

WEST VIRGINIA GENERAL SERVICES DIVISION

BUILDING 22 INTERIOR RENOVATIONS PROJECT CEOI 0211 GSD2200000007

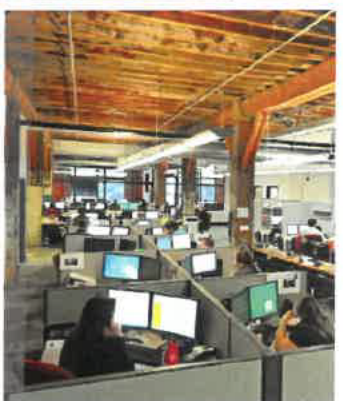


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05736 - Purchasing Division
Purchasing

McKINLEY
ARCHITECTURE + ENGINEERING

in association with:

**STAHL SHEAFFER
ENGINEERING**



May 25, 2022

Melissa K. 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 has teamed up again with Stahl Shcaffer Engineering (*McKinley Team*), 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 expression of interest for providing architectural/engineering design services for the interior renovations of Building 22. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a **full-service architectural and engineering firm** that was formed on July 1, 1981, and are celebrating our 40th year in business. With offices in **Charleston** and Wheeling, WV, and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Contract Administrators, a Qualified Commissioning Process Provider, an AIA Safety Assessment Program (SAP) Evaluator, Historic Preservationist, and more.** Our staff also includes a **LEED Accredited Professional** and **3 LEED Accredited Professionals specializing in Building Design and Construction** who can add sustainability and energy efficient features into your project.

We are excited to announce that for the **2nd consecutive year**, McKinley appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies!** McKinley ranks No. 1928 Nationally with 3-year revenue growth of 231%! The Inc. 5000 represents nearly 40 years of exceptional American growth stories and represents a unique look at the most successful companies within the American economy's most dynamic segment—its independent small businesses. With our growing firm of 40 employees, you can see that we can handle your project.

We have designed **several projects that are similar to this project**, including office renovations, conference rooms, interior finishes, restrooms, LED lights, window repairs, and much more. We have vast **renovation** experience, including many projects **that occurred while the building was occupied.** Many projects have **phased construction plans** to accommodate tenant occupancy during the construction.

Furthermore, we are on the forefront of innovative design, know the newest technology, and understand how and when to apply it effectively, such as the **LEED Certified Building 55 - West Virginia State Office Complex** building in Logan, WV. We have designed LEED

Certified and LEED Registered projects, projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR program**, and more. Not only have we won multiple State and local awards and recognitions for our designs, we have also won many **National awards and recognitions**. McKinley was also recognized for our commitment to sustainability and high performance green buildings, and was presented with the 2019 Governor's Award for Leadership in Buildings Energy Efficiency.

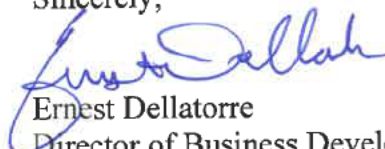
Stahl Sheaffer Engineering, LLC is a multi-discipline **structural and civil engineering** firm that has been providing engineering services since 2006. With a staff of 170, they specialize in structural building design, surveying, land development, transportation engineering, geotechnical testing and design, LEED design, and construction inspection. They have been providing engineering design and inspection services for the West Virginia Department of Transportation, other government agencies, and private clients throughout WV and other states since their founding. They operate from a total of 8 locations in 3 states, including Morgantown, WV. Stahl Sheaffer was once again ranked in Engineering News-Record's (ENR) National Top 500 Design Firms list.

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

The building vision, the atmosphere, and the impression it leaves are some of the defining aspects of a facility and some of the hardest to achieve. It takes great consideration of space and place to achieve successful integration of all these aspects. **Together**, the design team we have assembled will **work with you** to develop the Building 22 renovations that will successfully **meet your goals and objectives**.

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. Thank you for reviewing our submission and considering the McKinley Team for your project. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
(304) 340-4267 x115
edellatorre@mckinleydelivers.com

For your convenience, we have ordered and answered our Expression of Interest by following your criteria listed in "SECTION THREE: PROJECT SPECIFICATIONS - Part 3. Qualifications, Experience, and Past Performance."

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

First and foremost, McKinley Architecture and Engineering and Stahl Sheaffer Engineering can state that our design team and large professional staffs will devote the time necessary to provide the WV Department of Administration, General Services Division with a successful project. Our portfolio include multiple relevant projects; examples of which you will see later in our proposal. We will handle all of the goals and objectives of your project, including architectural and engineering services, designing new offices and conference rooms, new interiors finishes (e.g., ceilings, walls, and floors), redesigning restrooms for ADA compliance, structural engineering assessment of the capability of the Mezzanine floor to support housing a large volume of file cabinets, updating fluorescent light fixtures to LED fixtures throughout the Building in an overall effort to improve lighting and reduce energy consumption, repairing/resealing windows throughout the Building to preclude water intrusion, analyzing the existing fire control system and updating or replacing all components to bring the system into current code, creating a phased approach for construction while the tenant continues to occupy the building, and more.

McKinley Architecture and Engineering was founded on July 1, 1981. We are a multi-discipline full service Architecture & Engineering firm, offering comprehensive in-house professional services in Architecture, Engineering, Sustainable and Energy Efficient (LEED) Design, Construction Contract Administration, and more. Our corporation is located in Charleston, West Virginia, Wheeling, West Virginia, and Pittsburgh, Pennsylvania. By virtue of the proximity of our Charleston office, we can provide project services in an economical, effective and efficient manner, while also responding expeditiously to your project's needs.

For legal organization: McKinley Architecture and Engineering is a privately held corporation. David H. McKinley is the Chairman of the Board. Ernest Dellatorre is the Director of Business Development, and is charged with the corporate and administration functions of the Firm. Our Director of Architectural Services, Patrick J. Rymer, AIA, ALEP, oversees the professional architects and designers. Tim E. Mizer, PE, RA, QCxP is our Director of Engineering Services; his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He will also lead all Engineering portions of your project; coordinating all the engineering disciplines within our staff.

We believe our strength lies in the quality of the people we employ. We support a professional staff of 40 employees. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. As a 40 year old firm, we also take pride in the individual stability of the workforce. Our Director of Engineering Services, Tim E. Mizer, PE, RA, QCxP, who is an Architectural Engineer, an Architect, and a Qualified Commissioning Process Provider, has been at McKinley Architecture and Engineering since 1995.

