



**McKnight & Associates, Inc.**

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# General Construction Construction Management Design Build

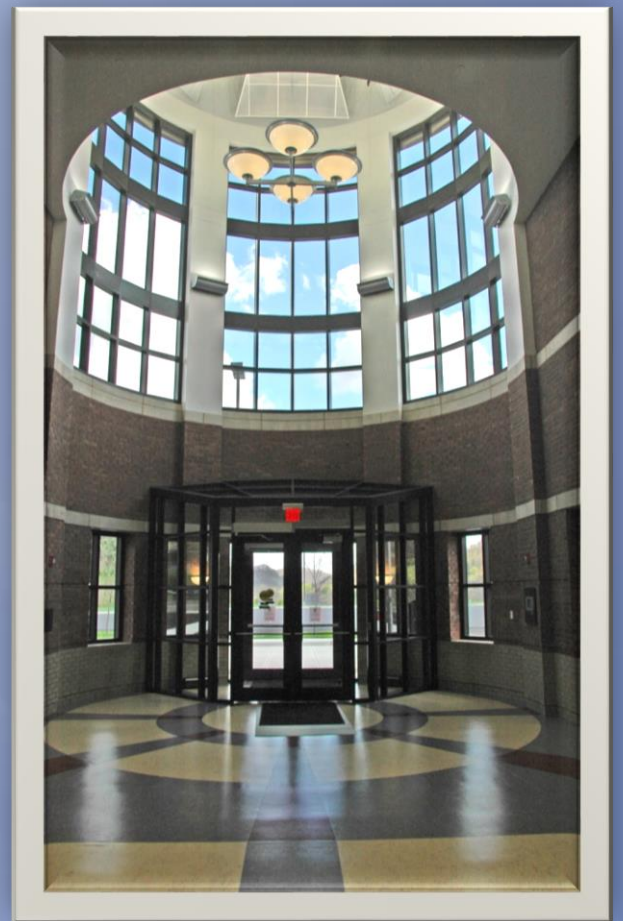




## General Construction

Incorporated in 1974, McKnight & Associates, Inc. throughout the years has maintained an excellence in quality craftsmanship, and professionalism in the construction industries. In the role of general contractor, McKnight & Associates has been awarded many projects through the general bidding process with realistic, accurate and consistent bids. As a general contractor, McKnight & Associates, Inc. uses it's own supervisors and skilled forces combined with experienced subcontractors to provide the Owner with a quality project the Owner can be proud of.

Over the years, McKnight & Associates, Inc. has worked with many Architects on many different types of projects, from commercial buildings, new school projects and renovations and additions of schools, municipal, state and federal projects, and site projects. Whether it is conventional types of construction , pre-engineered structures, or any other type of construction means, McKnight & Associates, Inc. is a great choice for the general construction/general contracting method.



## Eastern Kentucky University Manchester Campus Manchester, Ky.





## Construction Management

McKnight & Associates, Inc. construction management services can provide direct cost savings to the Owner by replacing the general contractor format. We become a representative of the Owner, with the ability to look after the Owner's best interest. Real savings are possible with the right construction management team.

By providing continuous cost analysis during the design stages, and input as to means, methods, selection of materials, availability of materials and labor, time requirements for installation and construction, and other factors relating to cost, we can provide savings to the Owner and at the same time help prevent unnecessary delays and change orders.

We consider the Owner, Architect/Engineer, and the Construction Manager to be partners in the performance of building the project. We can and will work closely with you and the Architect/Engineer to provide value engineering and provide the most efficient bid packages to save the 6% sales tax. We can also provide scheduling of the project through completion and improve quality control measures during the construction process. We provide qualified full time on-site supervision and administrative personnel.

Improved quality control and cost control during the construction phase is an important asset that you have using McKnight & Associates, Inc. as your construction management firm for your project.

Through the establishment of our on-site organization and lines of authority, we are in a position to better accomplish the overall plans of the construction team. Also, by requiring each bid package to provide a full time on-site superintendent with a minimum of five (5) years similar work experience, benefits the on-site organization.

