

**West Virginia Army National Guard,
Construction and Facilities
Management Office**



CEOI 0603 ADJ2500000009

**Building(s) 227 & 231
Renovations Design - Camp Dawson**

RECEIVED

2024 AUG 26 AM 10:00

WV PURCHASING
DIVISION

 **McKINLEY**
ARCHITECTURE + ENGINEERING

23 August 2024

David H. Pauline
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Mr. Pauline and Members of the Selection Team;

McKinley Architecture and Engineering are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expressions of Interest to provide architectural and engineering design services to fully renovate and update Building 227 (MCA Laundry facility) and Building 231 (Military Shower House & Laundry facility), on the Camp Dawson garrison. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering is a full-service architectural and engineering firm that has been providing design services since 1981. With offices in Wheeling, Charleston, and Martinsburg, WV, and Pittsburgh, PA, we support a professional staff of **over 60 employees** which includes of **Architects, Engineers, Project Managers, Interior Designer, Construction Contract Administrators**, and more. Our staff also includes several **LEED Accredited Professionals** who can add energy efficient aspects into your project.

We are excited to announce that for the **2nd consecutive year** we are a member of **PSMJ's Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's A/E/C Employer of Choice Award** for the **2nd consecutive year**, 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 Giants 400 Report** as a Top Architecture/Engineering Firm. Furthermore, we are also pleased to announce that for the **5th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

We have worked on **multiple facilities** that included programmed **laundry** spaces, as well as **showers**, such as West Virginia State Police, fire stations, fire fighting training center, commercials/office, residential, hotels, senior centers, independent living, schools, dormitories, health/medical, restoration company, and animal research facilities to name a few.

We have provided **similar services** where we evaluated and changed room layouts for the best use of space, designed new HVAC systems, complete restroom renovations, new interior and exterior LED lighting, new interior and exterior doors, new flooring, new roofing, new on-demand hot water, bringing buildings and all systems to current building codes, etc.

In closing, one of the more exciting aspects of our job is **listening to you**, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because **we listen to their needs, and then deliver**. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We love what we do, so we care about the results you get. We are ready to begin **immediately** and can work to your schedule to get this project designed and constructed. **We will meet all your goals and objectives**. Thank you for reviewing our submission and considering McKinley for your project. **We are very excited about the possibility of working with the West Virginia Army National Guard on another project.**

Sincerely,



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

Corporate Information

HISTORY

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 60+ employees offering comprehensive professional services in architecture, mechanical-electrical-plumbing engineering, project management, interior design, construction contract administration, and more.

We have a broad range of skill and experience for projects involving governmental, public safety, commercial/office, judicial, municipal, wellness and health care, training, sustainable and energy efficiency, education, historic preservation, and industrial markets.

McKinley has made the 2020, 2021, 2022, 2023, and 2024 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 and 2024 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.



OFFICES

Wheeling

Fort Henry Building
1324 Chapline Street, Suite 400
Wheeling, WV 26003 • (304) 233-0140

Charleston

129 Summers Street, Suite 201
Charleston, WV 25301 • (304) 340-4267

Martinsburg

300 Foxcroft Avenue, Suite 306
Martinsburg, WV 25401 • (681) 247-5618

Pittsburgh

910 Sheraton Drive, Suite 200
Mars, PA 16046 • (724) 719-6975

CONTACTS

Ernest Dellatorre

Director of Business Development
edellatorre@mckinleydelivers.com • (304) 830-5359

John R. Jefferis, LEED AP, CCM, MPM

Director of Project Management
jjefferis@mckinleydelivers.com • (304) 238-9410

Patrick J. Rymer, AIA, ALEP

Director of Architectural Services
prymer@mckinleydelivers.com • (304) 830-5364

SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Interior Design
- Sustainable Design
- Historic Preservation
- Construction Contract Administration
- Sports and Entertainment
- Learning Environment Planning
- Educational Facility Planning

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.

Design Team



**JOHN
JEFFERIS**
LEED AP, CCM, MPM
DIRECTOR PROJECT MANAGEMENT
MCKINLEY

ARCHITECTURAL TEAM



**PATRICK
RYMER**
AIA, AIA/CES, NCARB
DIRECTOR OF ARCHITECTURE
MCKINLEY



**AARON
LARIMORE**
RA, NCARB
ARCHITECT
MCKINLEY



**ALY
MITTON**
INTERIOR DESIGNER
MCKINLEY

ENGINEERING TEAM



**TIM
MIZER**
PE, RA, CCXP
DIRECTOR OF ENGINEERING
MCKINLEY



**KURT
SCHEER**
PE, LEED AP
SENIOR MECHANICAL ENGINEER
MCKINLEY



**ALAN
GABER**
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY



**SCOTT
KAIN**
SENIOR PLUMBING DESIGNER
MCKINLEY



**MICHAEL
CLARK**
SENIOR ELECTRICAL DESIGNER
MCKINLEY



**DAVID
ULLOM**
FIRE PROTECTION DESIGNER
MCKINLEY

CONSTRUCTION CONTRACT ADMINISTRATION



**BOB
SMITH**
CONSTRUCTION ADMINISTRATOR
MCKINLEY

** McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects, Engineers, Designers, LEED Accredited Professionals, CAs, and more.*

John R. Jefferis, LEED AP, CCM, MPM

Project Manager / LEED Accredited Professional

Director of Project Management

EDUCATION:

Keller Graduate School of Management
Master of Project Management - 2009

DeVry University
B.S. Computer Engineering Technology - 2005

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Member:

US Green Building Council

Certified Construction Manager

Master of Project Management

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Project Manager
Wheeling, WV (2022 to present)

PCS&estimate
Owner's Representative & Program Manager
St. Clairsville, OH (2005-2022)

UPS
Part-Time Supervisor & Part-Time Loader
Groveport, OH & Hilliard, OH (2002-2005)

Jefferis Construction
Laborer
Barnesville, Ohio (1997-2002)

SUMMARY OF EXPERIENCE:

Mr. Jefferis, our **Director of Project Management**, is responsible for the coordination and the completion of projects 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. John started out his career working for a local construction company, learning the basics of general construction. Afterwards, he was hired by a general contractor, and worked as an Owner's Representative, Program Manager, Construction Manager, and Scheduler. John has experience with Primavera Contract Manager, Primavera Project Planner (P3), Microsoft Office, ASTA, CMIC and Procore; with these tools he has learned how to be more efficient and manage projects effectively to bring them within budget and on-time, which ensures accurate reporting to the client and senior management. Additionally, John has his **CCM (Certified Construction Manager) Credential** established through the Construction Management Association of America. Furthermore, he is a **LEED Accredited Professional**.

