



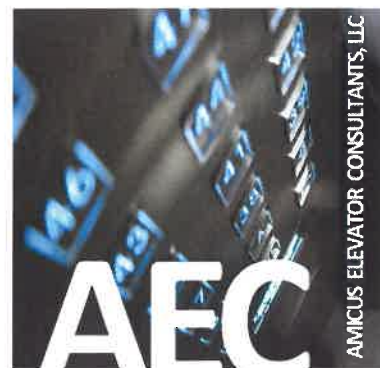
CEOI 0211 GSD2400000006

**Elevator Modernizations
Multiple Facilities Project**

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WV PURCHASING
DIVISION

 **McKINLEY**
ARCHITECTURE + ENGINEERING

in association with:





ARCHITECTURE + ENGINEERING

May 28, 2024

Melissa Pettrey
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Committee;

McKinley Architecture and Engineering and Amicus Elevator Consultants, LLC (McKinley/AEC Team) have teamed up, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the WV Department of Administration, General Services Division, with our Expressions of Interest to provide architectural/engineering services to provide survey and assessment reports on the conditions of specific elevators in state owned facilities, including providing recommendations for the scope and timing of modernizations and providing estimated repair costs. As you review this submission, we emphasize the following strengths of the McKinley/AEC Team with respect to your projects:

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 **Charleston, Wheeling, and Martinsburg, WV** and Pittsburgh, PA, we support a professional staff of **over 50 employees**, which includes **Architects, Engineers, Project Managers, LEED Accredited Professionals, a Historic Preservation Specialist, Interior Designer, Construction Contract Administrators**, and more.

We are excited to announce that for the **2nd consecutive year** we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's 2023 A/E/C Employer of Choice Award**, the industry's premier recognition of firms that have mastered workforce retention and productivity by achieving the highest level of employee engagement. We've made the **Building Design + Construction's 2023 Giants 400 Report** as a Top Architecture/Engineering Firm. Furthermore, we are also pleased to announce that for the **4th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

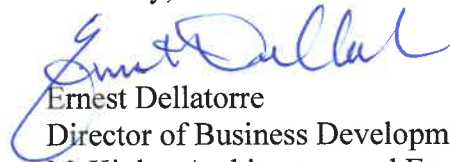
McKinley has been designing modernization projects for 43 years, and has developed a reputation as experts in building renovating and upgrading. We have pertinent **elevator modernization experience** that can be directly implemented, and we know we have the ability to provide you with the services to make this project a success. This elevator experience includes **governmental facilities**, historic structures, commercial/office buildings, and much more. We have also completed many elevator replacements/upgrades on various projects listed in the **National Register of Historic Places**. We can make these improvements to the building, while maintaining the building's historical integrity. This experience should clearly demonstrate our ability to handle these elevator modernization projects.

Amicus Elevator Consultants, LLC (AEC) was founded in July 2012 to provide vertical transportation consulting services to building owners and managers, public mass transit systems, engineering firms, architects and law firms. Since its inception, founder David V. Mirch has worked to provide superior knowledge and expertise in the vertical transportation industry. Mr. Mirch's depth of elevator and escalator experience ranges over 40 years. He provides professional guidance and real-life experience related to every type of system, is well versed in all phases of the vertical transportation industry and is a tremendous asset to AEC's clients.

AEC has encountered several types of projects within the industry. Each project is customized to the building owner / property manager's needs and financial capability. Every project they undertake receives their expertise and dedication to serve the needs of the client and location. Their field installation experience combined with a wide variety of vertical transportation applications, project management and technical specifications insight provides their clients with maximum knowledge and flexibility when maintaining, designing, and constructing a vertical transportation project.

In closing, 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 the McKinley/AEC Team for your projects. We are very excited about the possibility of working with you.

Sincerely,



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

Corporate Information

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 55+ employees offering comprehensive professional services in Architecture, Mechanical-Electrical-Plumbing Engineering, Project Management, LEED Design, Construction Contract Administration, and more. We have a broad range of skill and experience for projects involving governmental, higher education, PK-12 schools, entertainment, sustainable and energy efficiency, municipal, historic preservation, commercial, sports and recreation, and industrial markets.

McKinley has made the 2020, 2021, 2022, and 2023 Inc. 5000 lists of the nation's fastest-growing private companies. We qualified for PSMJ's 2022 and 2023 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation, and PSMJ's 2023 A/E/C Employer of Choice Award. We also made the Building Design + Construction's 2023 Giants 400 Report as a Top A/E Firm.



Services

Architecture
Engineering
Arch./Eng. Design
Project Management
SAP (Safety) Evaluation
Interior Design
Learning Environment Planning
Educational Facility Planning
Sustainable Design
Historic Preservation
Construction Administration

Associations

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



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McKINLEY
ARCHITECTURE + ENGINEERING

Project Management

Our Project Managers are skilled professionals in the following areas:

Defining scope and the initial planning of a project are the foundation of a successful project. Project Managers collaborate with clients, principal architects, and design teams to understand project requirements. They are responsible for Scope Management. Throughout the project, they continuously assess and refine the scope, ensuring it remains aligned with the project's goals. They address any changes or deviations promptly with all stakeholders.

Project Managers create detailed financial plans, estimating costs for materials, labor, and other project elements. They track expenses, manage budgets, and allocate resources efficiently. Keeping the project within budget is critical and an ongoing focus of the Project Manager. Project Managers monitor expenses, negotiate contracts, and make informed decisions to avoid cost overruns.

They develop comprehensive project schedules, breaking down tasks and milestones. This involves coordinating with design teams, consultants, and contractors. Project Managers ensure that each phase progresses according to the timeline. They address delays promptly, adjusting schedules as needed.

Project Managers foster collaboration, resolve conflicts, and ensure everyone works cohesively. Architects collaborate with various consultants (structural engineers, MEP specialists, etc.). Project Managers facilitate effective communication between these experts, ensuring seamless integration of their contributions.

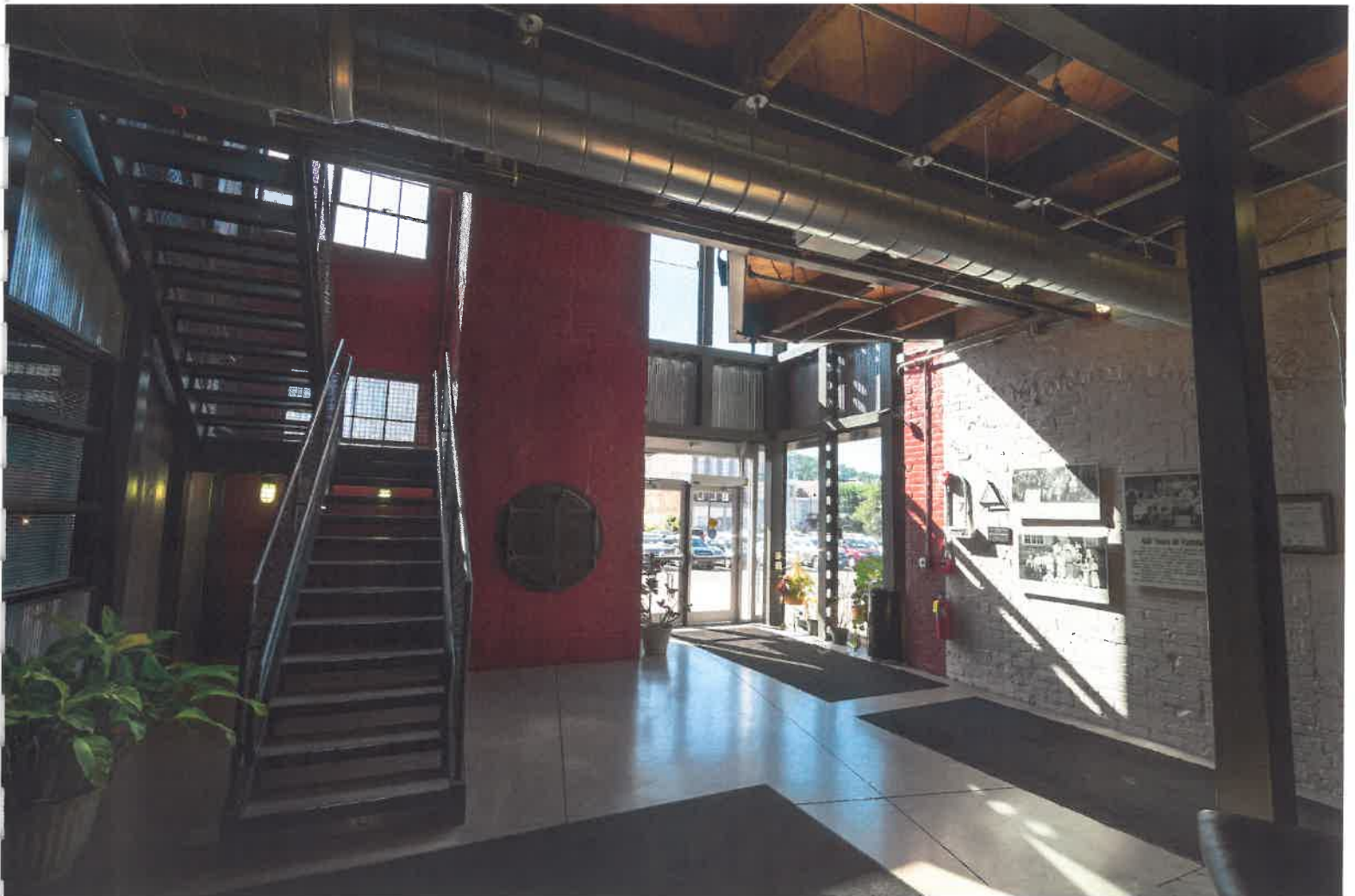
In summary, their multifaceted role combines creativity, leadership, and meticulous planning to transform architectural visions into reality.