## **PRTC Building** **Peoples Rural Telephone Company** **McKee, Ky**





## Construction Management (continued)

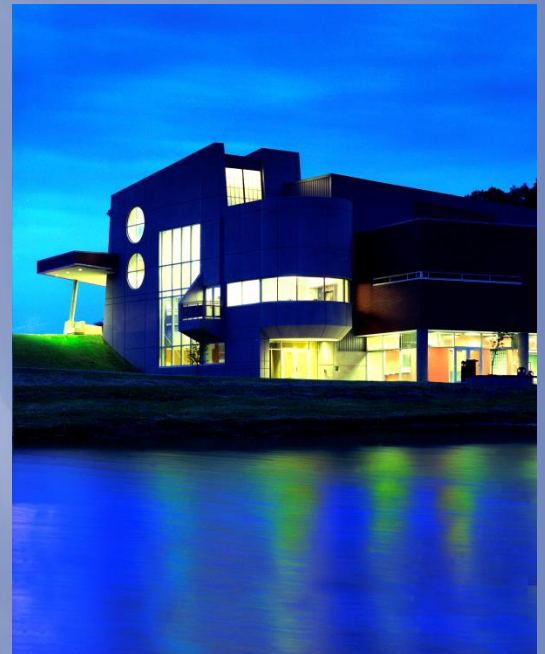
With our scheduling ability, providing a detail schedule for all activities of the project can save time and money. This allows us to look ahead to the project's needs for labor and material. Some manufacturing delays and processing time can be eliminated with the coordination of the bid packages.

By assisting in the breakdown of the different divisions and sections of work and separating the contract document into appropriate bid packages, we can create more interest among potential bidders on a more localized level. With a separation of the material and labor bids, in some cases, will allow smaller contractors the ability to bid those areas of construction that otherwise, they could not bid. This should provide more local interest and more local involvement in the project. Also, the fact that we are a local company that has been in business in London since 1974, we have a good working relationship with many local and surrounding area contractors and suppliers which help maximize the use of local contractors and suppliers.

Once on the project site, our organization will observe, coordinate, and schedule the work as it is being performed daily to assure that the materials furnished and work performed are in accordance with the working drawings and specifications. We process all shop drawings, samples, catalogs and other vital project documents. We review and process all applications for payments and make recommendations for and process requests for changes in work of all the contractors and our own forces including the monitoring of all project costs.

In summary, McKnight & Associates, Inc. will work for you, the Owner, the Architect and Engineers, from the beginning of the design process through construction and it's completion. We provide leadership to the team with complete management services with quality, integrity, and performance during the entire project construction phase.

## Southeast Regional Post Secondary Education Facility Somerset Community College London, Ky





## Design/Build Construction

This is a great example of what McKnight & Associates, Inc. can do for an Owner who has an idea but are also open to ideas from an experienced firm who can help with a design/build project. This project was presented by the Owner to us. Their idea was to set a pre-engineered building in between the existing buildings already on site. We took their ideas and looked at the site and came up with our wood structure concept and presented it to the Owner. Our concept for the addition blended so well with their existing front office, and their pre-engineered building, they were thrilled (see rendering at bottom of page). We provided the Owner a plan that exactly fitted their needs and kept their project within budget.

Working hand in hand with the Owner, the project was a success. Now, Jackson Energy is very happy with their new addition and were excited with anticipation to move into their new addition. We sincerely thank Jackson Energy for the opportunity to work with them.

## Jackson Energy Office Addition London, Ky.





## Summary

McKnight & Associates, Inc. considers it a pleasure to serve the Southeastern Kentucky area as Construction Managers and General Contractor since 1974. As Owners and Chief Operating Officers of the company, along with our staff, we place a great value on the respect that our organization has earned from owners, architects, engineers, and other contractors and suppliers that we have had the good fortune to be associated with.

McKnight & Associates, Inc. has a strong commitment to the community and the growth of Kentucky. We are members of the Laurel County Chamber of Commerce, and we represent Laurel County on the Tri-County Industrial Development Board. We also act as advisors to Laurel County and Region Thirteen Vocational Advisors Committees, and we are a member of the National Association of Commercial Builders Council.