McKinley is on the forefront of innovative design. Sustainable Design is a fastly growing and supported philosophy. We have a LEED Accredited Professional and 3 LEED Accredited Professionals specializing in Building Design and Construction on staff. We can incorporate energy efficient "green" design into the project, such as the LED lights. McKinley identifies

the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, and much more. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. Our design team will also strive to achieve the **best overall indoor air quality**; studies have shown that it not only has health benefits but also **enhances the working environment**. To achieve this our team pays careful attention to the exterior enclosure to minimize air leakage, specifies systems and materials that limit the pollutants from entering the building, and our HVAC engineers control the quality and quantity of fresh air into the building maximizing the air quality and efficiency.

For a few recent sustainable awards, McKinley Architecture and Engineering was presented with the 2019 Governor's Award for Leadership in Buildings Energy Efficiency at the Innovation &



Entrepreneurship Day at the Capitol! We were recognized for our commitment to sustainability and energy efficiency in the design of office buildings, schools, multi-use facilities, and a wide variety of commercial, industrial, government, and historical structures. Our designs have also won West Virginia Department of Environmental Protection's Clean Energy Environmental Award, 2 Black Bear Awards for the Highest Achievement for the WV Sustainable Schools program, 2 U.S. Department of Education Green Ribbon Schools, and a Gold Medal Green Building Award by Building of America, among others!

In addition to sustainable awards, our firm has **won multiple additional State and National awards and recognitions for our works**. Some of these are: WV AIA Honor Award, WV AIA Merit Awards, Governor's Award for Historic Preservation, and American School & University Magazine's Architectural Portfolio - Outstanding Design, to name a few. We also have a project that is Collaborative for High Performance School (CHPS) Registered; the United States' first green building rating program designed for schools.

Furthermore, we have designed 4 projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program: **Building 55: West Virginia State Office Building in Logan, Hilltop**



Elementary School, Cameron Middle/High School, and Johnson Elementary School. To receive an ENERGY STAR, you need to perform in the top 25% of the most energy efficient projects in the program. Building 55: West Virginia State Office Building is one of the most energy efficient buildings in the State, and is in the Top 5% of all ENERGY STAR rated buildings in the Country!

Your design team members have been chosen, and will devote the time needed to design your project **on schedule, and to your budget**. We are available to start **immediately** upon being selected. In addition to those key team members whose resumes are seen later in the submittal; the McKinley Team currently has the ability to dedicate additional resources and can also attribute more professionals from our various trades to accomplish your goals. **We will be available during the term of the project. We can and will perform for you on time.**

Resumes of the key staff assigned to your project, and information about our Corporations, are seen on the following pages.

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

Senior Architect / Specialized LEED Accredited Professional

Southern WV-Area Manager / 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 # [REDACTED]

President:

West Virginia Society of Architects

Member:

The American Institute of Architects (AIA)
US Green Building Council (LEED AP BD+C)
Sustainable Building Industries Council
Recognized Educational Facility Professional (REFP)

Founder & Chairman of the Board:

US Green Building Council's West Virginia 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:

Thom is a skilled **Architect** (AIA), a **LEED Accredited Professional** with a **specialization in commercial building design and construction (LEED AP BD+C)**, and a Recognized Educational Facility Professional (REFP). He is a registered architect in 5 states, including West Virginia. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code. He was also the president of the state chapter of the AIA. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation/addition and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, the **LEED Certified** Building 55: West Virginia State Office Complex in Logan, and the \$30 million Fairmont State University 3 building "University Terrace" Student Housing College Apartments Complex to name a few. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown; moreover, 3 of his projects (N&D Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office) all won Placemaker Awards. The **LEED Certified** Hilltop Elementary School won multiple State and National awards and recognitions.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

WV Department of Health & Human Resources' Ohio County (Wheeling) office renovation / build-out

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

United States Postal Service - multiple projects across WV, including office build-outs, such as Parkersburg

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory renovations

West Virginia state Police - New Logan Detachment

WV State Police Academy - Renovations to Buildings A, B, and C; New Buildings D and Multi-Purpose Building

West Virginia University - University Police Building fit-out

West Virginia Plaster and Cement Masons Building

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments: Renovations for multiple WV County School Districts, including Boone, Hancock, Marshall, & Wood County Schools

Marshall County Schools - Hilltop Elementary School (**LEED Certified - won multiple WV and National Awards & Recognitions**)

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Big Sandy Arena & Convention Center

WVSU - Gus R. Douglass Economic Development Center renovations

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:

Adkins Design, Inc.*

Since graduating in 2009, Mr. Hatfield worked at an architecture firm and had been exposed to most aspects of design including Programming and Pre-design, Schematic Design, Design Development, thru the completion of Construction Documents and punch lists during Construction Administration. He has 12 years experience with Building and Accessibility codes.

** 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:

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

Building 34: WV State Office Complex in Weirton

City of Moundsville - Municipal/Public Safety Building

Wheeling Park Commission - Several Projects and Oglebay Park and Wheeling Park

West Virginia Army National Guard - multiple projects

WVDOT, Division of Highways - District 6 Moundsville Headquarters

United States Postal Service - dozens of projects

WV Department of Health & Human Resources' Ohio County office

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

Candlewood Suites Hotels

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia State Police Academy - Buildings A, B, & C dormitories

Braxton County Senior Center

West Virginia Independence Hall

Lincoln National Bank

Orrick's Global Operations Center

Maxwell Centre

Wagner Building

Bennett Square

Ft. Henry Building

The Towers Building

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:

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Courthouse renovations

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

Light of Life Rescue Mission

Fayette County Schools - new Meadow Bridge School 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

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

Allen & Shariff Corporation*

Some notable projects are the historic Pittsburgh Athletic Association high rise renovation, the new Bakers Crossing apartments and retail spaces (Nashville, TN), City of Pittsburgh Building @ 412 Blvd of the Allies (LEED Commercial Interiors), several urban multifamily projects, and several retail projects and commercial projects ranging in size from 5,000 – 50,000 square feet.

