



WEST VIRGINIA DIVISION OF NATURAL RESOURCES



AEOI 0310 DNR1800000007

**Re: A/E Services for Hawks Nest CCC
Museum and Pavilion Restoration Project**



McKINLEY
ARCHITECTURE + ENGINEERING

July 24, 2018

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

Dear Ms. White 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 design and specify required repairs and renovations to the CCC Museum and CCC Pavilion at Hawks Nest State Park. We have completed many similar projects, which you will see throughout this proposal. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) has been **designing historic preservation / restoration / renovation / upgrade projects** since 1981. With offices in Charleston and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, a Historic Preservation Specialist, Construction Administrators, an HVAC Qualified Commissioning Process Provider, LEED Accredited Professionals** specializing in Building Design and Construction, a certified Interior Designer, and more.

Historic Preservation is a passion for our firm. We understand the **Civilian Conservation Corps (CCC) structures** are major contributing buildings located in the **New Deal Resources in Hawk's Nest State Park Historic District**, listed on the **National Register of Historic Places (NRHP Reference # 10001225)**. We are committed to **saving and rehabilitating our past**, and **have won multiple awards and recognitions** for historic preservation projects. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks (2 of the 16 in West Virginia)**! We have completed **well over 100 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. We have worked on many historic projects that had **similar scope** to your project, such as architectural renovations and restorations, mechanical repairs, ADA accessibility upgrades, kitchens, museums, and much more.

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

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

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 these projects; 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 projects on time.

Our portfolio includes multiple relevant projects; examples of which you will see later in our proposal. No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects. 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.

Historic Preservation is a passion for our firm. McKinley Architecture and Engineering has been designing restoration / renovation / upgrade projects since 1981. One employee, Christina Schessler, AIA, LEED AP BD+C, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design in 2012. Another employee, Mike Price, your construction administrator, was **appointed by former Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission – West Virginia Division of Culture & History.** McKinley Architecture and Engineering has completed dozens of historic projects throughout the State, including a museum, wooden structures, and much more.

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

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, 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.

Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Architect / Specialized LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects
City of Wheeling - Building Codes Board
of Appeals

*Preservation Alliance of West Virginia
The Association for Preservation Technology
International*

Former Member, Board of Director, & Treasurer:

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

PROFESSIONAL EMPLOYMENT:

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

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

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

SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of **historical preservation**, residential (multiple-types of work), emergency service, forensic, medical, educational, and commercial project experience. **She recently completed her Masters in Historic Preservation, and has a passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project.** She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the **architectural** design process. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets. Christina will also be able to provide direction to your projects should you wish to develop a design that is intended to achieve **LEED Certification**.

NOTABLE PROFESSIONAL EXPERIENCES:

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

Braxton County Senior Center

USPS Altoona restorations, exterior window restoration, renovations, Section 106 report

USPS Clarksburg Finance Station restorations, renovations

USPS Shenandoah Post Office historic condition report

USPS Monongahela restorations, renovations

Washington & Jefferson College - Old Main restorations

Lincoln National Bank, Avella, PA restorations, renovations

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

Harrison County Courthouse restorations, roof repair

Bennett Square restorations, renovations

Sisters of St. Joseph Convent restorations, renovations

Wagner Building restorations, renovations

The Linsly School restorations, renovations

Madison Elementary restorations, renovations

City of Steubenville, OH historic façades & roofs rehabilitation program, multiple projects across the city

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

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

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:

Wetzel County Schools - Valley Field House

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville HQ

The Towers Building renovations

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.

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

Michael L. Price

Construction Administrator

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

West Virginia Capitol Building Commission

Member:

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

Vice President:

Circus Saints & Sinners

Former President:

Mt. Olivet Baseball Association

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations
Grave Creek Mound Museum renovations
West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations
United States Postal Service - multiple projects across West Virginia and western Pennsylvania, including restorations / renovations
Ft. Henry Building restorations / renovations
Bennett Square restorations / renovations
Capitol Theatre restorations / renovations
Ohio County Schools - Madison Elementary restorations / renovations
Ohio County Schools - J.B. Chambers Performing Arts Center
Main Street Bank, multiple locations
Bayer Heritage Federal Credit Union
Holiday Inn Express & Suites Hotels - multiple projects in 4 states
Candlewood Suites Hotel - Morgantown, WV
Wheeling Island Hotel•Casino•Racetrack multiple renovation projects
Reynolds Memorial Hospital Rapid Care Center
Keep Smiling Family Dentistry Office fit-out / renovations
Carenbauer Wholesale Corporation addition and office renovations
Hampshire County Schools - new Animal Veterinary Science Center
Harrison County Schools - new Johnson Elementary
Ritchie County Schools - Ritchie Middle/High HVAC
Tyler County Schools - multiple renovations
Wetzel County Schools - multiple renovations