NOTABLE PROFESSIONAL EXPERIENCES:

City of Cadiz - Cadiz Fire Department

Barnesville Veterinary Services Plumbing

Citizens National Bank of Woodsfield

Harrison County Courthouse

Newbridge Church Day Care Center build-out renovations

Berkeley County Schools - Several Projects County-Wide

Cabell County Schools - new Milton Elementary

Harrison County Schools - Bridgeport Middle HVAC & roof

Harrison County Schools - Bridgeport High HVAC

Harrison County Schools - Liberty High HVAC & roof

Harrison County Schools - Lincoln High HVAC

Harrison County Schools - Nutter Fort classroom addition

Harrison County Schools - Robert C. Byrd High HVAC & roof

Harrison County Schools - Simpson Elementary additions and renovations

Harrison County Schools - South Harrison Complex HVAC

Ohio County Schools - Several Projects County-Wide

Patrick J. Rymer, AIA, ALEP / CEFP, NCARB

Senior Architect

Director of Architectural Services

EDUCATION:

University of Tennessee
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio

Member:

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

NCARB

IDP

ArchNet

PROFESSIONAL EMPLOYMENT:

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

Capitol Engineering
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners
(2000-2003)

SUMMARY OF EXPERIENCE:

Mr. Rymer, our **Director of Architectural Services**, brings over 25 years experience in the building design and construction industry, which includes being the **Architect** on multiple educational and sports/recreation projects. He is in the inaugural class of **Accredited Learning Environment Planners (ALEP)** [formerly known as **Certified Educational Facility Professional (CEFP)**] as designated by the Association for Learning Environments (ALE - formerly CEFPI). The ALEP credential is a mark of excellence developed to reflect the knowledge, skills and abilities of a competent educational and learning environment facility planner; designed to elevate professional standards, enhance individual performance and identify those in the educational environment industry who demonstrate the knowledge essential to the practice of educational facility planning! Patrick's recent experience includes project management of several educational projects, including lead design and construction contract administration. Bringing a diverse background from the hands on-experience of an apprenticeship in the construction trades to management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level. Patrick was named the "**Architect of the Year**" at Project BEST's 2019 Excellence in Construction Awards Gala.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multiple Projects, State-Wide

West Virginia State Police - Open End A/E Contract / multiple projects, including Jackson County Detachment, Kanawha County Troop 4 Headquarters, & Berkeley County Detachment (several include laundry and showers)

Braxton County Senior Citizen Center (with laundry and showers)

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Ohio Valley Regional Transit Authority renovations

Tyler County Judicial Building

Glenville State University - School of Health Sciences

Regional Economic Development Office, Wheeling - Site Improvements for Orrick's Global Operations Center, & Adaptive Reuse Warehouse Study

Ohio County Commission - Cabela's Phase II Expansion

Union Bank - Sistersville Branch

Wellsburg City Hall Building

Brooke County Schools - new \$30M Brooke Middle School

Aaron S. Larimore, RA, NCARB

Architect

EDUCATION:

Kent State University's College of
Architectural and Environmental Design
Bachelor of Architecture - 1996

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Pennsylvania
West Virginia

Member:

The American Institute of Architects

NCARB

Board Member, Coach, and Registrar:
ABE Soccer Association

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Architect
Mars, PA (2020 to present)

MDM, LLC
Warrendale, PA (2012-2020)

MCF Architects
Pittsburgh, PA (1999-2006, 2007-2011)

Navarro Design
Pittsburgh, PA (1997-1999, 2006-2007)

Dynamic Architectural Design
Kent, OH (1995-1997)

SUMMARY OF EXPERIENCE:

Mr. Larimore is a collaborative and dependable **Architect** who has experience with a variety of projects including commercial, educational and residential building types, both of new construction and renovation. He has accomplished project design and production of construction documents and construction administration, with an emphasis on personal service and meeting deadlines. Aaron is skilled in AutoCAD Architecture, Microstation v8 2-D drafting and 3-D modeling software, SketchUp 3-D modeling software, Adobe Photoshop, as well as hand drafting and hand-built models.

NOTABLE PROFESSIONAL EXPERIENCES:

Wetzel County Schools - Bus Maintenance Facility

OVRTA Ohio Valley Regional Transit Authority renovations

Glenville State University - School of Health Sciences

Brooke County Judicial Courthouse

Tyler County Commission - Judicial Building

WV Lottery Building Roof

WV High Technology Foundation - NOAA renovations

Fort Henry Building - Fourth Floor office build-out

Berkeley County Schools - Several Projects County-Wide

Hampshire County Schools - Capon Bridge Elementary gym

Hancock County Schools - Weir High gymnasium

Harrison County Schools - Gore Elementary School

Ohio County Schools - Elm Grove Elementary School renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High addition/renovations

Ohio County Schools - Woodsdale E.S. addition & renovations

Steubenville City School District - Steubenville High renovations

Summers County Schools - ESSERF projects

West Virginia Schools of the Deaf and the Blind projects

Aly Mitton

Interior Designer

EDUCATION:

Utah State University
Caine College of the Arts
Bachelor's of Interior Architecture and Design
Minors in Art & Landscape Architecture - 2021

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

LEED Green Associate

Former Member:

ASID Student Chapter
IIDA Student Chapter
USGBC Student Chapter

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Interior Designer
Charleston, WV (2024 to present)

Alice Lane Interior Design
Interior Designer
Draper, UT (2020, 2023)

Malouf Companies (Milkbird Design + Architecture)
Junior Interior Designer
Logan, UT (2020-2023)

SUMMARY OF EXPERIENCE:

Mrs. Mitton is an **Interior Designer** who believes in creating functional yet eye-catching designs that elevate the interior space. She strives for the interior experience to be healthy, safe, and inviting as well as being ADA compliant and ergonomically sound. She has experience designing a broad variety of interior projects including education, hospitality, commercial offices, residential homes, and retail spaces. Her skills include AutoCAD, Revit, the Adobe Suite, FF&E selections, sketching and hand rendering.