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

Alan M. Gaber, PE

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:

Stantec Architecture*

Responsible for electrical engineering design for various commercial, institutional and industrial buildings. Participate in all phases of the design process from project inception through project closeout. Provide oversight of draftsman and junior engineers to produce complete, biddable documents. Review equipment submittals, answer contractor questions, observe construction. For one project example, the Industrial Plant Expansion in Florence, KY, Mr. Gaber's role included the electrical design and construction coordination of a 94,500 SF addition to an existing manufacturing plant. Project included MV switchgear, MV power distribution, and LV power distribution to feed new manufacturing equipment. Building expansion included lighting, power distribution, alarm and communications systems design. Project was completed and put into operation in third quarter 2021.

Penn-Ohio Electrical Contractors*

Responsible to oversee material disbursement, scheduling, project build-out, coordination with other trades, liaison with Owner and Design Team. For one project example, the 30 MVA Substation in Ellwood Crankshaft & Machine, Sharon Forge, Mr. Gaber oversaw the construction of a new electrical substation to transform 138kV Utility Power to 12,470V sub-distribution power to feed new forging manufacturing plant. Responsible for all aspects of project management including receipt of materials, scheduling work and coordinating start-up. This project was delivered on time and within budget.

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

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 plumbing, electrical, and fire protection. He has been utilized for various McKinley Architecture and Engineering's projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 34: WV State Office Complex in Weirton
Building 55: WV State Office Complex in Logan (LEED Certified)
City of Weirton - Park Drive / Three Springs Drive Development
Millennium Centre Technology Park
WVDHHR's Ohio County office build-out
WVDRS Wheeling District's new office space fit-out
City of Moundsville - New Municipal Public Safety Bldg
Ft. Henry Building - multiple phases / several tenant build-outs
Celoron Plaza Office Park:
- Orrick's Global Operations Center
- Bennett Square - multiple phases
- Wagner Building - multiple phases
- Dr. Ganzer Medical Office Building renovations
The Marketplace at Franciscan Square:
- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building
Holiday Inn Express & Suites - 5 projects in 4 States
Big Sandy Arena & Convention Center
Wheeling Island Hotel•Casino•Racetrack - multiple projects
Brooke Co. Commission - Judicial Center & Historic Courthouse
Tyler Co. Commission - Courthouse & Police renovations
Belmont County Commission - Courts & Offices build-outs
Panhandle Cleaning & Restoration
VAMC Beckley
Cabela's Eastern Distribution Center
Hilltop Elementary School (LEED Certified)
West Virginia State Police - multiple new detachments

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
City of Moundsville - New Municipal Public Safety Bldg
City of Weirton - Park Drive / Three Springs Drive Development
Tyler County Commission - Judicial Annex & Sheriff's Office
Belmont County Divisional Courts & Offices renovations
Jefferson County (OH) Courthouse upgrades and Annex demo
Brooke Co. Commission - Judicial Center & Historic Courthouse
Holiday Inn Express Hotels - on-call contract / multiple projects
Franciscan University OP#1 Multi-tenant Retail Building
Franciscan University OP#2 Office / Retail Building
Brooke County Schools - new Brooke Middle School
Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations
Hampshire County Schools - new Animal Vet Science Center
Hancock County Schools - several projects, including the new Weirton Elementary School
Harrison County Schools - new Johnson Elementary
Wheeling Island Hotel•Casino•Racetrack - multiple projects
Carenbauer Wholesale Corporation warehouse addition/renovations
Bennett Square office build-out
Ft. Henry Building - multiple tenants fit-outs

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.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Center Courthouse

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

Harrison County Schools - Gore Elementary School build-out
renovation / addition

Wetzel County Schools - Short Line School HVAC

Steubenville City School District - Steubenville High School
commons renovations

CJL Engineering*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included Hospital related area design, PNC Bank Scranton multi-story office, Parkway West Tech Center, Erie Water Works, and more.

Lovorn Engineering*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included OR design, MRI design, Radiology department, Central Sterile, Higher education institutions, Restaurants, Hotels/Motels, and more.

Stantec Corporation (formerly Burt Hill)*

Lead HVAC Mechanical Designer for the Healthcare Division. His projects have included but are not limited to OR design, MRI design, Radiology departmental, Central Sterile, lab design, Higher education institutions, Cornell University Sciences Building, Beachwood Ohio High School renovation, UPMC Biomedical science tower and Scaife Hall lab renovations.

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

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
BIM Coordinator
Engineering Designer
Wheeling, WV (2019 to present)

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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 - 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

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

Village Administrator:
City of Mingo Junction (2015 to present)

Commander:
American Legion Post 351 (2008 to present)

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 Administrator** at McKinley Architecture and Engineering for over 10 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. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

Cameron American Legion Exterior Renovations

Towers Building renovations, multiple phases

Lincoln National Bank Building renovations/historic

Harrison County Courthouse historic roof

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

City of Steubenville - multiple renovation projects

Follansbee City Building renovations

Cabela's Eastern Distribution Center

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

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

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

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

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

Ohio County Schools - multiple renovation projects

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

The Linsly School - Banes Hall addition/renovations

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, AIA Safety Assessment Program (SAP) Evaluation, HVAC Commissioning, Planning, Construction Contract Administration, and more.** We have a broad range of skill and experience for projects involving **governmental, commercial/office**, emergency response facilities, hospitality, public safety, PK-12 schools, higher educational, sports & recreation, medical, private sector, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our works. **McKinley has made both the 2020 & 2021 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies!**



Firm Information

Ernest Dellatorre
Director of Business Development

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

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

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

Architects
Engineers
Arch./Eng. Designers
LEED AP BD+Cs
Historic Preservationist
Construction Admins.
HVAC Commissioning Provider
Interior Designer
SAP Evaluator
ALEP (CEFP)
REFP

Locations

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

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

5000 Stonewood Drive
Suite 220
Wexford, PA 15090
P: 724-719-6975

Credentials

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

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

Follow Us

www.McKinleyDelivers.com

[www.Facebook.com/McKinleyDelivers](https://www.facebook.com/McKinleyDelivers)

[www.Linkedin.com/company/McKinleyDelivers](https://www.linkedin.com/company/McKinleyDelivers)

Instagram: @McKinleyDelivers



Key Personnel

Pete Brumberg, P.E., Director – Building Structures

EDUCATION

Bachelor of Architectural Engineering—Structural Emphasis, The Pennsylvania State University