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

Randall Reid-Smith, Commissioner

Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562

EEO AA Employer

February 5, 2016

To Whom It May Concern:

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

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

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

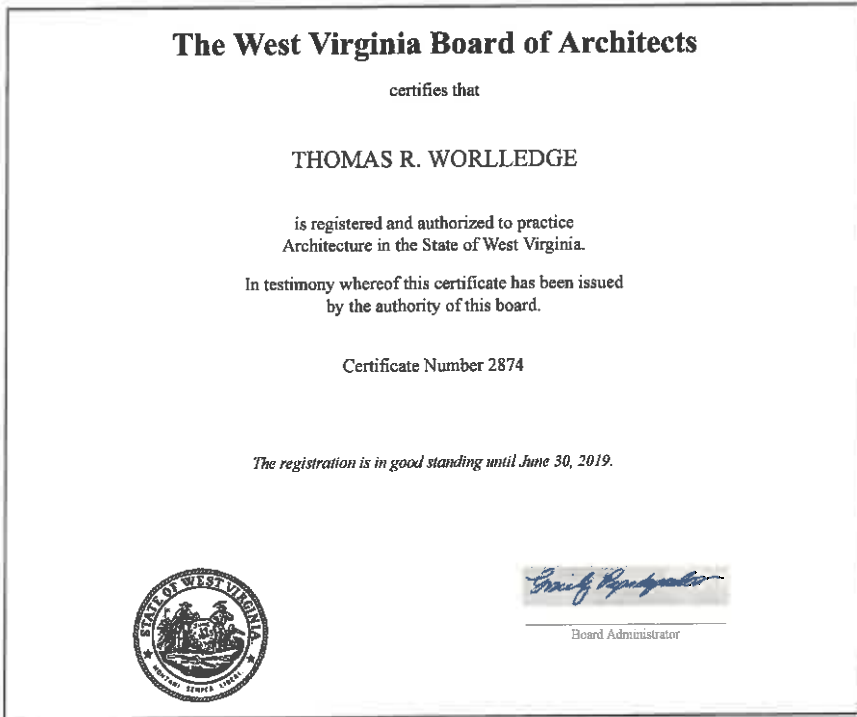
Sincerely,

Mr. Randall Reid-Smith
Commissioner
304.558.0220

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

Included is a copy of:

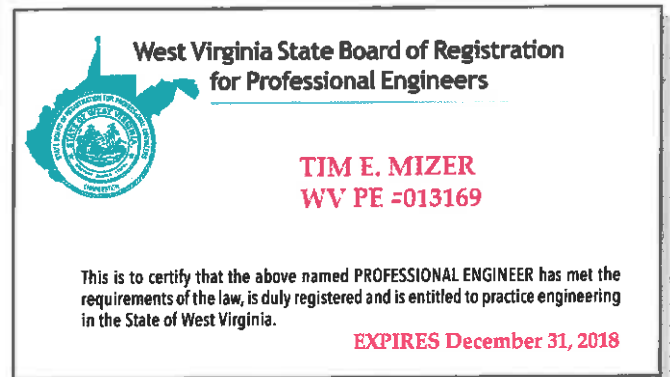
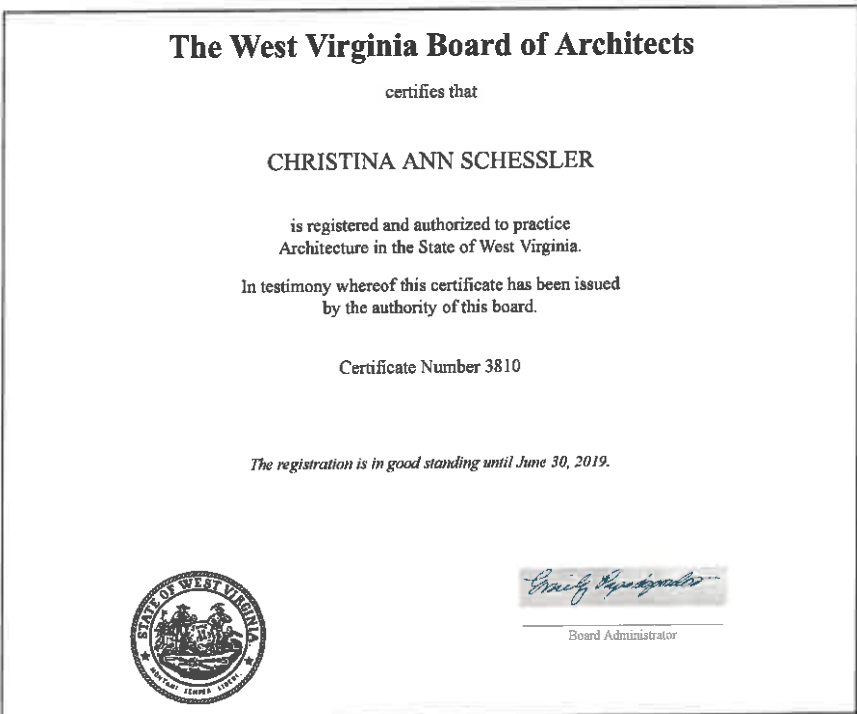
- Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874)
- Christina Schessler's (*your historic preservationist / architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 3810)



