Marshall University, West Virginia School Building Authority, DOE, and the Department of Culture & History to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how codes, and state / federal 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. 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. We are members of many organizations, and follow their standards, such as NFPA, A4LE, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

Our Architectural Design has been recognized with numerous **State & National awards**. Our engineering staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley Architecture and Engineering designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED lighting in West Virginia. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

McKinley Architecture and Engineering creates **interior environments that conform to our client's identity and purpose while meeting aesthetic, functional and ergonomic requirements**. To achieve these goals, McKinley provides an impartial assessment and specification to **meet our client's redecorating program for budget, furnishings and finishes**. We believe a well-designed interior enhances collaboration among staff and creates a pleasing atmosphere for visitors. Redecorating services will include analyzing space requirements, operating procedures, communication relationships and future needs. Application of current ADA and building codes, along with LEED-approved and energy efficient materials, will be applied to the developed plans for wayfinding, space planning, furnishings and finishes, including furniture, equipment, casework, paint, carpet, floor patterns, colors, signage, etc. We can also provide finish boards with samples to give a visual of what the furniture and finishes will look and feel like.

In addition, with our depth in numbers, McKinley Architecture and Engineering also offers you an added benefit of having the capabilities of **handling multiple projects simultaneously**.

Per your request on the "GENERAL TERMS AND CONDITIONS," Part 8 "INSURANCE;" on the following pages you will see specimen copies of our various Insurance Coverages:

| ACORD™ | | CERTIFICATE OF LIABILITY INSURANCE | | | DATE (MM/DD/YYYY) 01/24/2019 | | |
|---|---|---|-------------|---|---------------------------------|-------------------------|--|
| THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. | | | | | | | |
| IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). | | | | | | | |
| PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123 | | | | CONTACT NAME: PHONE (A/C No, Ext): 304.233.3303 FAX (A/C, No): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: INSURER(S) AFFORDING COVERAGE: NAC # | | | |
| INSURED McKinley & Associates Inc McKinley Architecture and Engineering LLC McKinley Architecture and Engineering 32 20th St Ste 100 Wheeling, WV 26003-3746 | | | | INSURER A: Cincinnati Insurance Co. 10677 INSURER B: Brickstreet Ins Brick INSURER C: INSURER D: INSURER E: INSURER F: | | | |
| COVERAGES CERTIFICATE NUMBER: 2018-2019 COI's 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 SUBR INSR | WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
| A | GENERAL LIABILITY | | | EPP/EBA0146335 | 08/15/2018 | 08/15/2019 | 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 |
| | | | | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | | | | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | | GEN'L AGGREGATE LIMIT APPLIES PER | | | | | |
| | <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC | | | | | | |
| A | AUTOMOBILE LIABILITY | | | EPP/EBA0146335 | 06/15/2018 | 06/15/2019 | 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 checked="" 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 | EPP/EBA0146335 | 06/15/2018 | 08/15/2019 | EACH OCCURRENCE \$ 1,000,000 |
| | EXCESS LIAB | | CLAIMS-MADE | | | | AGGREGATE \$ 1,000,000 |
| | DEDUCTIBLE | | | | | | \$ |
| | RETENTION \$ | | | | | | \$ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | WCB1018014 | 12/30/2018 | 12/30/2019 | W/C STAY-TOES LIMITS <input checked="" type="checkbox"/> OTHER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | Y/N | PA EL INCLUDED | | | EL EACH ACCIDENT \$ 1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | WV BROAD FORM EL | | | EL DISEASE - EA EMPLOYEE \$ 1,000,000 |
| | | | | | | | EL DISEASE - POLICY LIMIT \$ 1,000,000 |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) | | | | | | | |
| CERTIFICATE ISSUED AS PROOF OF INSURANCE. | | | | | | | |
| CERTIFICATE HOLDER | | | | CANCELLATION | | | |
| MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET STE 100 WHEELING, WV 26003 | | | | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dee C. Paul III 1/24/19 Jm | | | |
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/12/2018

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): 216-777-8134 FAX (A/C No.): E-MAIL ADDRESS: sturchik@oswaldcompanies.com | |
| INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003 | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | INSURER A : Continental Casualty Company | 20443 |
| | INSURER B : | |
| | INSURER C : | |
| | INSURER D : | |
| | INSURER E : | |

COVERAGES CERTIFICATE NUMBER: 1012000108 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 SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|--------------------|---------------|-------------------------|-------------------------|---|
| | GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | | EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/PROP AGG \$ \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| | UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y / N N / A | | | | WC STATU-TORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Professional Liability Claims Made Retro Date: 9/10/1981 | N Y | AEH591893924 | 10/10/2018 | 10/10/2019 | Each Claim \$1,000,000 Aggregate \$2,000,000 |

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 | 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 <i>Serena C Turchik</i> |

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**State of West Virginia
Expression of Interest
Architect/Engr**

Procurement Folder : 579322

Document Description : A/E Services for North Bend Lodge Renovations & Redecorating


Procurement Type : Agency Contract - Fixed Amt

| Date Issued | Solicitation Closes | Solicitation No | | Version | Phase |
|-------------|------------------------|-----------------|--------------------|---------|-------|
| 2019-05-14 | 2019-06-14 13:30:00 | AEO! | 0310 DNR1900000010 | 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 Architecture and Engineering (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 June 12, 2019

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

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



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
32 20th Street - Suite 100, Wheeling, WV 26003

(Address)
(304) 233-0140 | (304) 233-4613

(Phone Number) / (Fax Number)
edellatorre@mckinleydelivers.com

(email address)

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

McKinley Architecture and Engineering (McKinley & Associates)

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

June 12, 2019

(Date)

(304) 233-0140 | (304) 233-4613

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering (McKinley & Associates)

Authorized Signature: [Signature] Date: June 12, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 12 day of June, 2019.

My Commission expires August 16, 2020.



NOTARY PUBLIC [Signature]



State of West Virginia
Expression of Interest
Architect/Engr

Procurement Folder : 579322

Document Description : Addendum No. 01 A/E Services for North Bend Lodge Renovation

Procurement Type : Agency Contract - Fixed Amt

| Date Issued | Solicitation Closes | Solicitation No | Version | Phase |
|-------------|------------------------|-------------------------|---------|-------|
| 2019-06-04 | 2019-06-14 13:30:00 | AEOI 0310 DNR1900000010 | 2 | Final |

| SUBMIT RESPONSES TO: | VENDOR |
|---|---|
| BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON US | Vendor Name, Address and Telephone *000000206862 McKinley Architecture and Engineering (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 June 12, 2019

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Date Printed : Jun 04, 2019 Solicitation Number : DNR1900000010

Page : 1

FORM ID : WV-PRC-AEOI-001

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: AEO/ DNR19*10

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering (McKinley & Associates)

Company



Authorized Signature

June 12, 2019

Date

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