PROFESSIONAL EXPERIENCE

Mr. Brumberg is responsible for directing Stahl Sheaffer's Building Structures Group. He is an integral member of the design team, bringing 22 years of expertise across a broad spectrum of facility types, building uses, and material types. He has experience in new construction and renovations, as well as structural forensics and serving as an expert witness. Mr. Brumberg has performed structural design for parking structures, multi-story university classrooms, retail buildings, residence halls, and hotels. His experience as a multi-discipline team leader for a full-service A/E firm provides a heightened understanding of the importance of clear and timely communication, flexible design concepts, interactive multi-discipline coordination, and the implementation of non-traditional solutions as a dynamic design team member. Mr. Brumberg is an experienced BIM user and advocates using technology to improve the design and coordination processes. Stahl Sheaffer's building structures staff uses Revit exclusively on all projects. Relevant projects include:

- **Center County Courthouse, Centre County, PA** – Project Manager for structural analysis and design to accommodate high-density file storage in two facilities. The existing joists were analyzed by applying the code required office live load over the majority of the supporting members, with the high-density load being applied over only the limited footprint of the units, and the calculated dead load applied to the entire area. While the main courthouse building was found sufficient to accommodate the additional load, the installation of the file storage systems on the framed floor of the second building required structural engineering to investigate existing conditions and develop reinforcing details to support the equipment.
- **Ronald McDonald House Additions and Renovations, Morgantown, WV** – Project oversight for the design and detailing of 4,000 square foot 2-story wood-framed addition with basement and egress stair, addition of a new internal elevator, and new entry experience to existing Ronald McDonald House in Morgantown, WV. Interior renovations along with the anticipated additional square footage will increase the number of guest rooms by 13, almost doubling their current capacity and allowing them to better serve the families impacted by childhood illness.
- **Centre County Public Safety Training Center, New Equipment Storage Building, Centre County, PA** – \$1.2M Total Project Cost. 5,000 SF, four bay storage building. Structural design for a pre-engineered metal building with steel framed mezzanine designed, coordinated with PEMB fabricator. Due to concerns discovered during a geotech investigation, the building is supported by drilled pier foundations with reinforced slab-on-grade.
- **Altoona Blair Redevelopment Corporation Penn Building Renovation, Altoona, PA** – Project Manager for the renovation of a 93-year-old building with a concrete frame structure and two-way span concrete floors utilizing drop panels at the support columns. The project entailed floor plan renovations with new penetrations for mechanical and plumbing systems renovations, relocation of existing walls, new openings in masonry walls, ADA ramps within the building, repair of concrete and steel framing damaged by water infiltration, and the addition of a steel dunnage frame to support new mechanical air handling and energy recovery units on the roof.



- **Penn State Cato Library Annex Expansion Study University Park, PA** — Served as the engineering project manager, working with a local architect, to study the feasibility for an addition and renovation at the Cato Park Library Annex I to accommodate future storage space needs, and to consolidate the other three storage facilities in one location in three phases.
- **Reedsville Fire Company, Reedsville, PA** — Structural engineering services from design through construction for a new 15,000-SF building. Design includes foundations for support of the pre-engineered metal building with slab-on-grade throughout, a second floor partial mezzanine framed using light gauge steel bearing on cmu and light gauge steel walls, and metal plate connected wood trusses bearing on wood stud walls to create an exterior entry vestibule. This project presented unique challenges due to material and construction changes throughout the design process as dictated by the owner based on contractor recommendations, the coordination of the mezzanine framing with the PEMB, a masonry water table, and the incorporation of multiple different construction materials in the final design (masonry, steel, wood, and light gauge framing).
- **Penn State Deike Building, University Park, PA** — Prepared the feasibility study for the proposed building renovation. Structural implications included the installation of two large roof top mechanical units on the existing roof structure. Stahl Sheaffer recommended a dunnage frame to support the new roof top equipment, supported by steel posts located over the existing column locations. Stahl Sheaffer also analyzed loading and support requirements for installation of the Wet Lab Unit. Fall protection measures were incorporated into the study and cost estimate to protect both RTUs and proposed fan units.
- **Charlotte Area Transit System (CATS), Charlotte, NC*** — Structural design for 95,000 square foot steel framed operational control center for the CATS Light Rail Trains facility, which includes administrative and support offices, vehicle maintenance facility, and storage for 45 rail cars. Located on a former dump site, this \$20 million dollar project presented many structural challenges from the ground up. Deep foundation systems, grade beams, and a structural slab formed the ground level of the building; the remaining structure is steel framed with equipment requirements for train service including overhead cranes, pits, tracks, and train turntables. A composite second floor houses office space. A saw-tooth roof, and curved castellated beams required additional detailing.
- **Carl Vinson VA Medical Center, Mechanical Renovations, Dublin, GA*** — Structural analysis and reinforcing for new mechanical units and openings located within the existing concrete framed structure (circa 1940s).
- **Pennsylvania Turnpike Commission, Design of a New Maintenance Facility, Southern Beltway** — **Engineering Manager** for the structural design of a multi-building maintenance operation, including office, warehouse/ storage, salt storage, emergency generator and support facilities. Estimated construction cost is \$17 million. Design Complete: 2019. Construction in progress, estimated completion date: 2022

() indicates projects completed with a previous employer.*

Greg Wilhelm, P.E. – Project Engineer

EDUCATION

Bachelor of Science, Civil Engineering-Structural Emphasis, Ohio University

PROFESSIONAL EXPERIENCE

Mr. Wilhelm has 10 years of experience in structural engineering design and detailing across a broad spectrum of facility types, building uses, and material types. As a Project Engineer for Stahl Sheaffer, Mr. Wilhelm provides his expertise for the structural design of building structures in the municipal, education, commercial, recreational, and healthcare markets to various private and public clients. His experience with Revit 3D modeling is used as a vital tool for project coordination between all members of the design team including the owner, architect, and other engineering disciplines. Relevant projects include:

- **Ronald McDonald House Additions and Renovations, Morgantown, WV** – Lead structural engineer for the engineering design and detailing of 4,000 square foot 2-story wood-framed addition with basement and egress stair, addition of a new internal elevator, and new entry experience to existing Ronald McDonald House in Morgantown, WV. Interior renovations along with the anticipated additional square footage will increase the number of guest rooms by 13, almost doubling their current capacity and allowing them to better serve the families impacted by childhood illness.
- **West Virginia University Fall Protection, Morgantown, WV** – Engineering design and detail of fall protection systems for eleven buildings. Each project under this initiative includes field scoping and evaluation of existing conditions and the design of fall protection systems, including handrails, ladders, and platforms.
- **City of Pittsburgh Department of Public Works Fire Station Interior Remodel, Pittsburgh, PA** – Project Engineer and detailer in coordination with the Architect-of-Record as a subconsultant for the current interior remodeling of several fire stations in Pittsburgh, and an addition to Fire Station #19. Services include structural evaluations, review for new HVAC support and general details for ADA upgrades as needed, assistance for stair design implementation at project sites as required, and design and detailing for building additions.
- **Pennsylvania Turnpike New Maintenance Facility, Washington & Allegheny County, PA** – Construction administration services involving shop drawing reviews, field investigations and structural observations during construction of the new maintenance building with a truck wash bay, maintenance bays with overhead crane, office space, and locker rooms. Facility also included the design of foundations for a pre-engineered metal building truck shelter, fuel island canopy, pumphouse and generator building, and storage shed.
- ***American Electric Power – Transmission Group Headquarters, New Albany, OH** – Structural engineer for the 195,000 square foot office building for the headquarters of the AEP transmission group. At the heart of the building is a soaring, four-story atrium with bridges and a full height monumental stair that crisscross the space visually connecting the two separate wings of the office. The two wings were connected with the use of a post-installed pour strip to control differential lateral deflection in lieu of an expansion joint, reducing the overall cost and additional detailing/materials required to accommodate the separation of the buildings.

(*) indicates projects completed with a previous employer.



Firm Profile

STAHLSHEAFFER ENGINEERING

Stahl Sheaffer Engineering (Stahl Sheaffer) is a multi-discipline civil/structural engineering firm that has been providing structural and site engineering services since 2006. Stahl Sheaffer has extensive experience providing structural engineering for renovation projects, and can support these efforts with surveying, land development, traffic engineering and permitting, geotechnical testing and design, construction inspection, and asset management. We are constantly updating our technologies to support our services, including LIDAR scanners used for architectural fitouts and a mid-sized Matrice 200 Series drone. We provide engineering services for multiple markets including state agencies and municipalities, higher education, energy, and private development including healthcare, hotel, recreational, residential, and senior living facilities. Stahl Sheaffer was ranked as a top design firm in the ENR Mid-Atlantic Top Design Firms list for the last four years.

Stahl Sheaffer has a staff of 100+ individuals from which we can assign resources to meet timelines and design requirements, including professional engineers (P.E.), EIFS facade inspectors, construction inspectors, Professional Land Surveyors (PLS), Professional Geologist (PG), environmental scientists, GIS specialists, and sUAS pilots.

We operate from eight locations in three states, including our Morgantown, WV Office:
250 Lakewood Center Morgantown, WV 26508.

Stahl Sheaffer has experience with renovations and design for government buildings and other structures, including:

- West Virginia State Capitol Dome Moisture Intrusion Repair, Kanawha County, WV
- Huntingdon County Courthouse Elevator Addition, Huntingdon, PA
- Centre County Courthouse High-Density File Storage, Centre County, PA
- Snyder County Courthouse Rooftop and Parapet Rehabilitation and Interior Renovations, Snyder County, PA

"I am happy to recommend the services of Stahl-Sheaffer Engineering. After a bad experience with another Engineering firm, Snyder County hired Stahl-Sheaffer Engineering to design and prepare plans and bid specifications for a Parapet project on the County Courthouse. Ever since then, they have been the "go to" Engineering firm for the county. They have worked on a number of projects since that time and we continue to be very pleased with their responsiveness to our customer needs."

Joe Kantz, Chairman Snyder County Commissioners, (570) 837-4207, Middleburg, PA

Stahl Sheaffer has completed many projects for the Snyder County Commissioners including an ongoing open end bridge inspection contract.



Building Structural Engineering Services

Stahl Sheaffer's Building Structures Group is experienced in the design of new construction, additions, and renovated spaces serving a broad spectrum of building uses and construction types including a full realm of structural materials. Project sizes range from support of new mechanical equipment or creation of openings for new shafts to multi-million-dollar, free-standing buildings. In

addition to traditional structural consulting for design, our staff is skilled in structural assessments for buildings, including maintenance planning and development of construction documents for rehabilitation projects. Stahl Sheaffer commonly provides structural analysis and design for building-related elements such as access platforms and fall protection appurtenances, support towers for equipment and piping, underground tunnel and vault design, and anchor design for mechanical systems and equipment. We leverage technology as needed through our advanced use of three-dimensional analytical modeling and implementation of 3D laser scanning and detailed use of Revit on every project to create construction document packages from a three-dimensional model.

We pride ourselves on being an integral member of the design team from project inception through the completion of construction, using our depth and breadth of experiences to contribute to the design through innovative thinking and non-standard solutions resulting in economical, coordinated, and constructible project designs and documents. Our building structures group is founded on the principal of timely, concise, and accurate communication with our clients. Most importantly, each member of our group is cognizant that project success hinges on listening to and learning from each member of the team including the architect, building owner, fellow engineers, contractors, fabricators, specialty engineers, and product representatives.

Stahl Sheaffer's structural engineering department includes a staff of professional engineers and designers dedicated to building structures who provide expertise in:

- Feasibility and planning studies
- Design of new facilities
- Retrofit of existing components
- Rehabilitation design
- Construction shoring
- Construction administration & inspection
- Analysis of structural capacities
- Forensic investigation
- Historic preservation
- Design of new facilities
- BIM / 3D modeling
- Compliance upgrades
- Façade restoration
- Roof repair



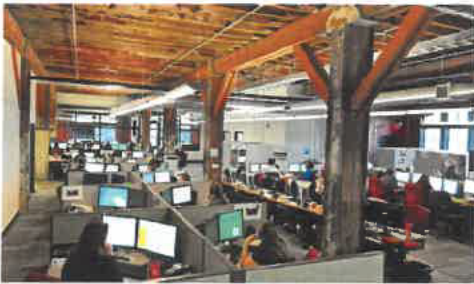
... references ...