We are very proud of the projects that we have completed over the years, and we are a construction firm with the desire to work as a team in the best interest of the project. We strive for perfection in all our endeavors with a personal, yet professional approach by utilizing the following qualities:

- Provide strong attention to detail.
- Provide the highest level of quality attainable.
- We have a cooperative attitude and high sense of responsibility.
- We have the capabilities to meet or exceed deadlines.
- We have the ability to solicit the maximum amount of qualified contractors from Kentucky.

We have a complete knowledge of the procedures for Construction Management as required by the Department of Buildings and Grounds and the School Facilities Construction Commission located in Frankfort, Kentucky. We were the Construction Managers for the North Laurel High School, and Hunter Hills Elementary, as well as General Contractor for Bush Elementary and the renovations to North and South Laurel Middle Schools, along with many other projects in Laurel and surrounding counties.

We have a professional staff that enables us to provide the most complete service to our clients. Administration of contracts, purchases, schedules, and manpower requirements are a few of the many services provided during the project. We have a professional clerical staff, draftsmen, and a computerized Project Management and Scheduling System. Additionally, we have equipment shops, warehouses, and offices for field operations.



**Hacker Elementary School**  
Manchester, Ky



# Project Organization

**Title:** Senior Project Manager

**Name:** Neil McPhetridge

**Experience:** Neil has been an employee for McKnight & Associates, Inc. for since 1999. Neil graduated from Eastern Kentucky University with a Bachelor of Science Degree in Construction Technology.

**Title:** Project Manager

**Name:** Ray Baker

**Experience:** Ray has been with McKnight & Associates, Inc. since 2009. He graduated from Laurel County State Vo-Tech in Architectural Drafting. Ray has been in estimating, drafting, and project management for 27 years. He is also knowledgeable in many software applications, computer and web design.

McKnight & Associates, Inc. can insure continuity throughout the project if a key staff member should leave because we have multiple people at each position.





## Past Projects

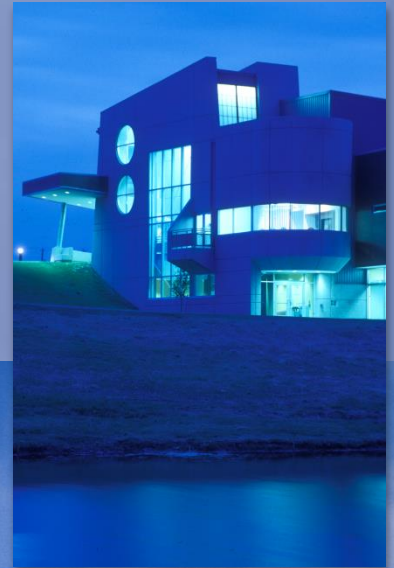
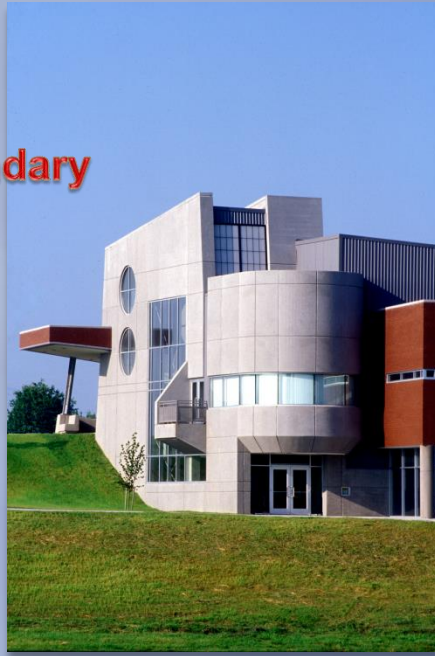
### Laurel County Intermodal Transit Facility London, Ky





## Past Projects

### Southeast Regional Post Secondary Education Facility London, Ky







**Past Projects**  
**Laurel County Cooperative Extension**  
**London, Ky**





## Past Projects

### Neon Volunteer Fire Department Neon, Ky





# Memorial Project

## Hurricane Creek Mining Disaster Memorial

Leslie County, Ky

This memorial was built in honor of the 38 men who lost their lives in mining disaster on December 30<sup>th</sup>, 1970 located close to Hyden, Ky. In Leslie County.