NOTABLE PROFESSIONAL EXPERIENCES:

Berkeley County Schools - Falling Waters Elementary School

Berkeley County School - Hedgesville PK School

Berkeley County Schools - Martinsburg High School

Berkeley County School - Mountain Ridge Elementary School

Berkeley County Schools - Tomahawk Intermediate School

Cabell County Schools - new Milton Elementary School

Wood County Schools - Music & Arts Improvements

Wyoming County Schools - Mullens PK-8 School

McKinley Architecture & Engineering - Pittsburgh North
Corporate Office

Pura - Pura Corporate Headquarters*

Mixhers - Mixhers Headquarters*

Driven Auto Sales - Driven Auto Sales Car Dealership*

Tamarak Capital - Pura Vista Residence (Parade of Homes)*

Cache County - Cache County Children's Justice Center*

Madbrook Donut Company - Madbrook Donut Company
Headquarters*

Capita Financial Network - Capita Financial Network
Headquarters*

Orgill Family - Orgill Residence*

Walia Family - Walia Residence*

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

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
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and a **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also a **Qualified Commissioning Process Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of 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:

West Virginia Army National Guard - multiple projects

Wheeling Island Fire Station (with laundry and showers)

WVU State Fire Training Academy at Jackson's Mill (with laundry and showers)

Braxton County Senior Citizen Center (with laundry and showers)

Sisters of St. Joseph housing complex (with laundry and showers)

Panhandle Cleaning & Restoration (with laundry)

Keep Smiling Family Dentistry (with laundry)

Holiday Inn Express & Suites - 5 projects (with laundry and showers)

Candlewood Suites Hotels (with laundry and showers)

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (with laundry and showers)

WVU Institute of Technology - Maclin Hall Dormitory renovations (with laundry and showers)

Grant County Schools - Union PK-12 Educational Complex (with locker room showers renovations)

West Virginia State Police Academy - Buildings A, B, & C dormitories renovations (with laundry and showers)

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

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

Building 34: WV State Office Complex in Weirton

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.

NOTABLE PROFESSIONAL EXPERIENCES:

YWCA Renovations

City of Cadiz - Cadiz Fire Department

Williamson Hospital - Mechanical Renovations

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

Nicholas County Division of Homeland Security & Emergency
Management - E911 and Emergency Operations Center

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

City of Steubenville - Municipal Building interior renovations

Light of Life Rescue Mission

Glenville State University - School of Health Sciences

Fayette County Schools - new Meadow Bridge PK-12 School & School
Based Health Clinic

Harrison County Schools - Gore Elementary School build-out
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 School cafeteria
addition & renovations

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
Mars, 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 Cadiz - Cadiz Fire Department

City of Steubenville - Municipal Building interior renovations

City of Moundsville - Municipal/Public Safety Building

Brooke County Commission - Brooke County Judicial Center

West Virginia Department of Transportation, Division of Highways,
District 2 Headquarters

West Virginia Department of Transportation, Division of Highways,
District 6 Facility

Fort Henry Building - Fourth Floor office build-out

Glenville State University - School of Health Sciences

Hancock County Schools - Weir High Gym additions

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Woodsdale Elementary addition & renovations

Hancock County Schools - Weir High gym addition

Summers County Schools - Talcott Gym renovation

Wayne County Schools - Tolsia High Gym

Wetzel County Schools - Bus Maintenance Facility

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:

WV Army National Guard - multiple projects / new & renovations

Wheeling Island Fire Station (with laundry and showers)

WVU State Fire Training Academy at Jackson's Mill (with laundry and showers)

Braxton County Senior Citizen Center (with laundry and showers)

Sisters of St. Joseph housing complex (with laundry and showers)

Panhandle Cleaning & Restoration (with laundry)

Keep Smiling Family Dentistry (with laundry)

Holiday Inn Express & Suites - 5 projects (with laundry and showers)

Candlewood Suites Hotels (with laundry and showers)

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (with laundry and showers)

WVU Institute of Technology - Maclin Hall Dormitory renovations (with laundry and showers)

West Virginia State Police Academy - Buildings A, B, & C dormitories renovations (with laundry and showers)

Grant County Schools - Union PK-12 Educational Complex (with locker room showers renovations)

United States Postal Service - multiple projects / new & renovations

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

Building 34: WV State Office Complex in Weirton

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

VAMC Beckley renovations

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.

NOTABLE PROFESSIONAL EXPERIENCES:

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

WVDRS Wheeling District's new office space fit-out

Holiday Inn Express & Suites - 5 projects (with laundry and showers)

Keep Smiling Family Dentistry (with laundry)

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (with laundry and showers)

Grant County Schools - Union PK-12 Educational Complex (with locker room showers renovations)

Ft. Henry Building - multiple tenants fit-outs

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

Brooke County Schools - new Brooke Middle School

Hampshire County Schools - new Animal Vet Science Center

Harrison County Schools - new Johnson Elementary

The Linsly School - Banes Hall addition/renovations

David A. Ullom

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

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Jefferson County Justice Center renovations

Jefferson County Jail renovations

Belmont County Divisional Courts renovations

Brooke Co. Commission- Judicial Center & Historic Courthouse

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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

City of Moundsville - New Municipal Public Safety Bldg

City of Cadiz - Cadiz Fire Department

WVU Medicine-WVU Reynolds Memorial Hospital - School of
Nursing

Main Street Bank - Toronto branch

Berkeley County Schools - Several Projects County-Wide

Cabell County Schools - New Milton Elementary School

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and
renovations

Harrison County Schools - Gore Elementary addition and
renovations

Ohio County Schools - several additions and renovations

Mid-Ohio Valley Technical Institute (MOVITI) renovations

Steubenville City School District - Steubenville High School
renovations

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Former Board Member / President:
Indian Creek School District

Trustee:
Steubenville Township

Commander:
American Legion Post 351

Former Village Administrator:
City of Mingo Junction

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Contract Administrator** at McKinley Architecture and Engineering for 15 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an **Air Force Officer**.