We feel that the best way to demonstrate our strengths and leadership in office buildings, interiors renovations, and similar Architectural/Engineering design is by referring to our clients. We also have an ever-growing list of repeat clients, which include having multiple open-end contracts with organizations; we are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call (*we would be happy to provide more references, if requested, and more references are found on the project sheets*):



WV State Office Building in Logan (LEED Certified)

Mr. Gregory L. Melton
Director
State of West Virginia
WV Department of Administration
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808



Orrick's Global Operations & Innovation Center

Mr. Will Turani
Director of Administration
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304 / 231-2629



Millennium Centre Technology Park

Mr. Brian Joseph
CEO
Touchstone Research Laboratory
1142 Middle Creek Road
Triadelphia, WV 26059
304 / 547-5800



County Offices & Courthouse

Mr. Mark A. Thomas
Commissioner
Belmont County Commissioners
101 West Main Street
St. Clairsville, OH 43950
740 / 699-2155



Municipal / Public Safety Bldg

Mr. Rick Healy
City Manager
City of Moundsville
800 6th Street
Moundsville, WV 26041
304 / 845-6300



WVDHHR's Ohio County Office

Mr. David J. Hildreth
Deputy Director
WV Department of Administration
1409 Greenbrier Street
Charleston, WV 25311
304 / 558-1295



Many Buildings with Offices Renovations

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



Panhandle Cleaning & Restoration

Mr. Bob Contraguerro, Jr.
Vice President
Panhandle Cleaning & Restoration
42 38th Street
Wheeling, WV 26003
304 / 232-2321



County-Wide Projects, including Offices

Mr. Thomas Gentile
Commissioner
Jefferson County Commissioners
301 Market Street
Steubenville, OH 43952
740 / 283-8500

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

Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by his LEED AP BD+C credential he has earned. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of our Firms' various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

Thomas Worlledge

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number



The registration is in good standing until June 30, 2022.



Emily Papadopoulos
Executive Director



THE GREEN BUILDING INITIATIVE CERTIFIES THAT:

Thomas Worlledge

HAS ATTAINED THE REQUIREMENTS FOR

LEED AP BUILDING DESIGN + CONSTRUCTION

BY DEMONSTRATING KNOWLEDGE OF GREEN BUILDING PRACTICES RELATIVE TO:
SUSTAINABLE INFRASTRUCTURE OF THE LEED AP IN PROJECT AND ENVIRONMENTAL DESIGN
(LEED) GREEN BUILDING RATING SYSTEM

John R. [Signature]

Manager

May 5, 2012

LEED AP

Peter [Signature]

Assistant LEED Manager

May 4, 2012

LEED AP





CERTIFICATE

I, Ken Hechler, Secretary of State of the State of West Virginia, hereby certify that

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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



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

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State.

State of West Virginia



Certificate

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

MCKINLEY & ASSOCIATES, INC.

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

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

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



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

Natalie E. Tennant

Secretary of State

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

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER: **1040-9524**

This certificate is issued on: **06/28/2011**

*This certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12, of the West Virginia Code*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued.

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new certificate shall be required.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of this certificate displayed at every job site within West Virginia.

atL006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

MCKINLEY ARCHITECTURE AND ENGINEERING, INC
C00366-00

Engineer in Responsible Charge: TIM E. MIZER - WV PE 013169

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2022 - December 31, 2023

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT

WV Engineering COA

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

STAHL SHEAFFER ENGINEERING, LLC

C04200-00

Engineer in Responsible Charge: JEFFERY M. SHEAFFER - WV PE 019914

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2022 - December 31, 2023

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.

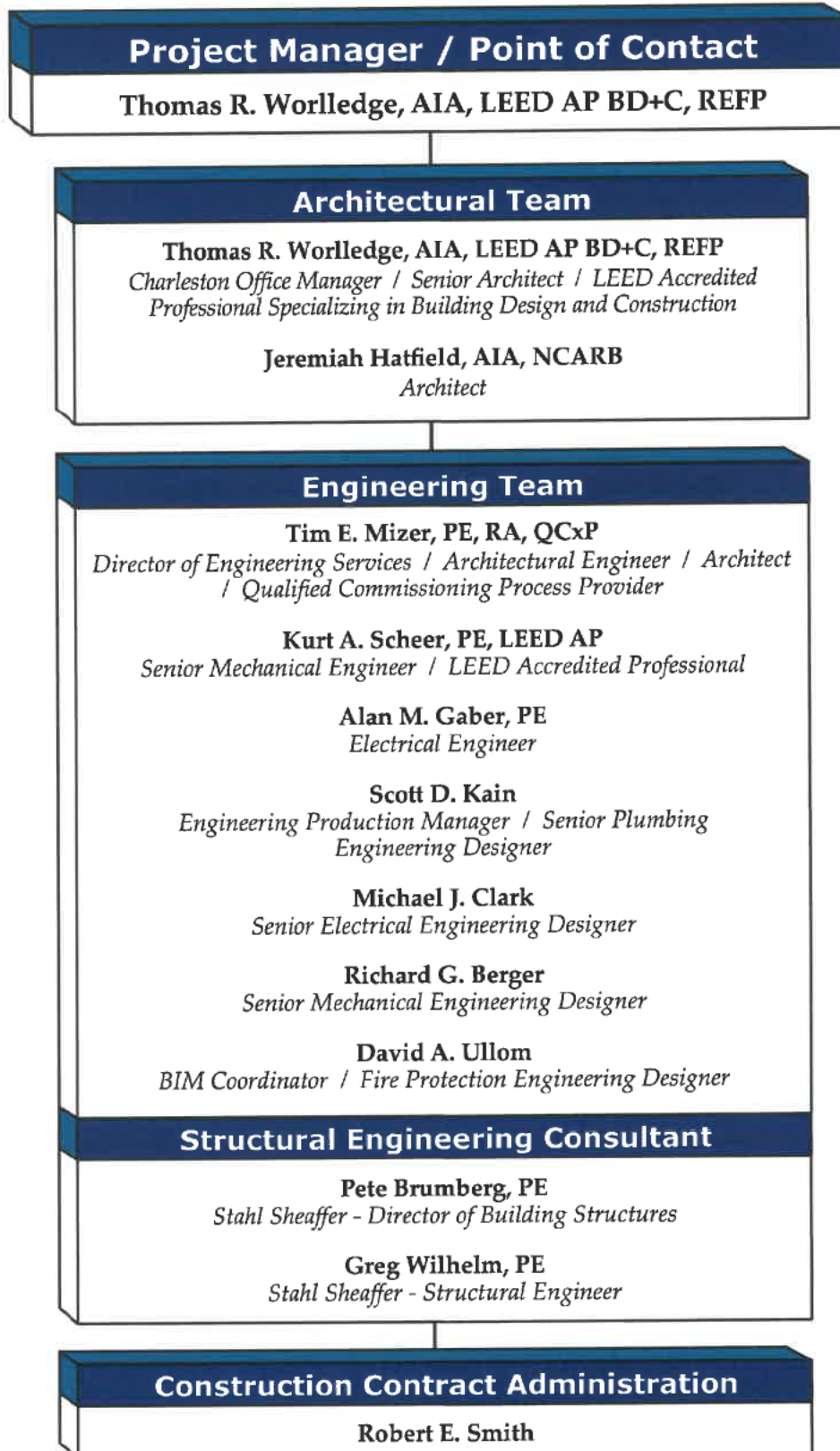


IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT

... proposed staffing plan ...