McKnight & Associates, Inc. is proud and humbled to be a part of constructing this memorial in tribute to the 38 miners who lost their lives and to their families.



## Past Projects

### ARA Kidney Center Pineville, Ky





## Past Projects

### Owsley County High School Addition and Renovation Booneville, Ky





# Past Projects

## Leslie County Elementary Hyden, Ky





# Past Projects

## Laurel County Courthouse London, Ky





# Past Projects

## Pin Oak Apartments Jackson, Ky





## Past Projects

### Heritage Hills Banquet Hall And Museum London, Ky







## Past Projects

### London Utilities Maintenance Building London, Ky





## Past Projects

**Laurel County Health  
Department**  
London, Ky





# Past Projects

## Vicco Baptist Church Vicco, Ky





# Past Projects

## Clay County Fieldhouse Manchester, Ky





## Past Projects

### Carmichael Community Church Multiple Renovations and Upgrades East Bernstadt, Ky





## Past Projects

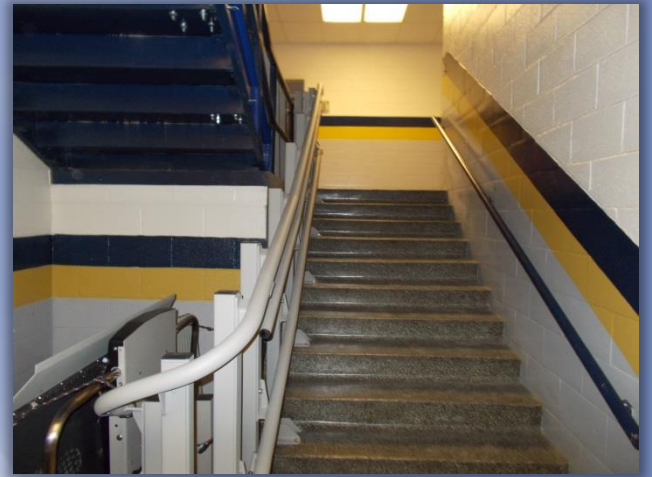
### Roy G. Eversole Elementary Renovations Hazard, Ky





## Past Projects

### Walkertown Middle School Renovations Hazard, Ky







**Past Projects**  
**Midwest Logistics**  
London, Ky







## Past Projects

### Corbin Ice Company

Corbin, Ky





## Past Projects

**Tim Short Chrysler**  
Hazard, Ky







## Past Projects

Jackson Energy District Office & Warehouse

Jackson Energy Headquarters

McKee, Ky





# Past Projects

## Home Place Community Center





## Past Projects

### Knott County Bus Garage



### Knox County Bus Garage







## Past Projects

### London-Laurel County Speculative Building

London, Ky







# Soelberg Industries, Inc.

London, Ky.







# Hamm Garage

London, Ky.





## Past Projects

### Mid South Electric Annville, Ky





## Past Projects

### London-Laurel County Speculative Building #1

105,000 sf  
London, Ky.







## Past Projects

**Gooserock Elementary  
Manchester, Ky**





## Past Projects

### North Laurel High School London, Ky



### Clay Co. Middle School Manchester, Ky





## Past Projects

### Tincher Williams Dealership London, Ky





## Past Projects

### Hunter Hills Elementary School London, Ky



### Bush Elementary School London, Ky





## Past Projects

### Yellow Creek Elementary Middlesboro, Ky





## Projects List

The following is a list of some of the projects we have completed within approximately the past ten Years