Architecture

At McKinley Architecture and Engineering, we pride ourselves on being the best. Clients choose us for their design projects because they want to have the confidence that comes from working with an industry leader. They trust McKinley Architecture and Engineering to get projects done right, within budget and on schedule. That's because the firm's highly experienced, diversified staff is equipped with the latest technology and is on the job from start to finish.

Architectural design today is meeting of minds. At McKinley Architecture and Engineering, a talented range of professionals work together to deliver projects on time, on budget, and with a high degree of personal attention. We believe that design is an evolutionary process where client and architect learn from each other through frequent communication. Understanding budgets, schedules, goals and ideals, we pursue the optimum balance of these forces in the design of buildings.



Engineering

McKinley Architecture and Engineering has provided engineering design and contract administration services for numerous clients as well as other design firms.

Our engineering staff has had special opportunities and experience related to various typical and atypical building types. Our engineering department has designed the first Chilled Beam HVAC System in West Virginia, a Variable Refrigerant Volume / Air-Cooled DX Multizone System with a cost reduction of 30% compared to existing mechanisms, and a building with all interior and exterior LED lighting which came in for the same cost as conventional lighting, just to name a few. We have a well rounded range of experiences and are not afraid to take on new challenges.

Disciplines Available

- + Mechanical Engineering
- + Electrical Engineering
- + Industrial Engineering
- + Plumbing Engineering
- + Fire Protection Engineering
- + Reverse Engineering



Historic Preservation

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

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

One McKinley Architecture and Engineering employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."



A few examples:

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

Construction Contract Administration & On-Site Representation

Construction Contract Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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



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



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FIRM GOAL

Our goal is to provide our customers with the knowledge necessary to navigate today's vertical transportation industry with confidence whether maintaining an existing system, upgrading an older system or installing a new one.

FIRM HISTORY

Amicus Elevator Consultants, LLC (AEC) was founded in July 2012 to provide vertical transportation consulting services to building owners and managers, public mass transit systems, engineering firms, architects and law firms. Since its inception, founder David V. Mirch has worked to provide superior knowledge and expertise in the vertical transportation industry. Our field installation experience combined with a wide variety of vertical transportation applications, project management and technical specifications insight provides our clients with maximum knowledge and flexibility when maintaining, designing, and constructing a vertical transportation project.

FIRM OVERVIEW

David V. Mirch started his career in 1978 as an elevator mechanic's assistant and has since worked to become skilled in the fields of service, modernization and new construction, ultimately leading to supervisory roles for several major Elevator Companies.

In 2001 Mr. Mirch took his skills as a professional adjuster into the elevator consulting field. He worked for a New York City based elevator and escalator consulting firm which provided new design work, specifications for new construction as well as modernization projects amongst other products.

In 2004 Mr. Mirch opened his own small consulting firm performing the tasks he mastered during his time with the New York City firm. Finding that the industry was changing dramatically he stepped back into the elevator contractor's world to hone his skills.

In 2012 Mr. Mirch established Amicus Elevator Consultants where he currently provides quality control services, building assessments, technical services, layout solutions, education, training, and expert witness services. Providing technical support services for aging elevator and escalator equipment affords building owners the option of repairing troublesome equipment to extend its life and prolong upgrading. This allows time for the allocation of funds so that the large expenditures can be planned and budgeted for.

Mr. Mirch's depth of elevator and escalator experience ranges forty-six (46) years. He provides professional guidance and real-life experience related to every type of system, is well versed in all phases of the vertical transportation industry and is a tremendous asset to our clients.



PROFESSIONAL SERVICES

AEC offers a comprehensive selection of consultation services covering all aspects of vertical transportation equipment and systems including construction services, asset management, equipment evaluations, expert witness services, along with education and teaching programs. We pride ourselves on providing high quality services at affordable prices.

CONSTRUCTION SERVICES

Whether you are constructing a new building, adding to an existing building, or modernizing and upgrading an existing system our expertise in the field ensures you will have the resources needed to navigate the process with confidence and make informed decisions. AEC will be with you throughout the entire project.

New Construction:

- AEC will assist in determining your buildings vertical transportation requirements.
- Conduct a feasibility study and traffic flow analysis to provide you with a vertical transportation design report, including cost and schedule estimates.
- Provide detailed project specifications including a preventive maintenance contract and work outline for any work required by other trades / crafts (electrical, HVAC, etc.).
- AEC oversees the bidding process by requesting bids from pre-qualified contractors, reviewing the bids and assisting you with negotiations.
- Review the shop drawings and material submittals.
- Conduct on-site inspections to monitor progress of the installation, evaluate how the contractor is performing, ensure that the correct materials are being installed, and identify and correct any issues that may be of a concern.
- Our final inspection is performed at the completion of the project. Any deficiencies are identified at that time and presented to the contractor for corrective action. A final on-site inspection is performed to confirm that all items have been corrected.
- As added insurance AEC provides a 10-month warranty preventive maintenance survey.

Modernization and Upgrading Services:

- A detailed analysis is performed of the existing elevator/escalator equipment combined with an evaluation of the building systems. This allows us to ascertain the current condition and remaining lifespan of all components.
- A full report is issued to the client and a meeting is scheduled to discuss findings, recommendations, and budgets.
- A modernization outline is completed along with any building related work required by the authority having jurisdiction and local laws.
- Project Specifications are created as directed by building ownership.
- The Bidding Process ensues with an invitation to bid issued to several companies.
- A Bid Analysis occurs by AEC, then an interview is conducted with building ownership.
- The project is awarded to a successful bidder as directed by building ownership.
- A contract is drawn up and executed by building ownership and signed by elevator contractor.
- Shop drawings are prepared and submitted for approval.
- Modernization work begins with meetings held on site to establish criteria and locations for storage, etc.
- Construction administration occurs as the work progresses and monitoring continues until the project is complete.

Construction Installation Inspections (CII) -

On site monitoring of the project contractor and equipment installations for New Construction or Modernization to ensure they are completed under the highest standards with the product the customer paid for.

Feasibility Study

Conducted to determine if your goal can be achieved in the space available for your project.

Project Coordination

Site management for coordinating all specialty fields such as Structural, Mechanical and Electrical.

Shop Drawings

Create shop drawings including (but not limited to) sectionals, hoistway layout, machine room layout, and pit layout.

Traffic Analysis

Improve your vertical transportations performance and maximize the number of people you transport through your building.

Peer Review

Conduct a review of other professional's work product or recommendations for accuracy.

ASSET MANAGEMENT

A quality maintenance program is the most critical service necessary to ensure a reliable and safe vertical transportation system and extend the maximum useful life of the equipment.

Maintenance Contract Management Services:

Your service contract is the first line of defense in maintaining a reliable and safe vertical transportation system. Let us use our experience and knowledge in the field to help you develop and implement a contract that specifically meets the needs of your equipment.

Contract Audits - AEC performs contract audits to ensure the level of maintenance included in your current contract is sufficient to keep your equipment in top working condition and extend its net useful life expectancy.

Contract Creation - AEC can develop a maintenance plan that perfectly fits the specific needs of your equipment.

Contract Specifications - AEC creates specifications that detail the number of hours the maintenance contractor is required to spend maintaining your equipment.

Contract Bid Management - We use our experience and insight in the field to interview contractors, give our professional advice in awarding the contract and assist with negotiations for final pricing and work schedules.

Maintenance Control Program (MCP) - Create and monitor the Code required maintenance plan specific to each piece of equipment contained in your vertical transportation systems.

Risk Management:

AEC offers specialized services that include a complete assessment of your vertical transportation equipment to identify any risks and control the probability and impact of unforeseen events.

The most common problems in today's industry are trips and falls from incorrect leveling and entrapment. Let us help you protect yourself from unnecessary legal action



ASSET MANAGEMENT

(continued)

Capital Reserve Studies:

AEC provides vertical transportation Capital Planning Services. Our field experience gives us an edge in determining how long each piece of equipment will last. This service will give you the information necessary to prepare your capital planning budget.

ADA and Code Compliance:

The ADA and its implementing regulations place numerous obligations on property owners, employers, local and state governments, retail establishments, places of public accommodation and commercial facilities. AEC offers Federal ADA and elevator code compliance review services to provide technical assistance in vertical transportation system requirements for existing, altered and new buildings subject to "The Americans with Disabilities Act" (ADA / ADAAG).

EQUIPMENT EVALUATIONS

Knowing the condition of your vertical transportation system and ensuring that it is being properly maintained is critical to your company's bottom line. Any preventive maintenance program is a perpetual cycle and working on these units demands a high degree of knowledge and expertise to keep them in top working order. Our equipment evaluation services provide you with expert field knowledge in assessing your equipment's condition and determining if you are receiving the services included in your maintenance agreement.

Due Diligence:

Before you purchase, or manage a building, discover the status of the vertical transportation system(s). AEC will take a comprehensive look at all of the equipment and the maintenance it has been receiving. AEC will determine how long the system(s) will last with the current maintenance program and what costs would be incurred to bring it up to industry standards and perform repairs or upgrades.

Systems Assessment Condition Report:

The systems assessment condition report will review the current maintenance conditions. This report will determine the condition of the vertical transportation equipment and how long it will last. AEC will identify what can be done to extend the life of the system(s), to eliminate the need to modernize or upgrade.

Maintenance Management:

AEC will manage the maintenance contract of your vertical transportation system in its entirety. This service includes monitoring the level of maintenance provided and issuing deficiencies related to the operation of your systems equipment on a monthly, quarterly, semi-annual or annual basis. A list of deficiencies is issued to your maintenance provider with a directive to correct all items included in their contract. This product is generally short lived because once the maintenance provider discovers that AEC is monitoring and critiquing their performance they begin to perform more consistently. If the performance of your provider does not improve to an acceptable level, we will assist the owner in obtaining a replacement maintenance provider.