* The McKinley Team is willing to dedicate more professionals if they are needed, including more Architects, Designers, LEED APs, Construction Contract Administrators, etc.

First and foremost we can state that the McKinley Teams' large professional staffs will devote whatever time is necessary to provide the WV Department of Administration, General Services Division and WV State Tax Department with a successful project. If our project team is chosen for this project; they are available to **start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. The work to be performed by your design team is very clear; **to evaluate, prioritize and design within budget and schedule to meet your project goals and objectives.**

We believe our strength lies in the **quality of the people we employ.** Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

The most important element of the entire process becomes **communication** from you to our professionals. 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.

Our experiences and approach to design requires a **dialog with the Owner and the end users of the facility.** Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your needs and budget. We do not only depend on our experience, but on the day to day experiences of those who use the building. We have found that this **hands on approach** allows us to focus on your needs and desires and to achieve a better outcome for our client.

We begin with an **initial team meeting** to open up a dialogue. The McKinley Architecture and Engineering professionals will sit down with the **WV Department of Administration, General Services Division and WV State Tax Department representatives** to establish a scope of work and definite schedule. Building investigation, testing, surveys and research usually occur before the design phases start. Once clearly defined, a project moves into design. **This is a very important step as it sets up the remainder of the project.**

To show why this initial meeting is important; McKinley led the team that completed the \$30 million "University Terrace" College Apartments Housing Complex for Fairmont State University. This project kicked off with programming meetings (*seen to the left*), where we got the Owner's input to develop a priority list that was used as a guideline throughout the entire

design phase. **Defining this from the start was important, for it set a tone for the project, where every entity was on board from the beginning.** The site selection, demolition, and construction was **Phased** and well-planned so that there was as little downtime as possible for available housing accommodations. Since the conditions and availability of student housing was of high importance to the University, this 3-building project was a high priority, **phased construction** to meet their needs, and had an aggressive schedule. **As you can see, from that initial meeting we got all shareholders on board, designed to their needs, and we helped transform FSU's ideas into realities.**



FSU Programming Meeting



FSU Final \$30 Million Project

McKinley's Project Architect (Thom Worlledge) documents discussions and design decisions. Thom will coordinate project related tasks, code reviews or product demonstrations. You will also have the ability to review the plans and specifications at different completion percentages of the development phase. Additionally, at our regularly scheduled weekly project meetings the entire design team is constantly reviewing the process to discuss **your project, the budget, schedule and quality assurance.**

We provide Documented Minutes of all of our meetings; moreover, so that we meet your objectives and requirements, **we encourage the General Services Division to participate in these meetings.**

Therefore, armed with all of this information, the McKinley Team's professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts are put on paper. At the end of this phase the product is a first look at what the plans might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. **You will have a chance to review these plans as well.** Next is the time that the McKinley Team's professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the **construction drawings (CDs)** and specifications for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.**

After conclusion of the design phases, the McKinley Team will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction. We will assist in **bid** preparation and selection. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting.

Finally, the **Construction Contract Administration** phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

Our **11-Month Walk-Through** is a process where our professionals return to your facility 11 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 **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 your needs.

McKinley Architecture and Engineering is on the forefront of **innovative and energy savings designs.** We approach ecological design from a business perspective, offering proactive solutions to complex problems such as **indoor air quality, energy efficiency, sustainability, and water quality.** **Function, economics and versatility,** in addition to the development of **strong aesthetic appeal,** are crucial elements in our design process.

The McKinley Team is familiar with all of your Goals/Objectives, and we know we will successfully accomplish your objectives.

On several of the following pages, you will see various **office** and **conference room** renovations; most of these have new **interiors finishes** (e.g., ceilings, walls, and floors) and **restrooms** will be redesigned to ADA compliance. Basic **interior services** begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans. Application of current **ADA and building codes** will be applied to the developed plans for **way finding (signage, directories, fire escape plan), furnishings and finishes**. Attention to budget and maintenance is given in relationship to owner needs. Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable. We can also design for **energy efficiency and sustainability**. For interior design & FF&E; **specific color and texture selections on the floors, walls, ceilings, and furnishings can enhance the lighting in the space, can create a comfortable atmosphere, and can incorporate a color palette with fresh accents to offer interest and contrast**. We have utilized wall paint that has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. We have specified carpet tile which minimizes waste, has 35% recycled content, and is Green Label Certified, meaning it meets stringent indoor air quality requirements.

For the **structural engineering assessment** of the capability of the Mezzanine floor to support housing a large volume of file cabinets - Stahl Sheaffer has completed similar assessments in several buildings - including historic buildings - in the past. One of the most recent examples was for the Centre County Courthouse where they wanted to **implement a high-density file storage**. They used a combination of field survey and existing drawings review to identify the structure, after which they performed an analysis based on the proposed storage solution and loads provided by the manufacturer. Reinforcing was designed and detailed as required for select locations, while other locations permitted the storage system to be placed directly on the existing structure without modification. Stahl Sheaffer would anticipate a similar approach for this Building 22 project. If no documentation exists and the existing structure is hidden or otherwise inaccessible during survey, they will make assumptions as necessary to be verified during construction and/or work with the owner's appointed contractor to perform selective demolition. Concrete structures with unknown makeup can be investigated using non-destructive methods to identify properties and reinforcing.

For **lighting**, the majority of our new projects utilize LED lighting fixtures which improve the overall lighting, use less electricity, and reduce energy consumption. We have also designed touchless fixtures, occupancy sensors, etc. We recently designed a **\$30 million apartment complex (mentioned on a previous page)**, which is **one of the first buildings in WV designed for all LED interior and exterior lighting - and the bids came in for the same cost as conventional florescent lighting**.