NOTABLE PROFESSIONAL EXPERIENCES:

Fairmont State University - 3 building "University Terrace"
Student Housing College Apartments Complex (with laundry and showers)

Grant County Schools - Union PK-12 Educational Complex (with locker room showers renovations)

West Virginia Army National Guard - AASF#1 HVAC renovations

Cameron American Legion Exterior Renovations

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

Moundsville Municipal / Public Safety Building

Belmont County Courts and Offices

Brooke County Judicial Building

Towers Building renovations, multiple phases

Lincoln National Bank Building renovations/historic

Harrison County Courthouse historic roof

City of Steubenville - multiple renovation projects

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

Brooke County Schools - multiple renovation projects

Hancock County Schools - multiple renovation projects

Ohio County Schools - multiple renovation projects

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

The Linsly School - Behrens Memorial Gymnasium renovations

Proposed Plan

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the needs of the West Virginia Army National Guard to fully renovate and update Building 227 (MCA Laundry facility) and Building 231 (Military Shower House & Laundry facility).

We understand the **key design elements** include the complete design including all engineering, including mechanical, electrical and plumbing and architectural disciplines, evaluation and changes of layout for best use of space, new HVAC systems, complete restroom renovations, new interior and exterior LED lighting, new interior and exterior doors, new flooring, all new roofing, new on-demand hot water, and bringing the buildings and all systems to current building codes.

In the past 43 years we have experience with **laundry** and **shower** projects in multiple sectors of business, and have renovated numerous buildings while occupied (to minimize disruption to concurrent operation of the facilities); examples of which you will see in the next section.

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.

McKinley Architecture and Engineering has also 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.

You will see in the submittal that our Team possesses the required expertise to address all facets of your project, and we have included several professionals to handle all, including mechanical, electrical and plumbing and architectural disciplines, and more (interior design, construction contract administration, etc.). We are available to **start immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Engineers and Architects, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

Our approach to design requires a dialog with the owners and the end users of the facility. Throughout the design process, we can hold design workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget. The most important element of the entire process becomes **communication from you** to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget. The way that we have historically achieved success with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

To start your project, **a kickoff meeting will be held with all pertaining WVARNG and Camp Dawson representatives** along with all the design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule.

During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the WVARNG to participate in as many of these meetings as possible. Also during the design phases, all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for you any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, your Project Manager (PM) will present the plans for review and comments to a plan group depending on the nature of the work; e.g. architects critiquing the architecture and engineers commenting on the engineering. Once a consensus is reached, the plans advance in the process.

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.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time: Drawings and specifications for program compliance; Drawings and specifications for internal coordination; Cost effectiveness of the design; Drawing accuracy; and Compliance with appropriate codes and client standards. After coordination check corrections are completed, the PM will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the PM and appropriately referenced on the drawings. **Copies of the final documents will be distributed to you for final review and approval.** Comments are incorporated into the documents prior to issuance for bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by the Project Manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.

In addition, our Construction Administrators (CA) have an extra responsibility than what most firms' CAs 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. Your CA, Bob Smith, has an important role as being the liaison between the Owner, Contractor, and Engineer/Architect. The primary objective of this service is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Mr. Smith will evaluate the quality of the work to verify that it meets the level required by clients; in addition, he will monitor the contractor's progress to ensure that they are following the Construction Documents. He will observe the construction progress, is responsible for all construction meetings and minutes, and will verify pay application and change orders.

Our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for well over 20 years; long before it being adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

With our previous experience on multiple relevant projects (*a few examples are seen on the following pages*); our vast experience with codes; and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make this project successful.

Panhandle Cleaning & Restoration

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

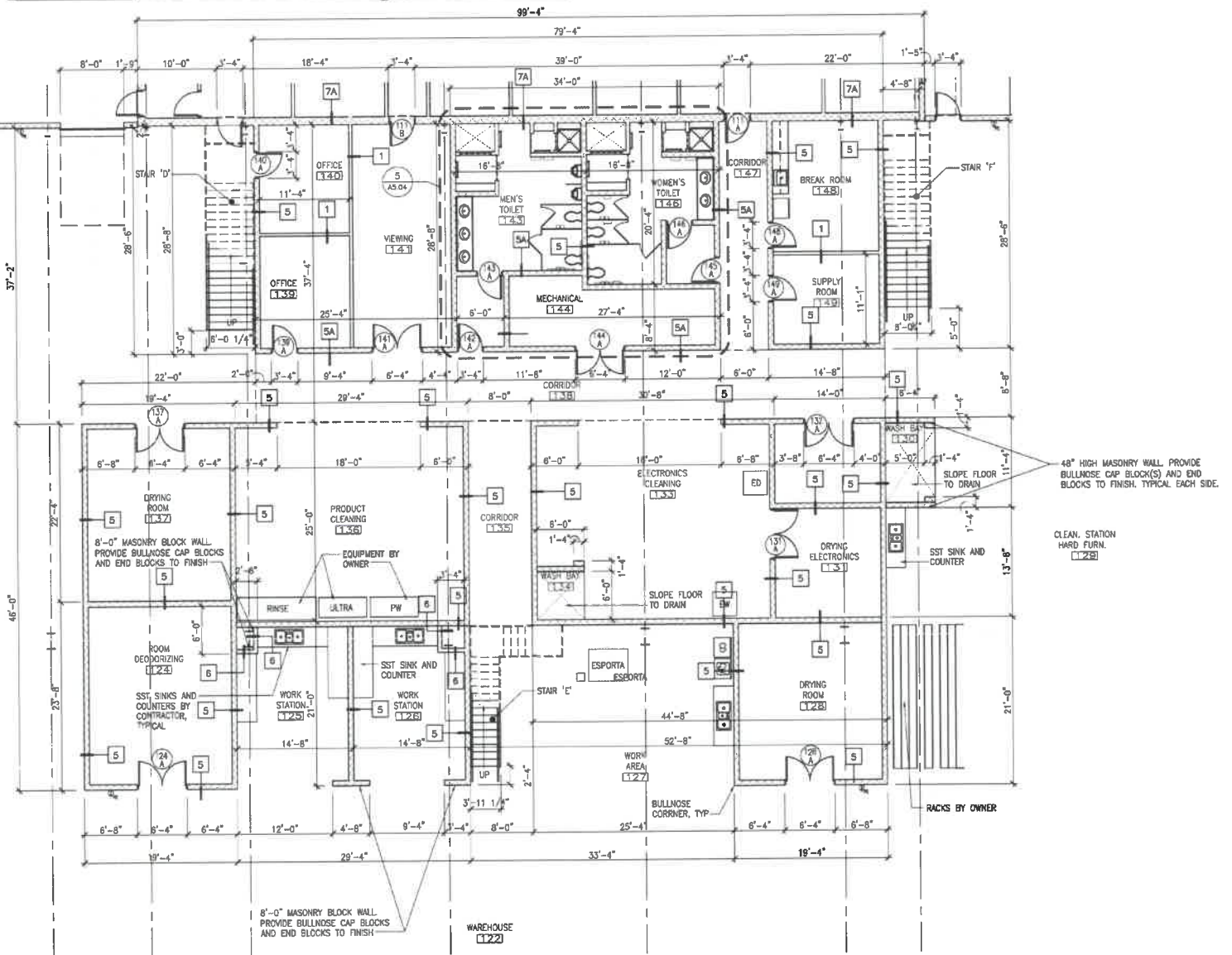
Type of Project: Various Laundry & Cleaning Rooms / New Warehouse & Office Building