Quality Control Evaluation:

An evaluation of the vertical transportation systems equipment designed to trouble shoot existing performance issues and identify current maintenance deficiencies. Deficiencies that need to be corrected by your maintenance provider are included in this report. This review is essential to extending the life of the equipment.

EQUIPMENT EVALUATIONS

(continued)

Systems Evaluation Report:

A comprehensive evaluation that will review the systems current maintenance conditions and ascertain the quality of maintenance being provided. Deficiencies that need to be corrected by your maintenance provider are included in this report. We measure the systems operating performance, identify any issues with your equipment, and determine its remaining useful life. AEC will identify what can be done to extend the life of the equipment ultimately eliminating the need to modernize or upgrade. We analyze the entire system and issue a report explaining all avenues open to you along with associated costs for each item provided.

Code Certification and Inspections:

We provide third party code inspection services as dictated by "The Authority Having Jurisdiction" (AHJ).

EDUCATION AND TRAINING

Amicus Elevator Consultants specializes in Education and Hands on Training. We have provided major elevator companies with educational support for their mechanics and supervisors. Easy to read customized manuals are created to meet the needs of the company's mechanics and supervisors, they can be used over and over and implemented for future mechanics.

Customized Video Packages of your classroom training and on-site instruction are another valuable option for future training and support.

Amicus Elevator Consultants have the knowledge and expertise to provide support for your specific type of equipment.

- ***Safety*** - most important for elevator / escalators
- ***Classroom Instruction*** - designed for specific equipment
- ***On-Site Training*** - to support the mechanic / supervisor
- ***Individual Training*** - one on one personal support
- ***Troubleshooting*** - via telephone, SKYPE or FaceTime for fast and immediate results

Project Approach

First and foremost, The McKinley / AEC Team can state that we will devote whatever time is necessary to provide WV Department of Administration, General Services Division with successful elevator modernization projects.

If our project Team is chosen for these project; they are available to start **immediately** upon our being selected, will be dedicated to your projects, and will provide the necessary hours to complete your projects on time.

Elevator projects, especially in a historic facility, require extensive investigation prior to deciding what work needs to be accomplished. We know we have the ability to provide you with the services to make these projects a success.

We have completed **multiple elevator assessments and studies, completed reports, and designed multiple elevator modernization/upgrades, renovation and/or elevator addition projects** which allow us to use that experience in your project. Furthermore, we have experience working with projects that were completed **while the building was occupied.**

The projects we have submitted in our proposal are very similar to your proposed projects; and **most of our multi-story building renovation projects include elevator modernizations or elevator and shaft additions.**

We also have experience with many projects listed on the **National Register of Historic Places**, as well as projects that are **National Historic Landmarks** (2 out of the 16 in West Virginia!). We have vast renovation experience and are familiar with projects that **respect the historic nature of the building.**

Our philosophy regarding this type of work requires an **intimate knowledge of the existing conditions** (completed by an initial on-site investigation of the elevators) so that we can **determine how to most effectively use the existing resources, enhance what can be maintained, and replace what may require improvement.** All three of these aspects need to be integrated to accomplish the work.

Our approach to any renovation / modernization project involves spending time analyzing the buildings and the options available to the Owner.

To begin, the McKinley / AEC Team will review any previous reports and can also contact the elevator manufacturer to gather all the available information on the existing elevators.

Next, **on-site meetings at the various locations** will be held with GSD representatives, facilities/maintenance staff, along with our architects and engineers, to inspect the existing conditions to verify the scope of work, to get detailed information early in the process to carefully map out the building systems that could impact the elevator work, and to assess the elevator cabs, controls, motors, hoistways, supporting systems, and shafts.

Project Approach

After we have completed gathering all the possible information on the existing elevators and equipment conditions, the Owners Project Requirements will be defined and documented to be used as a guideline through the design phases. This will target the areas of greatest need and control cost.

We will then orchestrate a coordination design meeting with you and together we will determine the appropriate actions.

Your elevator modernizations will include **ADA code compliance, safety, functionality, ease of maintenance, appearance and efficiency.**

McKinley Architecture and Engineering will work with the manufacturer(s) to replace the working components of the elevator machine. Our next step is to contact the **State Fire Marshal** and the **Elevator Inspectors** to identify all of the required life safety and fire code upgrades, and ensure that they are addressed within the construction.

We can see if we can restore or enhance the functionality of the elevators.

We will work with the elevator vendor to incorporate features that may **reduce the response time and increase the speed of the cabs.** We can look at accessories that might **make the elevator more functional**; for instance, cab wall protection pads on the interior of the cab for use when transporting materials or furniture.

Along with **safety and functionality**, we can also address the interior of the cab to **enhance the appearance** and to **help make it more durable.** Interior wall panels can be upgraded to newer finishes and the new flooring can be chosen for durability as well as style.

Elevators now can be made more **efficient** through the use of smart controls and energy recovery systems. We will review these systems with you to determine if these systems are a good long term investment.

This comprehensive approach is how we proceed with all of our projects. We pride ourselves on a hands-on approach to design, **working alongside our clients** instead of proposing solutions with little or no input from our clients. This interaction ensures not only the success of the projects on the boards, but also fosters a relationship that endures beyond this project to possible future endeavors.

Services To Be Performed

PHASE 1 - PRELIMINARY EVALUATIONS

A. Survey the referenced units to provide:

1. An overview of existing systems.
2. An identification and evaluation of the major vertical transportation equipment and/or system components.
3. An evaluation of the equipment and the maintenance being performed.
4. An evaluation of the operating performance levels of each unit.
5. An ADA Survey to determine if the systems comply with the Americans with Disabilities Act.
6. Major equipment and/or system modernization upgrades.

B. Prepare a written report with the findings of our preliminary work. The report will include:

1. An Executive Summary
2. A Life Cycle Analysis Matrix
3. A Maintenance Audit with Deficiencies Noted for Corrective Action
4. A Performance Evaluation with Comparable Standards
5. A Code Analysis
6. An ADA Compliance Analysis
7. An Equipment Status Report Itemizing Long Term Recommendations
8. Major Remedial Options Including Applicable Modernization and/or Upgrading Alternatives, with Budget Estimates
9. A System Profile

PHASE 2 – CONSTRUCTION DOCUMENTS AND SPECIFICATIONS

A. Based upon data gathered and Client instructions, develop technical specifications in PDF format. The specifications will focus on long-term reliability and non-proprietary elevator controls. Develop and issue a preliminary design schedule and providing milestones for completion of each phase of the work. The specifications will also include the performance, ride quality and specific operating requirements. Assist in developing a scope of building related work with the authority having jurisdiction (AHJ) required when modernizing elevators in West Virginia.

B. In a separate section of the project specifications, provide detailed terms and conditions governing the manner in which all work must be performed. Included in this section, along with warranty information, insurance requirements, and applicable code listing, shall be procedures for:

1. Material handling and storage
2. Disposal of old equipment
3. Erecting barricades/property protection
4. Obtaining approval of submittal drawings

Services To Be Performed

5. Submitting progress payment requests
6. Obtaining permits and/or approvals by the approved vendor
7. Conducting code and acceptance inspections
8. Resolving disputes over interpretation of the specifications
9. Guaranteeing materials and workmanship
10. Turning over wiring diagrams, instruction manuals and diagnostic tools
11. Training personnel on new control and safety features
12. Obtaining final acceptance of completed work
13. Project execution requirements/personnel
14. Provide list of building related work required by Code, including but not limited to, HVAC requirements in the elevator machine room, lighting in the elevator pit and machine room, etc.

C. Attend one (1) follow up design and coordination meeting to assure that all issues and items are properly addressed.

D. Provide telephone consultation subsequent to issuance of specification documents.

PHASE 3 - BIDDING

A. Pre-Qualifying Contractors with the expertise and logistical support necessary to successfully complete the specified work. Develop a bidder's list and review with client prior to issuance of bid document set.

B. Issue the following bid documents to pre-qualified Contractors:

1. A Formal Invitation to Bid and Bid Proposal Form
2. Technical Specifications for Modernization and/or System Upgrades
3. Contractor Qualification Form/References
4. Owner's Form of Elevator Maintenance Agreement

C. Conduct a mandatory pre-bid meeting upon issuance of the bid package.

D. Respond to bidder inquiries regarding the specifications and issue addenda when necessary.

E. Upon receipt of qualified bids, provide a spreadsheet analysis of the bid proposals.

F. Conduct formal contractor interviews (max of 3 contractors on same day) at project job site with Owner/Manager, assist in final negotiations of project schedule and price.

G. Issue a written recommendation for contract award based upon bid proposal review and Contractor interviews.

Services To Be Performed

PHASE 4 – SHOP DRAWING REVIEW

A. Review vertical transportation drawings for compliance with the project specifications as well as applicable Codes. Return one (1) marked-up copy in the standard turnaround period of ten (10) working days. Shop drawings shall be submitted via e-mail and will be returned Via e-mail. AEC will not be responsible for expediting shop drawing submissions received from the Trade Contractor.

Note: If drawing re-submittals and/or cab drawing reviews are required, they will be performed by AEC on a timecard basis and billed as an extra to the contract.

B. Review and approve or disapprove all substitutions and “or equal” products, equipment and materials submitted by the Trade Contractor.

C. Respond to all RFIs generated by the Trade Contractor and provide interpretation of design intent relative to the Contract Documents.