### Project

### Architect

Jackson Energy Cooperative Addition	Design/Build
ARA Kidney Center	Christopher D. Kidd AIA
Roy G. Eversole Elementary Renovations	Clotfelter/Samokar
Walkertown Middle School Renovations	Clotfelter/Samokar
Pin Oak Apartments	Nesbitt Engineering
Manchester Memorial Hospital Addition	HKS, Inc.
Owsley County High School Addition & Renovation	Murphy Graves
Hurricane Creek Mine Memorial	Cann-Tech, LLC
Jackson Propane	Design/Build
Greenbriar Church	Central Ky Design
Neon Fire Department	Richardson Associates
Clay County Fieldhouse	Clotfelter/Samokar
The Grand Theater	Cox/Allen Architects
London Utility Maintenance Building	Architect Etc.
Hacker Elementary School	Clotfelter Samokar
Eastern Ky. University-Manchester	Murphy Graves
Heritage Hills	Richardson Associates
First Presbyterian Church	Pierce-Binder
London Utility Commission	Architect Etc.
Leslie County Elementary	Clotfelter Samokar
Laurel Co. Health Department	Sherman Carter Barnhart
Laurel Co. Transit Facility	Sherman Carter Barnhart
Laurel County Courthouse	Sherman Carter Barnhart
Vicco Church	Richardson Associates
Lick Fork Baptist Church	Central Ky. Design
Carmichael Church	Central Ky. Design
Daniel Boone Off. & Veh. Facility	LS Group
Tim Short Chrysler	Richardson Associates
Peoples Rural Telephone	B. Daniel Roll, Architects
Roundstone Elementary	Clotfelter Samokar
Gooserock Elementary	Clotfelter Samokar
Community Christian Church	Tom Cruze, Architect
North Laurel High School	Sherman Carter Barnhart
Hunter Hills Elementary	Sherman Carter Barnhart
Bush Elementary School	Sherman Carter Barnhart
North & South Laurel Middle School	Sherman Carter Barnhart
Somerset Community College	Vaughn & Melton
Post Secondary Education Facility	Omni Architects
Jackson Energy Warehouse	Central Ky. Design
Homeplace Clinic Building	B. Daniel Roll, Architect
Northern Contours	Design/Build
Health Help Medical Center	Jeff Kolpeck Architects
Jackson Energy Office	Central Ky. Design
Clay County Middle School	Clotfelter Samokar
R.W. Combs Elementary	Lester Roberts



## Projects List (Continued)

The following is a list of some of the projects we have completed within approximately the past ten Years

<u>Project</u>	<u>Architect</u>
City of London Farmers Market Waste Connections #2 Perry Co. Board of Education M.C. Napier High School Dilce Combs High School Buckhorn Gymnasium	Design/Build Architecture, Etc. Lester Roberts Lester Roberts Lester Roberts Lester Roberts
Big Creek Gymnasium	Lester Roberts
Viper Elementary Gymnasium	Lester Roberts
Lost Creek Gymnasium	Lester Roberts
Robinson Elem. Gymnasium	Lester Roberts
Hazard High School	Lester Roberts
R.G. Eversole Elem. School	Lester Roberts
Walkertown Elem. School	Lester Roberts
Robinson Elementary School	Ross Tarrant
Knox County Bus Garage	Ross Tarrant
Hazard Vocational School	Omni Architects
Beaver Creek Elementary	T & O Architects
Knott Co. Pool Renovations	T & O Architects
Knott Co. Board of Education	T & O Architects
Alice Lloyd College	DCT Design
Martha Jane Potter Elementary	Richardson Associates
Cowan Elementary	Richardson Associates
Southeast Community College	Richardson Associates
Falkenstein Hall, Cumberland College	P.B. Booker Associates
Barbourville City School	Mike Treadway Architect
Mid South Electronics	Randy Booher
Southeast Ky. Rehabilitation	CMW Architects
Laurel Co. Manufacturing Facility	MSE Architects
Stonewall Jackson Mould Plant	Design/Build
Jackson County Daycare	Taylor Whitney, Architects
RTEC Office Renovations	Central Ky. Design
RTEC Maintenance Garage Renovation	Central Ky. Design
WTA Beef Marketing Facility	Curry-Willie, Architects