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration (*Panhandle* or *PC&R*) invested \$3.5 million in a new prefabricated metal building. The exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure for administration and operations, providing 32,000 total warehouse square feet. The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. There are multiple bays and loading docks around this structure. An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.

Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing and mechanical systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the warehouse space. The first floor of the mezzanine is the "Contents Processing Facility" (*enlarged plan seen on following page*) where the main "cleaning and restoration" takes place. This is broken into multiple rooms, and many have similar specialized components and considerations we had to design for, like your Laundry facility might have, including Laundry Room [which includes: washing machine; commercial dryer; sink with drain board; hot and cold water supply; drains per code; de-ionized (DI) water supply; & compressed air], Esporta Station [Esporta Wash System (*more information seen below*); commercial washer with 75lb capacity; 2 commercial dryers with 75lb capacity; hot and cold water supply; direct 3" drain per code; & 240v 30a 3 phase/direct], Ultrasonic Station (hot water supply at pre-wash and Ultrasonic unit; hot and cold water supply at rinse station; DI water supply and compressed air at rinse station; drains per code to floor sink; & electrical needs per manufacturer specs and local code), Electronics Dis-Assembly/Cleaning Area [cold water supply at Electronics Wash Unit (EWU); electrical for EWU per manufacturer and local code; electrical outlets at workbench; drains per code and manufacturers specs to floor sink, compressed air, & DI water supply at EWU], Electronics Re-Assembly Area (electrical for Electronics Drying Chamber per manufacturer and local code; electrical outlets at workbench; & compressed air), Mechanical [cold water supply; hot water tank; air compressor; DI water system (PEX pipe); & electrical (compressor, DI, WH)], Wash Bay (hot and cold water supply; DI water supply; compressed air; hose-compatible faucet; & floor drain), and 2 U-Shaped Stations (each has a 3-bowl SS sink 90" long; 110 V GFI protected electrical outlet @ counter level on each side; hot and cold water supply; DI water supply; compressed air on left side; drains per code to floor sink; trench drain; & drain vac). Some of these areas have other specialized considerations, such as workbenches, various countertop heights, roller conveyors, rinse stations, cabinets and drawers, stools, tables, shelving, mobile rolling racks, sinks, additional electrical outlets, datalines, wireless internet access, phone, and intercom to name a few.

The Esporta Wash System is more than just a washing machine; it represents one of the most significant breakthroughs in cleaning technology in the last 75 years. This innovative washing system uses a patented system of hydraulic pressure combined with a specific blend of detergents to effectively disinfect clothing/uniforms, other soft contents, personal protective gear and all types of sports equipment. This cleans, sanitizes, and restores up to 160lbs of laundry in a single wash load.

(continued) Panhandle Cleaning & Restoration



1 ENLARGED FACILITY PLAN
1/8"=1'-0"



The Esporta Wash Station with the Esporta wash machine, additional commercial washer, and 2 commercial dryers

A PC&R customer's wardrobe in the content cleaning facility:
Cleaned, Pressed, Bagged and ready to be delivered



Holiday Inn Express & Suites

Location: Triadelphia, West Virginia (and in MD, OH, PA, and WV)

Contact: Mr. Gerry Hamerski

Wheeling Hospitality, LLC

250 Scott Avenue

Suite 205

Morgantown, WV 26508

304/284-9989

Type of Project: Hospitality / Commercial Laundry Room / Residential Laundry Room