PHASE 5 - CONSTRUCTION ADMINISTRATION

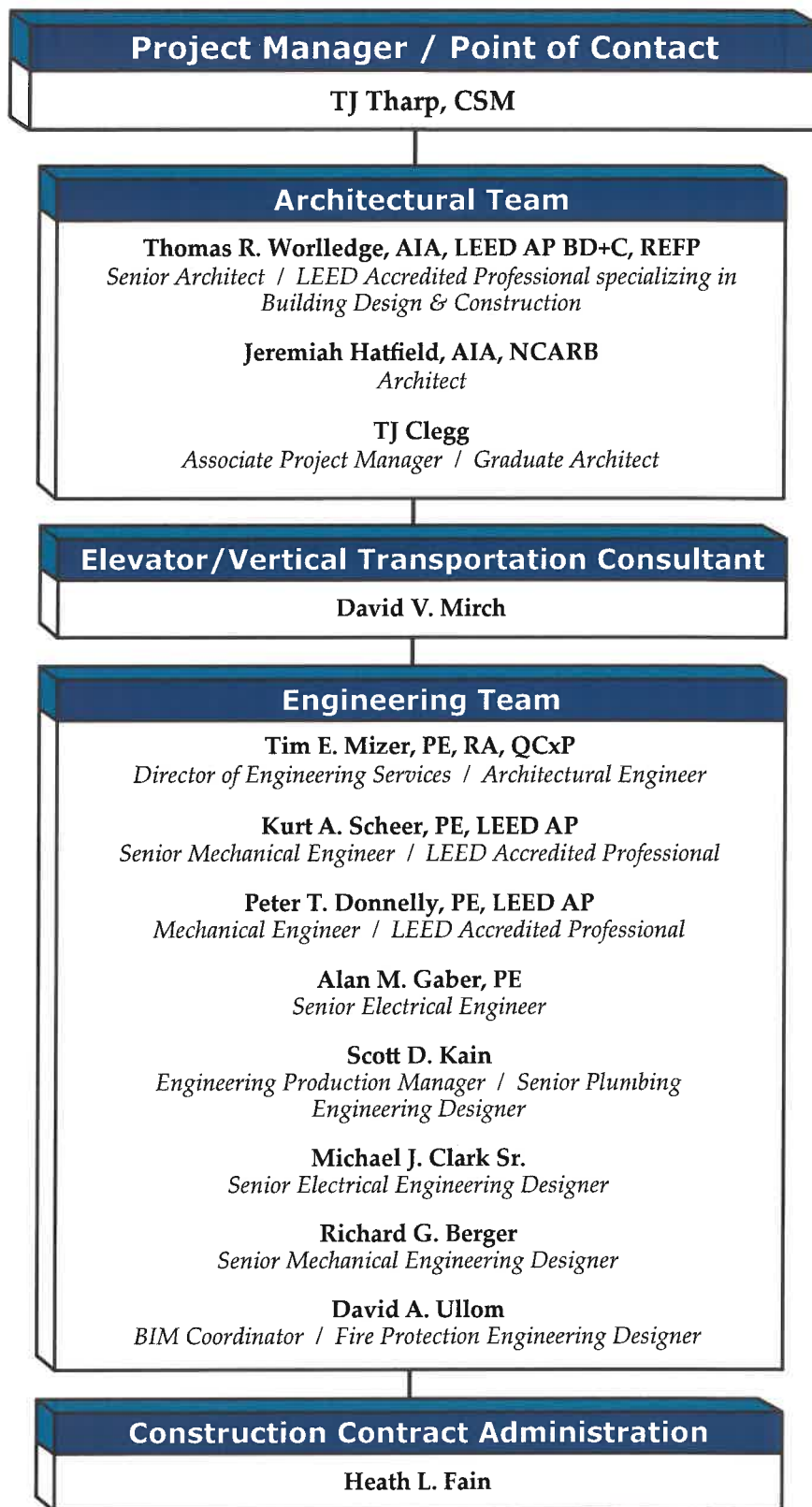
A. Conduct or attend one (1) job site visit at the start of the modernization project to discuss work hours, storage of materials and deliveries.

B. Conduct or attend job site meetings during construction to evaluate work in progress by the Contractor. Subsequent to each visit, issue a written letter/report in AEC standard format of our findings. Progress payment application approvals, if required, shall be made during these site visits only.

C. Conduct one (1) final punch list visit for all of the modernized elevators and issue a written letter/report, including deficiencies. Monitor systems operation and record pertinent operating performance data for comparison purposes. Upon completion of this audit, issue a list of items which require corrective action by the Contractor.

D. Upon completion of the entire Project and Authority Having Jurisdiction (AHJ) inspection, conduct one (1) thorough examination to confirm completion of the punch list items. Monitor systems operation and record pertinent operating performance data for comparison purposes. Issue a recommendation for final release of retained monies, upon conclusion of the Project.

Design Team Flow Chart



* The McKinley / AEC Team is willing to dedicate more professionals if they are needed, including more Architects, Engineers, Designers, LEED Accredited Professionals, CAs, etc.

TJ Tharp, CSM

Associate Project Manager

EDUCATION:

University of Phoenix
B.S. Business Administration –
Certified in Project Management – 2023

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified Project Manager in the LEAN Process

Certified ScrumMaster

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Associate Project Manager
Wheeling, WV (2023 to present)

PCS&build
Construction Project Manager
St. Clairsville, OH (2021-2023)

Lombardi Development
Construction Project Manager
Follansbee, WV (2021)

Property Maintenance Services Inc
Director of Operations
Bridgeport, OH (2017-2021)

Bedway Development Corporation
Director of Operations
Morristown, OH (2015-2017)

MILITARY SERVICE AND AWARDS:

United States Marine Corps 2004-2008

Honorable Discharge

Purple Heart Recipient

Meritorious promotions, Letters of commendation,
Letters of recognition, Overseas deployment to
Iraq, Combat Veteran, Global War on Terrorism
Award, Good Conduct Award, Navy and Marine
Corps Commendation Medal

SUMMARY OF EXPERIENCE:

Mr. Tharp is an associate project manager with many years of experience in managing large-scale construction projects. He has a proven track record directing project-wide operations administering multi-million dollar budgets, negotiating contracts, controlling expenses, and boosting efficiency and productivity. TJ will be responsible for the coordination and the completion of your project on time, within budget, and within scope. He will ensure instruments of service are meeting contractual requirements and he is key in managing client relationships and expectations.

NOTABLE PROFESSIONAL EXPERIENCES:

Ohio Valley Regional Transportation Authority - OVRTA roofing & exterior rehabilitation

Fort Henry Building - Fourth Floor office build-out and renovations

Friends of Wheeling - 722-724 Main Street renovations

Vineyard Children's Center & Cafe build-out and renovations

City of Glen Dale - Glen Dale Pool

Jefferson County Commission - McCollough Children's Home

Voto Sales

Clay County Schools - Clay Elementary School HVAC renovation

Mason County Schools - County-Wide Safety/Security Entrances

Ohio County Schools - Wheeling Middle renovations

Steubenville City Schools - Several Projects County-Wide

Wayne County Schools - Buffalo School additions and renovations

Wayne County Schools - Wayne Elementary classroom additions

Wayne County Schools - Wayne High Vo-Ag Metal Building

Wood County Schools - North Parkersburg Elementary School

Wood County Schools - Lubeck Elementary School

Wood County Schools - New Vienna Elementary School

Wyoming County Schools - Baileysville ES/MS Upgrades

Wyoming County Schools - Career & Technical Center
Multipurpose Building

Wyoming County Schools - Mullens PK-8 School

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

Senior Architect / Specialized LEED Accredited Professional

Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

The American Institute of Architects
US Green Building Council
Sustainable Building Industries Council
Recognized Educational Facility Professional

Founder & Chairman of the Board:

US Green Building Council's WV Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worledge is a skilled **Architect** with over 35 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

West Virginia State Police Academy - Renovations to Buildings A, B, and C, including exterior walls; New Buildings D and Multi-Purpose Building

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

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

West Virginia University - University Police Building renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

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

United States Postal Service - multiple projects throughout WV

Fairmont State University - College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (**LEED Registered** / Placemaker Award)

Natural Energy Design (N&D) Building (Placemaker Award)

Bellann in Oakhill, WV (**LEED Registered**)

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

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

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Kentucky
Michigan
Virginia

National Board Certification

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Architect
Charleston, WV (2021 to present)

Adkins Design, Inc.
Architect / Project Manager
Charleston, WV (2009-2021)

SUMMARY OF EXPERIENCE:

Mr. Hatfield values clients and enjoys assisting them with their projects at all levels of design and construction and with all building types, including residential, governmental, educational, commercial, offices and hospitality projects. Jeremiah has over 15 years of experience with CAD, Sketchup and Microsoft Office. His skills also include Adobe Illustrator, Drafting, Revit, Interior Design, Adobe Photoshop, SolidWorks, Project Management, and Adobe Creative Suite. Jeremiah has completed InDeed Assessments, which provides skills tests that are not indicative of a license or certification, or continued development in any professional field. In these tests, he ranked Highly Proficient in "Attention to Detail" (identifying differences in materials, following instructions, and detecting details among distracting information) as well as "Following Directions" (following multi-step instructions), which are an asset to an **Architect**.

NOTABLE PROFESSIONAL EXPERIENCES:

WV Lottery Building roof

Ft. Henry Building renovations & restoration

Fayette County Schools - Institute of Technology renovations

Fayette County Schools - Meadow Bridge PK-12 School

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Outdoor Classrooms

Fayette County Schools - Windows & Doors replacements

Hancock County Schools - New Manchester Elementary addition

Hancock County Schools - Weirton Middle addition

Mason County Schools - Soccer Building

Summers County Schools - HS/MS addition & renovations

Wayne County Schools - ESSERF Work

Wayne County Schools - Window replacements

Wayne County Schools - Tolsia High Gym

Wayne County Schools - Wayne High Vo-Ag Metal Building

Wetzel County Schools - Paden City Elementary Multipurpose Addition

Wood County Schools - Pre-Bond Services



David V. Mirch

5944 Clevelandtown Road
Boonsboro, Maryland 21713

E-mail: dmirch@amicusec.com
www.amicuselevatorconsultants.com

Phone: 301-799-9015 Cell: 443-800-2556 E-Fax 301-576-5214

PROFESSIONAL PROFILE

Over Forty years' work experience and training in the elevator industry. These attributes coupled with a keen sense of logical order gives the superior edge needed to provide expert assistance, wherever needed.