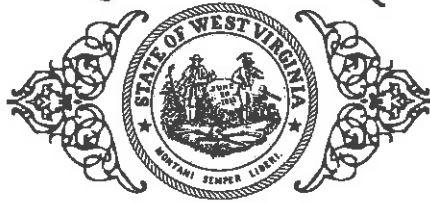
- Tim Mizer's (*your lead Engineer*) West Virginia State Board of Registration for Professional Engineers (WV PE #013169)

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.



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/soas/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.

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

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 M. Worledge, your Project 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), Mike Price, will now take the more active role.

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs performs the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more. 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 goals, objectives, and building 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, 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.

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 projects; restorations and historic preservation 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 these CCC Museum and Pavilion projects successful.

and the Union" is a special exhibit of thirteen original Civil War battle flags located on the second floor. A federal courtroom, located on the third floor and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession. The building is now appropriately renamed West Virginia Independence Hall.

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

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

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

There was also **interior restorations and repairs.** Sections of the original **wood flooring** were carefully removed and replaced. The **interior plastering** was restored, eliminating or concealing previously botched attempts, and included **ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs.** **Historic paint colors** were applied on all newly plastered surfaces in the building. **Interior painting** provided for **color matching and new faux graining** on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character of the rooms.** Two rooms on the second floor were completely restored since the existing spaces were nearly destroyed by deterioration.

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

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



Wheeling Suspension Bridge relighting

Location: Wheeling, West Virginia

Type of Project: Historic Preservation, Restorations, Renovations

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

The dedication of the bridge lighting project was the highlight of a week-long of festivities in downtown Wheeling. All the news account attribute that it was a most successful venture and

underscores the historical significance of the bridge not only to Wheeling but to the westward expansion of the nation. We won various awards for this project, including an Illuminating Engineering Society of North America's International Illumination Design Award of Merit, and a Best Outdoor Lighting Design in Western Pennsylvania Area.





Before & After



Before & After

Oglebay Park and Wheeling Park projects

Location: Wheeling, West Virginia

Type of Project: Renovations and Restorations

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, 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

Five South Front Street Preservation Projects

Location: Wheeling, West Virginia

Type of Project: Renovations and Restorations

Project Description, Goals, and Objectives: McKinley Architecture and Engineering renovated and restored 5 houses on South Front Street (203, 304, 400, 402, & 404), a street which runs along the Ohio River front, and is located on Wheeling Island. Two houses are individually listed on the National Register of Historic Places, while all 5 are major contributing structures within the Wheeling Island Historic District.



The **John McLure House (203 South Front Street)** was originally built in the mid-1850s, was one of the earliest homes built on Wheeling Island, and helped influence the architectural designs that shaped this river community over time. However, this house was in total despair after years of neglect; therefore, our architects and engineers completed a \$300,000 restoration project, and returned this Federal-style brick dwelling back to its majestic past. McKinley Architecture and Engineering did the historic research, design, and restorations, and our efforts ultimately included qualifying the structure for listing on the National Register of Historic Places (NRHP#: 91001013). This building is now also major contributing structures in the Wheeling Island Historic District (NRHP#: 92000320).



The **Harry C. and Jessie F. Franzheim House (404 South Front Street)** was built in 1897, is proudly listed on the National Register of Historic Places (NRHP#: 89000183), and is also major contributing structures in the Wheeling Island Historic District (NRHP#: 92000320). This 6,000 SF shingle-style architectural home was returned to its glorious past by our firm. The home had been sub-divided into 6 apartment units and had reached the point of possible demolition, but our architectural and engineering professionals had the opportunity to both work within the Standards of the Department of the Interior to bring it back to life. This project was \$300,000. Upon entering the house, one is impressed with the rich warmth of wood and leaded glass. This is further emphasized by the immediate presence of a fireplace.