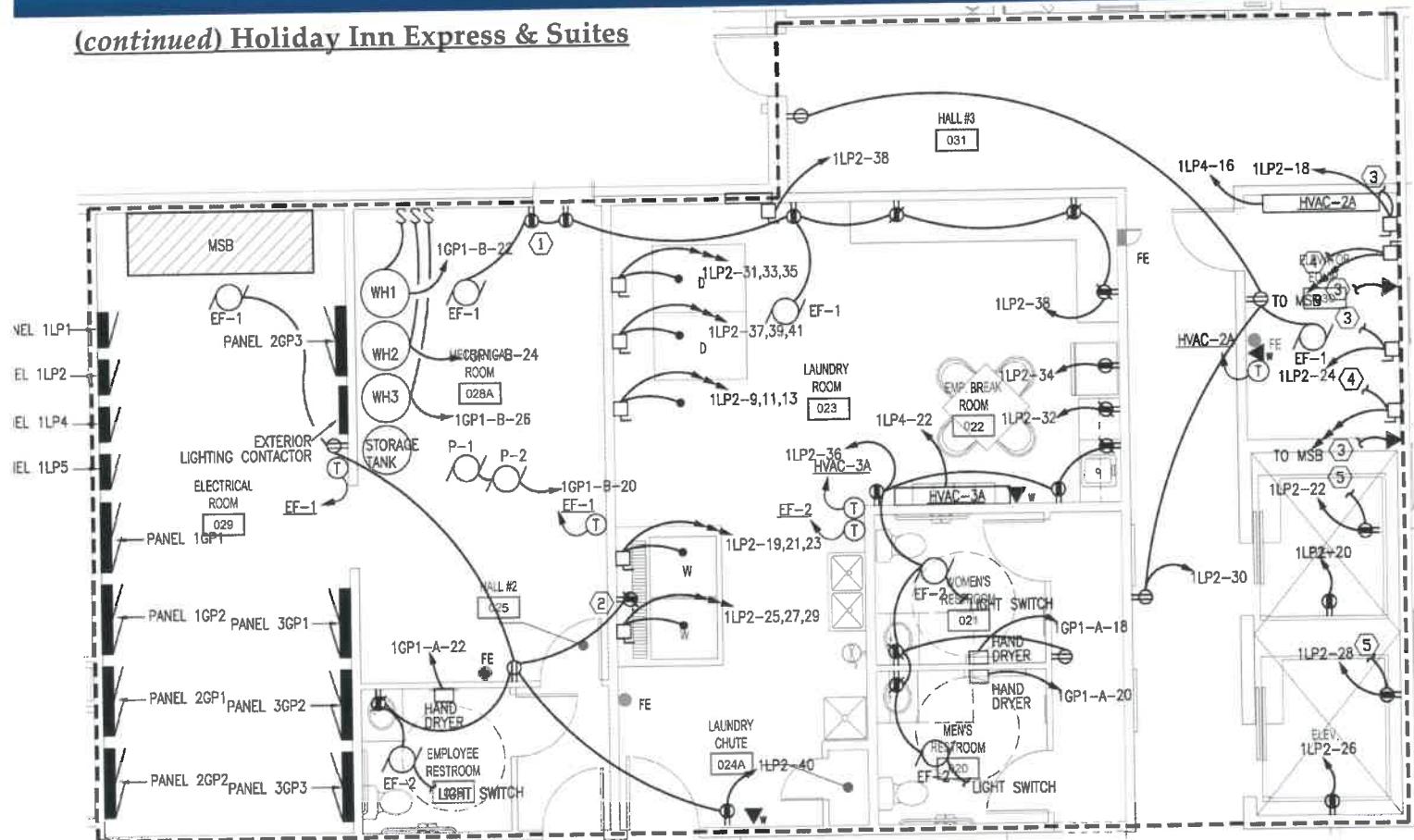
Project Description, Goals, and Objectives: A 54,636 SF Holiday Inn Express & Suites was completed in The Highlands development in Triadelphia, West Virginia, located on the east-bound side of I-70 near the Robinson and Straub auto dealerships. **Their Laundry and Housekeeping Services includes laundry, dry cleaning pickup, on-site guest self-laundry facility (washer/dryer), daily housekeeping, and weekly housekeeping services.** This three-story hotel consists of 87 units with a lobby, pool building, and entrance canopy. There is a maximum occupancy of 684. The primary structure is wood framed except for several structural steel transfer beams. The 21,108 SF first floor, in addition to the pool building and 17 units, also consists of a 2,700 SF office/employee break room/laundry area, a **guest laundry room**, a large meeting room, and a **great room/breakfast room/lobby**. The second and third floors are both 16,764 SF, and both consist of 35 units. **These upper floors have a laundry chute leading to the main laundry room.**

This building has a house-keeping main laundry facility comprised of 2 commercial washers with an automated detergent system (seen on the following page), and 3 commercial dryers. These projects were constructed by the Owner/Contractor who were quite content with our design and contract fee, thus leading to continued teaming. The guest laundry room is a self-use facility, designed for 2 residential washers, 2 residential dryers, and folding tables.

This project has lead to subsequent projects, and we currently are designing and/or in construction of more Holiday Inn Express hotels in Washington, Pennsylvania, Cambridge, Ohio, Cumberland, Maryland and more. For these projects, the Owner performed the construction work.



(continued) Holiday Inn Express & Suites

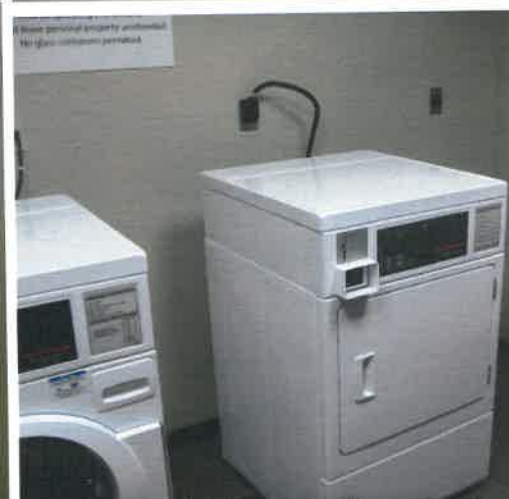
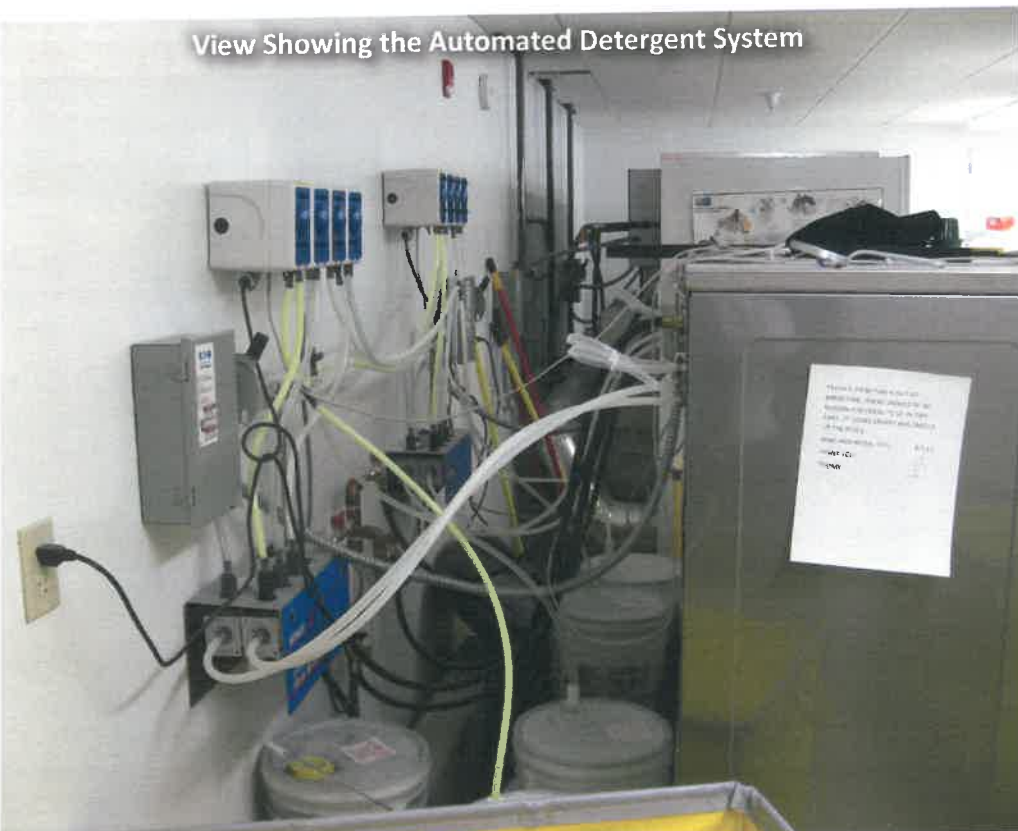