PROFESSIONAL EXPERIENCE

Amicus Elevator Consultants, LLC **Principal / Consultant / Expert Witness / Educator**

Boonsboro Maryland
October 2012 - Present

- Over twelve years of expert witness assistance.
- Expert advice and assistance in representation for clientele in specific matters regarding elevators and escalators.
- Educational services and jobsite training are available on a case by case basis.
- Skillful communication and deposition skills as well as expert testimony.
- Keen ability to recreate accident scenes and determine the causes.
- Consulting Services that identify problems issues, diagnose causes and determine corrective measures.
- Consulting Services for clients with specific elevator or escalator issues.
- Contract negotiations relate to all phases of elevator installation as well as maintenance and modernization.

Barbee Curran Elevator Company Inc. **Construction, Modernization, Superintendent**

Rockville, Maryland
May 2011 - October 2012

- Manage field operations personal in the Construction and Modernization department in Maryland and Virginia.
- Assist in dealing with customer issues and general customer relations in Service and Repair Departments.
- Maintained extensive safety records, ensure that implementation of safety procedures is followed on all projects.
- Assist field technicians in trouble shooting and corrective measures needed.
- Assist the sales department in developing new business.

Elevator Control Service (Elcon) **Modernization Superintendent**

Upper Marlboro, Maryland
May 2009 - May 2011

- Manage field modernization department in Maryland, Virginia and the District of Columbia.
- Responsible for dealing with customer issues and general customer relations.
- Maintained safety records, insure that implementation of safety procedures are followed on all jobs.
- Assisted field mechanics and order parts when needed.
- Assisted the sales department in developing bid packages.
- Assisted Maintenance Department as needed.



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Phone: 301-799-9015 Cell: 443-800-2556 E-Fax 301-576-5214

EQUIPMENT EXPERTISE

Haughton Elevator / Westinghouse , DMR, ERL , Geared and Hydraulic applications / O' Thompson / GAL Pad unit / Motion Control Elevator Equipment / Dover Elevator Corporation / Otis Elevator Company products / Armor elevator : Traflimatic (Geared and Hydraulics) VVC / CEC SWIFT 5000 : Overlays from the Swift 1000 - 5000 products as a controller replacement / Virginia Controls : Relay based controls / G.E. based microprocessor based units / Montgomery elevator company / Peelle Door Equipment / ESCO Elevator Company / Amtech Reliable elevator Company / GAL, Loher-Dynalift / Beckett Elevator Company / US Elevator Company / Fujitec America Inc / EMS Monitoring systems / FAI Escalators , WMATA Subway Escalator systems.

EDUCATION

IUEC
Elevator Mechanic's Certificate

Washington Metro Area
1978 to Present

Attended NEIP sponsored educational classes in preparation for sitting for the mechanics' exam.

Have many thousands of hours spent on studying and learning specific elevator systems.

Attended continued educational classes offered by elevator manufactures as well as NEIP.

Completed educational courses offered by the NAEC related to modernization, maintenance and repair / construction.

Oakton High School

Diploma - 1977

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect

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:

A very talented and unique professional who is registered **both** in **engineering** and **architecture** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He understands that the systems' performances can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment. He joined McKinley Architecture and Engineering in 1995, and has over 40 years of experience. 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:

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

Building 34: WV State Office Complex in Weirton

WVDHHR's Ohio County Office fit-out / renovations

Wheeling Island Hotel•Casino•Racetrack

The Towers Building renovations

Jefferson County Courthouse upgrades and Annex demo

Jefferson County Jail Renovation

Jefferson County Jobs & Family Services renovations

Belmont County Commission - Courts & Offices build-outs

Harrison County Jobs & Family Services renovations

West Virginia Army National Guard - multiple projects

United States Postal Service - multitude of Post Offices in WV & PA

West Virginia State Police - dozens of renovations, additions, and new detachments

West Virginia Department of Transportation, Division of Highways -
Buckhannon & Moundsville Headquarters

Fort Henry Building

Orrick's Global Operations Center

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Brooke County Judicial Center

City of Weirton - Park Drive / Three Springs Drive Development

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Nicholas County E911 and Emergency Operations Center

Fort Henry Building - Fourth Floor office build-out

YWCA Renovations

Light of Life Rescue Mission

Glenville State University - Mollohan Building Renovations

Glenville State University - School of Health Sciences study

Glenville State University - We Proudly Serve

West Liberty University - Elbin Library HVAC renovations

Fayette County Schools - new Meadow Bridge PK-12 School

Harrison County Schools - Gore Elementary renovation / addition

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary addition & renovations

Wirt County Schools - Several ESSERF Projects County-Wide

Alan M. Gaber, PE

Senior Electrical Engineer

EDUCATION:

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - new Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

NOAA renovations

YWCA renovations

Ft. Henry renovations / build-out

Steubenville Municipal Building renovations

Glenville State University - School of Health Sciences study

Belmont County Courthouse Campus

Cabell County Schools - Milton Elementary

Fayette County Schools - new Meadow Bridge School PK-12
Fayette County Schools - Midland Trail High gym renovations
Fayette County Schools - Oak Hill High gym renovations
Fayette County Schools - Valley PreK-8 renovations
Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School
Hampshire County Schools - new North Elementary School
Hampshire County Schools - new West Elementary School

Ohio County Schools - Elm Grove Elementary renovations
Ohio County Schools - Warwood School renovations
Ohio County Schools - Wheeling Middle addition & renovations
Ohio County Schools - Woodsdale E.S. addition & renovations

Summers County Schools - Hinton Elementary cafeteria
Summers County Schools - Talcott Gym renovation

Scott D. Kain

Engineering Production Manager / Senior Plumbing Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain, our **Engineering Production Manager**, is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley 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:

Jefferson County Courthouse upgrades
The Towers Building renovations
Belmont County Commission - Courts & Offices build-outs
Mattern Tire Service Garage
Panhandle Cleaning & Restoration warehouse/garage/office building
Cabela's Eastern Distribution Center
Carenbauer's Distribution Warehouse
Steel Valley Regional Transit Authority
Holiday Inn Express & Suites - Cambridge, OH
Belmont County Commission - Courts & Offices build-outs
West Virginia State Police - multiple projects State-wide, including renovations, additions, and new construction
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
West Virginia Health & Human Resources Wheeling Office renovations
WVDRS Wheeling District's new office space fit-out
United States Postal Service - multiple projects / new & renovations
City of Moundsville - New Municipal Public Safety Bldg
Tyler County Commission - Judicial Annex & Sheriff's Office
West Virginia University - University Police Building fit-out
West Virginia University - new State Fire Training Academy
Wheeling Island Fire Station
Brooke Co. Commission - Judicial Center & Historic Courthouse
VAMC Beckley
Wheeling Island Hotel•Casino•Racetrack multiple projects
Orrick's Global Operations Center
Millennium Centre Technology Park
Ohio County Schools - several projects County-wide

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineering Designer
Wheeling, WV (2012 to 2018, 2020 to present)

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

M.J. Electric
Journeyman Electrician
Iron Mountain, MI (2010-2012)

Erb Electric Company
Journeyman Electrician
Bridgeport, OH (2009-2010)

Bechtel Group Inc.
Journeyman Electrician
Glendale, AZ (2009)

Cattrell Companies, Inc
Journeyman Electrician
Toronto, OH (1998-2009)

SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 20 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction. Mike has designed for HVAC and generator projects, and your projects might need his design for electrical system improvements, powering of all new mechanical equipment, electrical distribution, updated controls, switch gears, energy efficiency, upgrades to power feeds, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

Jefferson County Courthouse upgrades and Annex demo

The Towers Building

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

Belmont County Divisional Courts & Offices renovations

Carenbauer Wholesale Corporation warehouse addition/renovations

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

WVDRS Wheeling District's new office space fit-out

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

Brooke County Schools - Several Projects County-Wide

Grant County Schools - several projects County-Wide

Hampshire County Schools - Animal Vet Science Center

Hancock County Schools - several projects County-Wide

Harrison County Schools - several projects County-Wide

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Bennett Square office build-out

Ft. Henry Building - multiple renovations

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License
Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

CJL Engineering
Lead HVAC Senior Mechanical Designer
Moon Township, PA (2019-2020)

Lovorn Engineering
Lead HVAC Senior Mechanical Designer
Blawnox, PA (2013-2019)

Stantec Corporation (formerly Burt Hill)
Lead HVAC Mechanical Designer
Butler, PA (1997-2013)

Peter F. Loftus division of Eichleay Engineers
Lead HVAC Mechanical Designer
Pittsburgh, PA (1989-1997)

SSM Industries, Inc.
Sheet Metal Professional Licensed Journeyman
Pittsburgh, PA (1979-1989)

SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels. He will help in the mechanical assessment for the initial facility visits to fully determine the scope of work, as well as designing, specifications, equipment selection using various manufacturer's selection software, heating/cooling loads, shop drawing submittals, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - Municipal/Public Safety Building
Tyler County Commission - Judicial Annex Building
Brooke County Judicial Center Courthouse
Main Street Bank - Toronto
Summit Building renovations
Williamson Hospital mechanical renovations
YWCA Renovations
West Liberty University - Elbin Library HVAC renovations
Fayette County Schools - new Meadow Bridge PK-12 School & School Based Health Clinic
Fayette County Schools - Oak Hill High gym renovations
Fayette County Schools - Valley PreK-8 renovations
Fayette County Schools - Institute of Technology renovations
Hampshire County Schools - Capon Bridge E.S. gym addition
Hancock County Schools - Weir High mechanical upgrades
Harrison County Schools - Gore Elementary School build-out
Ohio County Schools - Wheeling Middle renovations
Steubenville City School District - Steubenville High School commons renovations
Wetzel County Schools - Paden City E.S. Multipurpose addition
Wetzel County Schools - Short Line School HVAC
Wirt County Schools - County-Wide ESSERF Projects

David A. Ullom

BIM Coordinator / 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 a unique understanding for problem solving. Mr. Ullom will assist in the evaluation and designs of all of the mechanical systems (and possibly plumbing and fire suppression systems) in your facility.