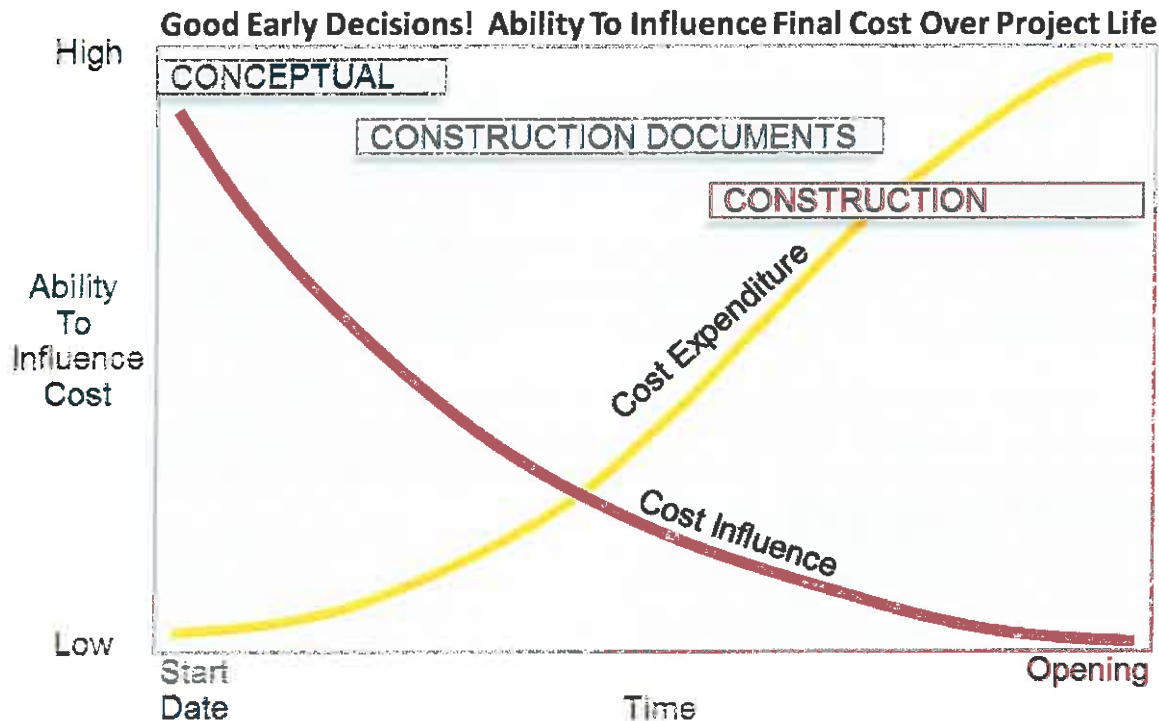
As mentioned before, in addition to 203 and 404, the other 3 houses (304, 400, & 402) are also major contributing structures in the Wheeling Island Historic District in the National Register of Historic Places (NRHP#: 92000320). **304 South Front Street** was originally built around 1885, but was now in total despair; therefore, the \$275,000 historic preservation project included the entire structure, both exterior and interior components, as well as new systems were completed to bring it back to life. **400 South Front Street** is a Victorian home that was originally built in 1891, was abandoned for over 10 years, and was the worst condition of all the renovations to the extent that it had been totally gutted by the previous owner, the doors and fireplaces had been cannibalized, termites had devastated the entire framework, most of the windows were broken out, the fully-finished attic sustained heavy damage due to a leaky roof, the first floor was collapsing in the middle, and we even had to raise/jack the floor back up and restore the back corner of the building back into stable condition before restoration could begin. The rehabilitation project was \$250,000. Finally, **402 South Front Street** was a \$200,000 restoration project, where we once again designed within the Standards of the Department of Interior to complete this historic preservation of the 1895 structure.



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 Hawks Nest 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. 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.**

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

We have **vast renovation experience** and are also qualified and experienced with projects that **respect the historic nature of the building**. Our team is uniquely experienced in historic preservation, restoration, and/or renovation projects because we are similarly involved in the development of multiple structures, including our office in Wheeling among other buildings. We are very familiar with the Secretary of Interior (NPS) Standards and have completed many listings on the National Register. Furthermore, Christina Schessler, RA, AIA, LEED AP is an architect with a Masters Degree in **historic preservation**.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/8/2017

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

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Serena Turchik	
	PHONE (A/C. No. Ext.): 216-777-6134	FAX (A/C. No.):
E-MAIL ADDRESS: sturchik@oswaldcompanies.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Continental Insurance Company		18313
INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	INSURER G:	

COVERAGES

CERTIFICATE NUMBER: 1919827327

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL(SURR) 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 - COMP/OP 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"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS OTH-ER 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	AEH591883924	10/10/2017	10/10/2018	Each Claim \$1,000,000 Aggregate \$1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

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



(Name, Title)

Ernest Dellatorre, President

(Printed Name and Title)

129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)

(304) 340-4267 | (304) 233-4613

(Phone Number) / (Fax Number)

edellatorre@mckinleyassoc.com

(email address)

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

McKinley & Associates (McKinley Architecture and Engineering)

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

July 24, 2018

(Date)

(304) 340-4267 | (304) 233-4613

(Phone Number) (Fax Number)