2 FIRST FLOOR PLAN AREA "B" - POWER & SYSTEMS

SCALE: $3/16" = 1'-0"$



View Showing the Automated Detergent System



Guest Laundry Room (self-use facility)

Mount St. Joseph Convent Addition and Renovations

Location: Wheeling, West Virginia

Contact: Sister Marguerite O'Brien

Sisters of St. Joseph

137 Mount St. Joseph Rd

Wheeling, WV 26003

304/232-8160

Type of Project: Laundry Room Addition / Building Renovations

Project Description, Goals, and Objectives: The Mount St. Joseph Convent is a five story, 74,434 SF building that provides all living accommodations on site. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations.

Because the building was continually occupied, it was necessary to complete the entire renovation and additions while the building remained fully operational. Renovations and additions were completed in multiple phases.

We renovated the apartments, added the laundry services space addition, and improved the 100 seat formal dining room. A complete commercial kitchen with dry goods storage, a social hall, a library, a hair salon, chapel and an exercise space were also upgraded while the building was fully occupied.



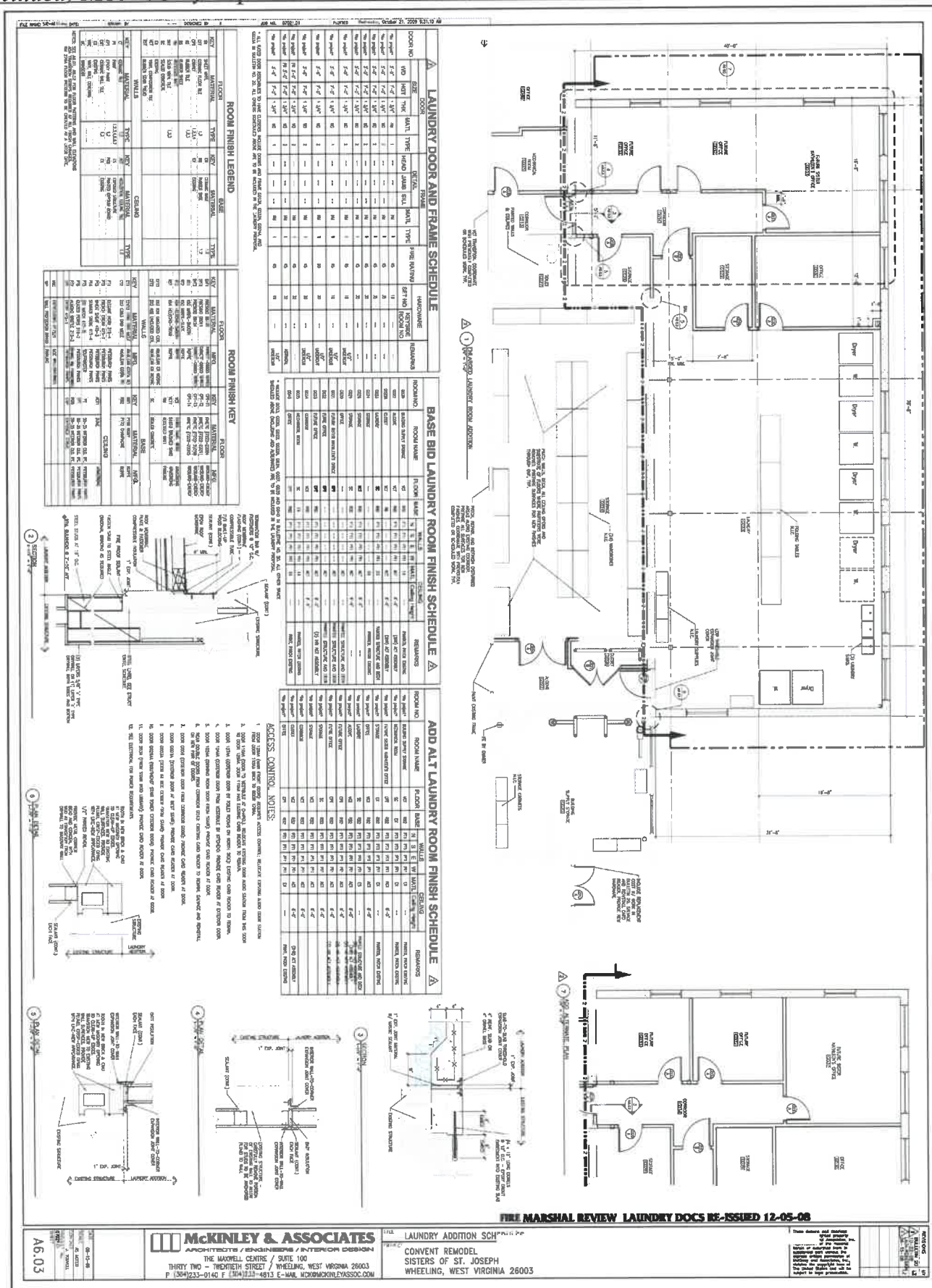
Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible. This includes a main entry vestibule, increased door sizes, new ramps and associated concrete pads, and more. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the

main conference room, dining room and social hall; the meeting rooms and private apartments are now available for visiting lecturers and seminars.

There is new HVAC, ductwork, piping, acoustic tile ceiling with high efficiency dual switch lights, electrical upgrades, and much more.

The building is listed on the National Register of Historic Places, so special considerations were used to preserve the historic nature of the building. When the new laundry room was added on to the rear of the Convent; it was important to design the addition's exterior to complement the existing historic masonry.