NOTABLE PROFESSIONAL EXPERIENCES:

Jefferson County Justice Center renovations

Belmont County Divisional Courts renovations

Trinity Health System - Crisis Rehabilitation Unit

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

Ft. Henry Building renovation

Fayette County Schools - new Meadow Bridge K-12 project

Harrison County Schools - Gore Elementary addition and
renovations

Harrison County Schools - Lost Creek Elementary

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

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and additions

Ohio County Schools - Warwood Elementary and Middle School
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - new Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Heath L. Fain

Construction Contract Administrator

EDUCATION:

Putnam Career and Technical College
Certificate in Journeyman Carpentry - 2005

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

PROFESSIONAL LICENSES AND CERTIFICATIONS:

Capital Fund Specialist

UPCS Certified Housing Inspector

**LEED Green Associates Sustainable Green
Building Practices**

HVAC Technician Type I, II

Lead Paint Removal

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Fain has vast experience in construction, with construction management, business management, and contract contract administration. With a proven track record of success within several industries he brings a well-rounded approach to keeping things on task, finding solutions and working to see a job completed in excellence. As your CA, Heath will observe the construction progress; is the liaison between the owner, contractor, and architect/engineer; will ensure that the contractor is following the construction documents; and more.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

WV Lottery Building roof

Kanawha Valley Memorial Garden

Cabell County Schools - new Milton Elementary

Fayette County Schools - county-wide window and door
replacements

Fayette County Schools - 6 Schools' Outdoor Classrooms

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Valley PK-8 School renovations

Summers County Schools - HS/MS addition and renovations

Summers County Schools - Talcott Gym renovations

Wayne County Schools - county-wide plumbing replacements

Wayne County Schools - county-wide window replacements

Wayne County Schools - Tolsia High School gymnasium

Wyoming County Schools - Westside HS Field renovations

Wyoming County Schools - Wyoming East HS Field renovations

Union Mission Ministries Incorporated*

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

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

Fort Henry Building

Wheeling, West Virginia

Owner

Fort Henry LLC

Size

45,046 SF

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); our goal is to maintain the **historic character of the interior** and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.

Because the building had been in disrepair for many years, these **renovations** included upgrades required to get the building up to **current codes and standards**, **ADA lobby entrances**, **new freight and passenger elevators**, roof replacement, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, windows rehab/replacement, doors, masonry repairs, porch restoration, floors, storm & sewage line separation, sidewalks, and much more.

A major part of the renovations was to meet ADA compliance; critical to providing access were the alterations to the main lobby and bank of elevators modernization (seen to the right). This included lowering the lobby level and elevator access down to the street level; including major interior modifications. The freight elevator is a 6-stop originally installed by Otis Elevator in 1930 then modernized by Westinghouse in 1960.

We designed an elevator modernization including an existing geared to gearless machine replacement, new rope gripper, all new doors, 2 completely new entrances, new door operators, new door equipment, new elevator cab enclosure, all new hall and car fixtures. The hand controls in one of the cars was salvaged. Shaft size constraints required that we provided custom cars to accommodate ADA size elevators; both car assemblies were replaced. As much as possible, any historic fabric, such as car finishes were replaced in kind.



Wheeling Island Hotel-Casino-Racetrack

Wheeling, West Virginia

Owner

Delaware North Companies, Inc.

Size

\$276,275

Project Architects-Engineers

McKinley Architecture and Engineering

McKinley Architecture and Engineering is proud to have participated in creating this state of the art facility under an On-Call / Open-Ended Contract, and our involvement in these various projects throughout our 20+ years of working here have included architecture, engineering, construction administration services, and more. We have worked on **dozens of projects** over the years at this complex, including this elevator:

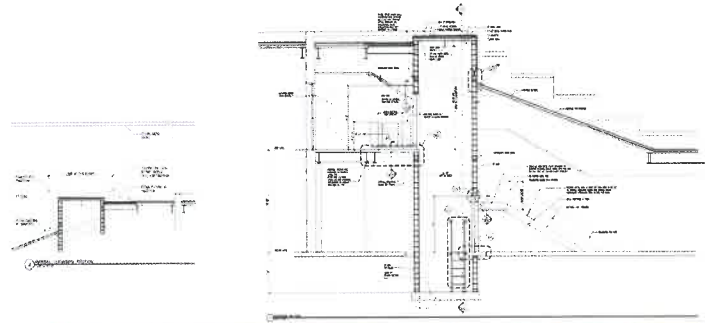
The Delaware North Companies requested an ADA Compliant Elevator to be added in their Wheeling Island Hotel • Casino • Racetrack. This project involved full design and build services to provide a new elevator to connect the greyhound racetrack, its entry, and shared corridor with the main gaming floor.

Though the shaft reached only modest heights, work involved the partial demolition of an existing stairway, and a challenging design and installation. The elevator shaft had to be designed as an independent structure within the building using deep pile foundations immediately adjacent to existing grade beams and deep caissons. In addition, the elevator and floor structure to it, though sized only to meet ADA minimums for access, also had to potentially carry the heavy weight of coin carts just in case staff decided to take a short cut!

The elevator is a traction elevator using the state-of-the-art small control closet option rather than a full elevator machine room. The system controls are within the frame of the elevator jamb at the upper level to keep them out of the floor zone. Power is provided from a nearby closet, also on the upper level, and it has the shut-off and fire alarm service connection.

Standard interior finishes were used but stainless steel was specified for the corridor side of the elevator doors so that they matched the other elevators in the facility.

Other objectives for the design required a tie-in to the existing fire alarm and sprinklering systems, as well as an accelerated/compressed schedule.



Ohio County Schools

Wheeling Park High School

Wheeling, West Virginia

Owner

Ohio County Schools

Size

310,000 SF

Construction Cost

\$22 million

Project Architects-Engineers

McKinley Architecture and Engineering

Throughout the years, we have completed **several projects** for Ohio County Schools, **totaling over \$100 million**; including **renovations, additions, elevators**, major infrastructure projects, safety upgrades, as well as their 10-year Comprehensive Educational Facilities Plans.

For one recent project, several improvements are set for **Wheeling Park High School**, a 310,000 SF building, originally constructed in 1975. The school will see about **\$22 million** in upgrades. The **additions** and **renovations** project will take place over 2 years, with a **fully occupied** and functional student body. McKinley was hired to address some of the county's concerns at the school focused around **student security** and **building utilization**, as well as **updating some areas of the original building**.

One of the main areas of focus for the project is construction of an **new main building entrance addition** with a security vestibule and new administration office to control access visitors to the building. The new administration office will provide better integration between the main office, guidance counselors, and student services. There is a **new elevator** in this section (*as seen below*). A **Schindler Elevator** was installed, which needed **joist modifications** and a **new machine room**.



Orrick's Global Operations Center



Wheeling, West Virginia

Owner

Orrick, Herrington & Sutcliffe LLP

Size

88,000 SF approx.

Construction Cost

\$8 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

David B. McKinley, PE

Contractor

John Russell Construction

This 4-story, 88,000 SF former historic warehouse is now "Class A" office space, found in the Wheeling Warehouse Historic District of the National Register of Historic Places. This 100 year old warehouse was renovated to create some of the most creative office space in the State. **This \$8 million dollar project won a West Virginia AIA Merit Award.**

The shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick). Their build-out included dozens of offices, multiple open work areas, conference rooms, kitchen and dining room, break rooms, etc. **The building was partially occupied while renovations continued.** Project included HVAC, electrical, plumbing, exterior facade repair, roof, 120 new windows, new entrance, parking, and more. The stainless steel and galvanized finishes of the exposed spiral ductwork, downspouts, wall panels, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures enhance the industrial concept of the design.

One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, **2 new elevators**, a stair tower, and multiple bridges/walkways. **These 2 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.** There is also a renovated freight elevator in the building. The 3 elevators are single direct acting hydraulic cylinder in well hole. The Freight Elevator is 5000 pounds, and travels at 125 fpm. This is 5' 11" wide x 8' 6" deep, with an 8' cab height. The 2 Passenger Elevators are 3500 pounds, and travel at 150 fpm. These are 6' 8" wide x 5' 5" deep, with an 8' cab height. These have a Duplex Collective Operation; by using a microprocessor-based controller, the operation shall be automatic by means of the car and hall buttons. In the absence of system activity, one car can be made to park at the pre-selected main landing. The other (free) car shall remain at the last landing served. Only one car shall respond to a hall call. If either car is removed from service, the other car shall immediately answer all hall calls, as well as its own car calls.



Mount St. Joseph Convent

Wheeling, West Virginia

Owner
Sisters of St. Joseph

Size
71,000 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Christina Schessler, AIA, LEED AP BD+C

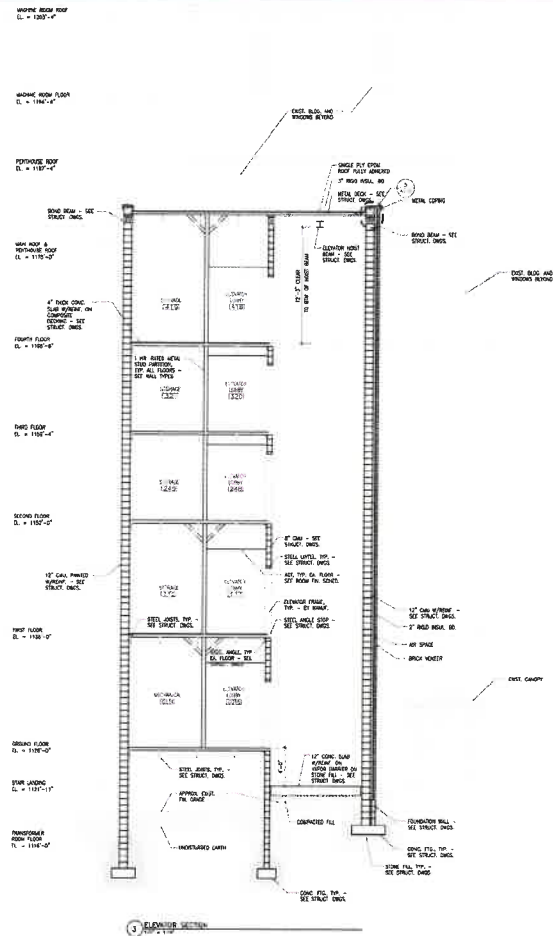
Contractor
Cattrell Construction

Listed on the **National Register of Historic Places**, the Mount St. Joseph Convent is a **five story building** that provides all living accommodations on site. Except for non-public service entrances and mechanical spaces, we **upgraded the building to be fully ADA accessible**. This project was completed in multiple phases.

To preserve the historic nature of the building, the existing elevator was left in place with only cosmetic alterations made.

In addition, a new elevator was added on to the rear of the Convent. It was important to design the addition exterior to complement the existing historic masonry.

This Otis Hydraulic Elevator has 5 stops, can carry a 4500 lb load, and moves at 150 fpm. The inside car dimensions are 5' 8" wide x 7' 11" deep, which is plenty of room for the Sisters that use wheelchairs or walkers. This passenger elevator met all applicable codes, including ANSI A117.1, ADAAG, ANSI/NFPA 70, ANSI/NFPA 80, ASME/ANSI A17.1, ANSI/UL 10B, Model Building Codes, and all other local applicable codes. The elevator type was a single direct acting hydraulic cylinder in a well hole, and utilizes a Simplex collective operation.



West Virginia University Colson Hall

Morgantown, West Virginia

Owner
West Virginia University

Size
35,000 SF approx.

Construction Cost
\$5.6 million

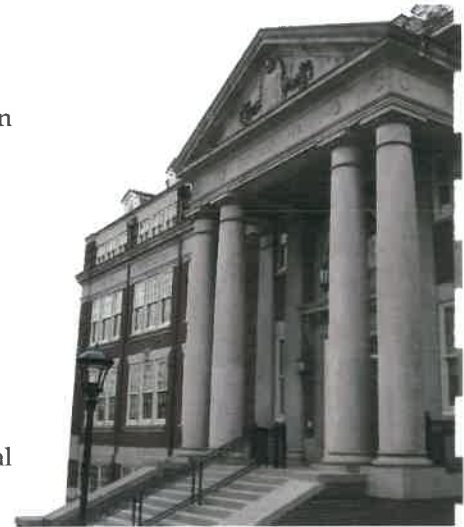
Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Denis Gill, AIA

Contractor
TEDCO Construction

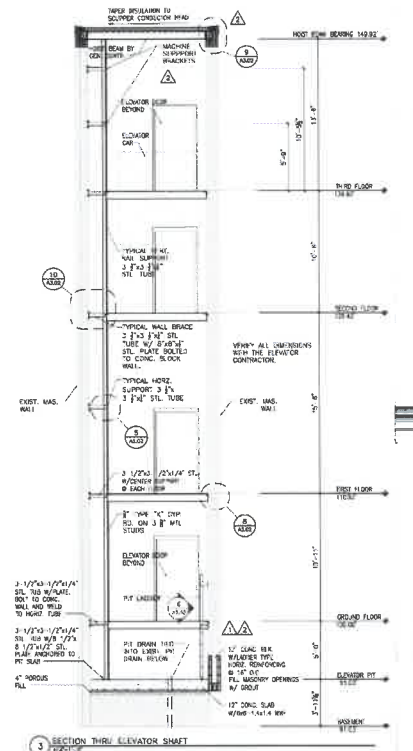
McKinley Architecture and Engineering has completed several projects for **West Virginia University** and their affiliated campuses through multiple Open-End Architectural / Engineering Services contracts, along with additional projects outside those open-ended agreements.

For one project, McKinley Architecture and Engineering completed a \$5.6 million **renovation/restoration** project on the **historic Colson Hall** at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building, restore the exterior to its original 1923 appearance while keeping the aesthetics of the building untouched, and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements, major mechanical and electrical systems design, **code compliance**, and there was an **elevator modernization**.



Colson Hall Elevator Notes:

1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1". (TOLERANCE = -0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND NOT SPANNING FURTHER THAN ALLOWED BY THE GOVERNING CODE AUTHORITY. FIREPROOFING SHALL BE AFTER INSTALLATION OF BRACKETS.
3. HOISTWAY VENTILATION SHALL BE PROVIDED PER CODE REQUIREMENTS
4. ENSURE THAT ANY PROJECTION GREATER THAN 2" IS BEVELED AT AN ANGLE NOT LESS THAN 75 DEGREES FROM HORIZONTAL
5. PROVIDE REMOVABLE, OSHA COMPLIANT BARRICADES AROUND ALL HOISTWAY OPENINGS AND BETWEEN ELEVATORS INSIDE OF THE HOISTWAY AS REQUIRED. PROVIDE TWO LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY.
6. ARRANGE FOR ALL BLOCK OUT / CUTOUT OF OPENINGS TO INSTALL HALL PUSHBUTTONS, SIGNAL FIXTURES, AND HATCH DUCT.
7. PROVIDE A DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCE FROM RAILS AND BUFFERS. REFERENCE THE REACTION LOAD TABLES FOR VERTICAL FORCES. SUMPS AND / OR PUMPS PUMPS (WHERE PERMITTED) LOCATED WITHIN THE PIT MAY NOT INTERFERE WITH THE ELEVATOR EQUIPMENT.
8. PROVIDE SUITABLE LIGHTING FOR THE MACHINE SPACE WITH A LIGHT SWITCH LOCATED IN THE HOISTWAY. PROVIDE A LIGHT FIXTURE WITH AND A SEPARATE GFCI PROTECTED DUPLEX CONVENIENCE OUTLET IN THE ELEVATOR PIT.
9. ENTRANCE WALLS ARE TO BE LEFT OPEN UNTIL THE ELEVATOR EQUIPMENT IS INSTALLED. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS IS REQUIRED ALL LANDINGS. ALL FINISHED FLOORING AND GROUTING IS TO BE INSTALLED AFTER THE ENTRANCE FRAMES ARE INSTALLED.
10. A PIT LADDER IS SUPPLIED BY KONE UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE AND INSTALL PER KONE FINAL LAYOUT DRAWINGS.
11. AN I-BEAM, PROVIDED BY KONE, MUST BE INSTALLED IN THE ELEVATOR HOISTWAY OVERHEAD PER THE KONE FINAL LAYOUT DRAWINGS.
12. FOR PROPER EQUIPMENT OPERATION; THE MACHINE SPACE AT THE TOP OF THE HOISTWAY MUST BE PROPERLY VENTED PER CODE REQUIREMENTS. MAX ALLOWED HUMIDITY IS 95% NON-CONDENSING. HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41 F AND 104 F.
13. THE ACCESS DOOR TO THE CONTROL SPACE OR THE CONTROL ROOM MUST BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF LOCKING AND SELF CLOSING.
14. PROVIDE A 15-AMP 120V AC FUSED SERVICE WITH GROUND (VIA EMERGENCY LIGHT SUPPLY IF AVAILABLE) CONNECTED TO EACH CONTROL CABINET FOR LIGHTING AND FAN. PROVIDE DEDICATED PHONE LINE TERMINATING AT THE ELEVATOR CONTROL CABINET.
15. FOR CONTROL SPACES LOCATED REMOTELY FROM THE ELEVATOR HOISTWAY, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
16. PROVIDE A SUITABLE WORKING ENVIRONMENT INCLUDING ADEQUATE ACCESS TO THE BUILDING, PROPER LIGHTING IN ALL AREAS, CLEAN AND SAFE STORAGE ADJACENT TO THE HOISTWAY, AND SUFFICIENT ON-SITE REFUSE CONTAINERS FOR THE DISPOSAL OF ELEVATOR PACKING MATERIALS.
17. THIS DRAWING MUST BE REVIEWED AND APPROVED BY A LICENCED PROFESSIONAL TO ENSURE COMPLIANCE WITH LOCAL BUILDING CODES.
18. THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES. FULLY DETAILED CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE PRODUCT MANUFACTURER.



References

We feel that the best way to demonstrate our strengths and leadership in **renovations and elevator design** is by referring to our clients. We have an ever-growing list of repeat clients. 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; we encourage you to call our references:

Dr. Kim Miller
Superintendent
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304 / 243-0300

Mr. Dennis Kozicki
The Maxwell Partners
Maxwell Centre #300
32-20th Street
Wheeling, WV 26003
304 / 232-2280

Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304 / 231-2500

Mr. Jeff Sellers
Director of Construction
Delaware North Companies
Wheeling Island Hotel • Casino • Racetrack
40 Fountain Plaza
Buffalo, NY 14201
(716) 858-5518

CONSULTING PROJECT EXPERIENCE

(Office, Hotel, and Mixed-Use Towers)