This Laundry Addition was a 2,618 SF addition. The equipment included 2 commercial washers, 3 residential washers, 2 commercial dryers, and 3 residential dryers. One 3-bowl sink, folding tables and storage facilities were also provided. The space is completely handicapped accessible and directly below the living quarters of the residents. Extra power (hook-ups) and plumbing line provisions were made for future equipment purchases. There is also an office for personnel to assist residents when needed.



Braxton County Senior Center

Location: Gassaway, West Virginia

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

Type of Project: Full A/E Services

Project Description, Goals, and Objectives: We completed **full-service Architectural and Engineering design**, as well as **interior design** and **construction administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center.

Project included **new systems**, such as **HVAC, electrical, automatic sprinkler system, etc.** The \$2.8 million project involved the **renovation of existing building, a single story addition**, ADA compliance including entry, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, and more. Included in the structure are **laundry facilities/maintenance**, offices, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.

We also renovated restrooms and had fit-outs. These included employee lavatories, public toilets, and **assisted shower/toilet**. These were built to be ADA Compliant/ handicap-accessible. There were **new plumbing fixtures** and toilet partitions, primary door and frame, all wall-mounted urinals, toilet accessories, floor tile, drain system, wall tile, and much more.



BEFORE



and AFTER

Maclin Hall Dormitory

Location: Montgomery, WV

Type of Project: Total Renovations - Full A/E Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has worked on several of the buildings for WVU. For this project example, McKinley was selected to design a **comprehensive renovation** to the **historic Maclin Hall dormitory** and **bring it up to current standards**.

The **\$6 million** project included redesigning the 142 dorm rooms and RA bedrooms in this 4-story building, including new finishes and furnishings, paint, flooring, lighting, data, and much more. In this **53,900 SF** building, we also brought it up to current codes and ADA compliance, **replaced the entire HVAC, lighting, fire protection, plumbing, data systems, shared areas, new roof, and restoration of the exterior**. We also **added a laundry room, theater room, exercise area, studies, computer rooms, TV rooms for video games, student commons areas, and lounges**. Also included in this project was the replacement of the elevator, which had to be added to the inside of the building to meet the

current accessibility law and to facilitate the movement of furniture and equipment throughout the building. **We also completely regutted and renovated all 35 restrooms, provided new shower facilities, and brought them up to ADA compliance.**

The **HVAC renovation** included the demolition of the existing steam heating system. A steam to hot water heat exchanger was installed along with an air cooled water chiller, new piping was routed through the building and hot/chilled water is delivered to the units through variable speed pumps. Two Dedicated Outdoor Air Units were installed to deliver neutral, dehumidified air to the dorm rooms to provide the required ventilation air; these units also include total energy recovery wheels to precondition the ventilation air.

This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction

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

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



Union Educational Complex

Location: Mt. Storm, WV

Contact: Mr. Brent Nelson

Grant County Schools
204 Jefferson Avenue
Petersburg, WV 26847
304 / 257-1011

Type of Project: Total Renovations - Full A/E Services

Project Description, Goals, and Objectives: The 65,673 SF Union Educational Complex is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12).

This \$1.6 million renovation and addition project involved 2 Phases of work. This included **3,500 SF locker room/shower/restrooms renovations, 300 SF of additional renovated restrooms**, a new ADA entry, furnishings and finishes, **plumbing, HVAC, water barrier application, drainage, electrical, lighting**, a new building skin/facade, **new doors and windows**, school-wide fire alarm protection system, new interior ADA ramps, gymnasium floor replacement and painting, and more. Overall building improvements combine **design flexibility and high performance**, which involves form, function, and security features. For example, **the windows are energy efficient and allow natural daylight to enter, but at the same time also obstructs exterior vision (looking in).**

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



BEFORE



(left shower is ADA roll-in)

AFTER



WVU State Fire Training Academy

Location: Jackson's Mill, WV

Contact: Mr. Murrey Loflin
WVU Fire Extension Services
2600 Old Mill Road
Weston, WV 26452
304 / 269-0872

Type of Project: New Building - Full A/E Services

Project Description, Goals, and Objectives: The \$4.5 million WVU State Fire Training Academy is located near the Jackson's Mill 4-H Campus in Lewis County, WV. Every year, WVU Fire Extension Services uses this one-of-a-kind facility to train more than 2,000 volunteer and professional firefighters and first-responders from around the state and nation. Because of the proximity to this historic site, the design directive given by the Owner was to blend into the rural community. The exterior brings to mind a barn set into the sloping terrain in an agricultural setting. The Users we have spoken to enjoy teaching in our facility, and it contextually "fits" into the Campus and local agricultural community.

There are 2 major components to the 25,752 SF building; the first is the multi-use Classroom Wing which is comprised of classrooms, offices, conference, dining, laundry, and more. The second component, the 8,300 SF Arena, is an all-weather interior training facility. Having a clear interior height greater than 30' allows the full extension of authentic fire training apparatus, and for various types of vehicles and hands-on programs.

There is a 1900+ SF Men's restroom/shower/locker room and a 1100+ SF Women's restroom/shower/locker room on the ground floor. The Men's room also includes 10 showers (including 1 ADA roll-in shower), 5 urinals, 4 stalls (including 1 ADA), and an equipment storage room. The Women's room also includes 4 showers (including 1 ADA roll-in shower), 4 stalls (including 1 ADA), and an equipment storage room.





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

Proc Folder: 1492496			Reason for Modification:
Doc Description: Building(s) 227 & 231 Renovations Design-Camp Dawson			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-08-15	2024-08-29 13:30	CEOI 0603 ADJ2500000009	1

BID RECEIVING LOCATION

VENDOR		
Vendor Customer Code: *000000206862		
Vendor Name : McKinley Architecture and Engineering		
Address : Fort Henry Building		
Street : 1324 Chapline Street - Suite 400		
City : Wheeling		
State : West Virginia	Country : USA	Zip : 26003
Principal Contact : Ernest Dellatorre		
Vendor Contact Phone: (304) 233-0140		Extension: 115

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor Signature X 	FEIN# 55-0696478	DATE 23 August 2024
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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) 1324 Chapline Street - Suite 400, Wheeling, West Virginia 26003

(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 23 August 2024

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)