- 2024 Leisure World of Maryland, Silver Spring, MD
System Evaluation Report of four traction elevators located at 3330 North Leisure World Boulevard, Silver Spring, Maryland
- 2024 Central Parke Condominiums, Potomac Falls, Virginia
Vertical Transportation Modernization located:
-20751, 20745 Royal Palace Square, Potomac Falls, VA
-20816, 20810, 20804 Noble Terrace, Potomac Falls, VA
- 2024 Monongahela Building, Morgantown, West Virginia
Provide an assessment evaluation of one passenger elevator of the gear box (gear oil sample test) that caused the elevator to be removed from service.
- 2023 Leisure World of Maryland, Silver Spring, MD
Include the following:
- 3200 N. Leisure World Boulevard – three traction elevators – System evaluation report.
- 15300 & 15301 Beaver Brook Court – two (2) hydraulic elevators – Systems evaluation report.
- 14800, 14801, 14805, 1500 Pennfield Circle – two (2) hydraulic elevators in each building – Systems evaluation report.
- 2023 Leisure World of Maryland, Silver Spring, MD
Turnberry Courts at Leisure World, Silver Spring MD
Vertical transportation upgrade for jack and piston replacement for two (2) elevators.
- 2023 City of Gaithersburg, Gaithersburg MD
12 South Summit Avenue and 16 South Summit Avenue. Each building has two (2) passenger elevators to be modernized.
- 2023 2101 Connecticut Avenue NW, Washington D.C.
Quality control evaluation for three (3) traction elevators and one (1) wheelchair lift.
- 2022 Hilton Hotel Downtown Lexington, Lexington KY
Four (4) passenger elevator modernization.
- 2022 Hazelton Public Library, Hazelton PA
Vertical transportation evaluation service for one (1) passenger elevator.
- 2022 2000 Adams Place NE, Washington D.C.
Assessment evaluation for tow (2) geared traction elevators.
- 2021 Millennium Design Architects, Inc. Catholic University of America, Washington D.C.
Vertical transportation modernization proposal with drawings for one (1) passenger elevator.
- 2021 Pennsylvania Historical and Museum Commission, Harrisburg, PA
Vertical transportation evaluation to ascertain an alternative method for handling records throughout the building for two elevators.
- 2021 River Place North Housing Corporation, Arlington, VA
New door operator panels for three (3) traction elevators.
Maintenance Monitoring Program.
- 2020 Williamsport Manor Apartments, Williamsport, PA
Water and fire Damange evaluation for two (2) elevators.
- 2020 15100 and 15115 Interlachen Drive, Silver Spring, MD
Vertical transportation quality review and reliability consultation for six (6) passenger elevators.
- 2020 1000 Fell Street, Baltimore MD

- Three (3) traction elevator modernization.
Repair and upgrade for three (3) traction elevators.
- 2020 Residences at 11 Park Condominium Association
Quality control evaluation for a auto lift and one (1) passenger elevator.
- 2019 WMATA Training Program for Dulles Corridor Metrorail
Provide class room / teaching services for a total of four (4) weeks of training and one (1) Training Video as outlined in this proposal, for Escalators located at the WMATA Dulles Corridor Metrorail Project.
- 2019 Wardman Residential Condominiums
System Evaluation for one (1) hydraulic elevator and a service contract.
- 2018 ICM Consultants, LLC, Chantilly, Virginia
New construction assistance to interface the elevator control equipment and the electrical contractor.
- 2017 Pennsylvania State New Archives Building, Harrisburg, PA
Multistory new equipment installation of three (3) roped hydraulic elevators that service parking as well as archive and office areas of the building with Non-proprietary equipment.
- 2016-2017 Pennsylvania Museum Renovation project, Harrisburg, PA
Multilevel renovation of six (6) escalators in the PA historical museum located on North Street near the capitol complex.
- 2017 Pennsylvania PSP Headquarters Police Building project, Harrisburg, PA
Renovation of three (3) existing elevators located on the outskirts of Harrisburg. Upgrading the existing systems with Non-proprietary equipment.
- 2014-2018 Washington D.C. Schools upgrades and modernizations
Removing and upgrading single elevators in eleven (11) schools with Non-proprietary equipment.
- 2017 Washington D.C. Schools
New installation of several roped hydraulic elevators located in two schools with Non-proprietary equipment.
- 2013-2018 Washington area "WMATA" metro system
Provide hands on training for maintenance personal on both escalators and elevators within the system.
- 2016-2018 Washington area "WMATA" metro system
Create and provide "maintenance control programs" (MCP) for all elevators and escalator units within the system.
- 2016-2017 Washington, Virginia and Maryland area
Provide modernization services for apartment housing as well as office and condominium structures.
- 2016 Pennsylvania State Office Tower #1, Harrisburg, PA
Multistory quality control services for nine (9) traction elevators and currently underway to modernization proprietary equipment that was installed.
- 2014 Hilton Hotel, Lexington, KY
23 stories, two (2) traction service elevator modernization (completed in 2014).
Additionally, provided services for quality control service inspections for two (2) escalators and eight (8) elevators.
- 2015 Bluegrass Corporate Center, Lexington, KY
17 stories, six (6) gearless traction Elevator modernization.

- 2016 First Federal, Lexington, KY
6 story office building, two (2) traction service elevator modernization (completed in 2016).
- 2016 600 Pennsylvania Ave, SE, Washington, DC
Three (3) traction elevator modernization.
- 2016 3301 New Mexico Ave, Washington DC
Provided services to assist the client in extending the life of their elevator system. Component replacement resulting in an additional ten years of elevator service.
- 2016 The Penthouse Condominiums, Baltimore, MD
Three (3) geared traction elevators and one (1) hydraulic elevator modernization.
- 2016 D.C. Schools project
Currently working on design and modernization services for thirty-five (35) elevators. (No scheduled completion date, ongoing services)

Additional references available upon request.

RELEVANT FIELD EXPERIENCE

- 1979 Architect of the Capital (AOC), Library of Congress, Washington DC
Completion and Close out of new installation and existing elevators and escalators, Haughton Elevator Company.
- 1982 Marriot Hotel, Washington DC
Elevator and Escalator installation, Haughton Elevator Company.
- 1986 Arlington Court House, Arlington, VA
Installation of two (2) courthouse escalators and eight (8) elevators, Fujitec Installation, Adjusting and Maintenance.
- 1993 Gallery Place, Baltimore, MD
Installed and Adjusted Six (6) escalators and Nineteen (19) elevators Fujitec Installation, Adjusting and Maintenance.
- 1995 Maintenance and Repair Service Superintendent, Fujitec
Responsible for supervising maintenance and care of the existing equipment as well as the repair and testing departments.
- 1997 Member Technical Service Group @ Fujitec
Responsible for technical training for escalators and elevators nationwide.
- Technical Service Group Fujitec – Providing:
- Adjustor level training for mechanics
 - Worked in Research and development for new product lines, escalators and elevators
 - Researched and applied software implementation for Fujitec new and existing installations
 - Provided hands on training for WMATA (Washington Metro) for Fujitec new installations for escalators
- 2000 Consultant, Educator (Washington Metro WMATA)

Educator for escalators and elevators from contract negotiations to maintenance and modernization as well as identifying problems, diagnosing issues and determining corrective actions – VDA / Van Deusen and Associates.

- 2004 Principal, DMT, LLC, Consulting Service for Vertical Transportation
Continued with services such as contract negotiations, maintenance and modernizations of escalators, elevators and all related systems as well as providing "hands on" educational services.
- 2008 Consultant
New Construction/Modernization Superintendent and Educator. Worked with Thyssen Krupp Elevator Company, Elevator Control Service and Barbee Curran Elevator Company. All located within the Washington, DC area.
- 2012 Principal, Amicus Elevator Consultants (AEC), LLC
AEC Provides a comprehensive selection of consultation services covering all aspects of vertical transportation equipment and systems.

Ms. Maggie Savage
Senior Property Manager
100 Carpenter Dr.
Suite 210
Sterling, Virginia 20164
Office: (703) 467-0944
E-Mail: msavage@bmcproperties.com
Company Website: www.bmcproperties.com
Work Performed: Modernization upgrade services for multiple buildings containing elevators.

Ms. JoAnn L. Jolin, AIA
VITETTA ARCHITECTS
Project Architect
VITETTA Architects & Engineers
Anchor Place
645 North 12th Street
Suite 100
Lemoyne, PA 17043
Direct Office: 717-612-4608
E-Mail: jolin@vitetta.com
Company Website: www.Vitetta.com
Work Performed: Modernization upgrade services for multiple buildings containing elevators and escalators. New design work in new buildings under construction.

Mr. Jake Gusiew
Regional Director for F.S Residential Services
28 Allegheny Avenue
Suite 515
Towson, MD 21204
Email: jake.gusiew@fsresidential.com
Company Web Site: www.fsresidential.com
Work Performed: Modernization upgrade services for Condominium building containing elevators.

Mr. Frank Shields
Director of Engineering
Hilton Lexington Hotel
369 West Vine Street
Lexington KY 40507
Direct Office: 859-281-3718
Email: frankie.shields@hilton.com
Company Web Site: www.Lexingtondowntown.hilton.com





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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1408333

Doc Description: EOI: Elevator Modernizations - Multiple Facilities Project

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2024-05-09	2024-05-30 13:30	CEOI 0211 GSD2400000006	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia

Country : USA

Zip : 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267

Extension: 115

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE May 28, 2024

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

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

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

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

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

(email address) edellatorre@mckinleydelivers.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

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

McKinley Architecture and Engineering
(Company)


(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development May 28, 2024

(Printed Name and Title of Authorized Representative) (Date)

(304) 830-5359 | (304) 233-4613

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)



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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1408333			Reason for Modification: Addendum No. 1
Doc Description: EOI: Elevator Modernizations - Multiple Facilities Project			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-05-16	2024-05-30 13:30	CEOI 0211 GSD2400000006	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862
Vendor Name : McKinley Architecture and Engineering
Address :
Street : 129 Summers Street - Suite 201
City : Charleston
State : West Virginia **Country :** USA **Zip :** 25301
Principal Contact : Ernest Dellatorre
Vendor Contact Phone: (304) 340-4267 **Extension:** 115

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE May 28, 2024

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD2400000006

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:

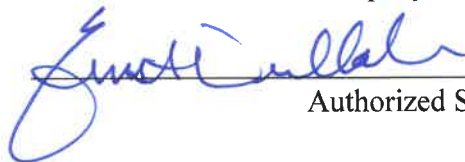
(Check the box next to each addendum received)

<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 that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

McKinley Architecture and Engineering

Company



Authorized Signature

May 28, 2024

Date

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