McKinley has extensive experience with providing drawings and specifications for **window replacements**. Several window replacement projects occur because the windows are leaking, and our designs fix this problem, and more. This also includes windows that were renovated to **ensure building security, compliance with current building codes, energy efficiency, acoustics, as well as**

force protection. As mentioned, we have a LEED Accredited Professional and 3 LEED Accredited Professionals specializing in Building Design & Construction who can help choose energy efficient solutions such as fenestration (windows) to achieve a quality thermal envelope and controlled introduction of daylighting (studies have proven that only 7%-10% window to wall ratio is needed to achieve quality daylighting), locally sourced materials, and much more.

We have been involved with multiple types of **fire control system, fire protection, and fire alarm** renovation and upgrade projects, which allow us to use that experience for your project. We have completed major building-wide life safety upgrades including new fire alarms and systems, fully sprinklering the buildings, the addition of egress corridors, and more. We have designed and calculated fire protection systems, standpipes, sprinklers, dry and wet systems, hydraulics, water cannons, design of device locations, connection details, diagrams, fire alarm zones, smoke zones, panel location, etc. We are proficient at integrating new systems replacements into existing building using either a concealed or exposed approach. **McKinley Architecture and Engineering also has a great working relationship with the Fire Marshal and we will design to the States Fire and Life Safety codes.**

As you will see in many of the project sheets, we have administered **several phased projects**, where the **building has remained occupied during the construction of the project.** When the occupants need to stay within the building during a renovation project; through our vast experience we have found that a **clear up-front plan for construction project phasing is the best solution to lessen the intrusion of the construction**, where possible we always try to achieve a **"move once" scenario for the building occupants.** This is exactly what McKinley Architecture and Engineering has found to be most effective where these relocations occur one time, after the renovations have taken place to previously vacated areas of the existing buildings. Spaces requiring relocation within the building will need to be documented and approved by you, and accommodations need to be made for "swing space" for temporary use during construction. Phased construction usually will need to be done either by wing, by space, or by floor.

We know the McKinley Team possesses the required expertise to address all facets of your included project, and we will provide you with all the disciplines and services needed to make this project a success!

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

Orrick's Global Operations Center office building fit-out

Location: Wheeling, West Virginia

Contact: Mr. Will Turani

Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304/231-2629

Type of Project: Office Building Renovations

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



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

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



BEFORE and AFTER



Wagner Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304/232-2280

Type of Project: Office Building Renovations

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

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

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



BEFORE



& AFTER



Bennett Square Office Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

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

Type of Project: Office Building

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

Bennett Square has quickly become a cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office. **Phase I** included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included both restored and new windows, doors, a new

and **AFTER**

roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. **Phase II** completed the "Class A" office fit-out for the second floor.

This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. **Finally**, Dr. Chapman's dental office is a fit-out on the third floor. Planning included business offices, exam/operatory rooms, hygienist room, lab, custom casework, track lighting, specialty HVAC, special electrical and data, special plumbing for gases, a central dental dry vacuum system, and much more. All of these spaces were integrated into an existing interior historic building context. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.



WV Department of Health & Human Resources' new Ohio County office fit-out project

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304/558-1295

Type of Project: Office Building

Project Description, Goals, and Objectives: We were asked by our client to **renovate a car showroom and service area into an office building** (now called the Mary Margaret Laipple Professional Building). **The first fit-out includes space for the Department of Health and Human Resources (DHHR).** The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. **We worked with our client to fit the DHHR's program into the space and maximize the use of the space.** We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure.

The initial \$2 million fit-out project was built in **three phases**: the exterior was completed first (including new skin, doors, windows, etc.), next the **interior (offices, finishes, restrooms, lighting, etc.)**, and then the parking lot so the project could be **fast tracked to meet the Owner's move-in requirements.** We worked with the local and state code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. We worked with the owner of the building to allow a separate entrance for future tenants of the upper two floors and to keep the renovation cost to a minimum while providing a state of the art facility for the DHHR's use.

The showroom **windows** were mostly in-filled because of the sensitive nature of the materials in the DHHR's office, but windows high on the wall provide natural daylight in the space. The fit-out was divided into three distinct spaces: secure office space, Client space, and training areas. The Office space is secured from the client area by an access control system.



**BEFORE
and AFTER**



**BEFORE
and AFTER**



Charleston Enterprise Center Office build-out

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



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



BEFORE



& AFTER



County-Wide Windows replacement project

Location: Wetzel County, WV - county-wide

Contact: Mr. Jeff Lancaster

Treasurer/CFO

Wetzel County Schools

333 Foundry Street

New Martinsville, WV 26155

304 / 455-2441 x129

Type of Project: Window Replacements

Project Description, Goals, and Objectives: McKinley Architecture and Engineering recently completed 9 projects for Wetzel County Schools of roughly \$7 million dollars in upgrades, achieved substantial completion on time or early, and were on budget with less than 1% Change Orders.

For one project, we completed **County-Wide School Access Safety Plan updates** including preliminary floor plans and elevations, as well as budget estimates, for safety and security renovations/additions to every school in Wetzel County from elementary, middle, high, and vocational technology facilities. From this study McKinley and Wetzel County Schools has further prioritized the order of renovations, and recently completed the **first construction phases** of this county-wide undertaking. All 4 High School (Hundred, Magnolia, Paden City, & Valley) facilities just received safety and security enhancements, including door and window replacements with security glazing and frames, access controls, video intercom and surveillance systems, door position and latch monitoring, fire separation, vandal resistant hardware, and other security enhancements. There were various electrical requirements (such as for access controls, power supply, wiring), as well as mechanical work (such as for duct connections at the louvers). These 4 projects were \$1.25 million total budget. Future **phases** of construction will include all of the above mentioned items as well as entry mantrap additions to other school facilities around the county.

For another project, we completed a 4 Elementary School Window Replacement Project, \$918,000 total budget, which includes replacement of all county elementary schools' aging windows [at Paden City, Long Drain, Short Line, & New Martinsville] with new units that include energy efficient, forced entry resistant, laminated safety glazing. Work includes fire rescue windows at schools without fire protection system and alarm notification. Buildings now meets present day Fire & Life Safety Code Requirements. Upgrades improved Building Security, Energy Efficiency, and Interior Building Acoustics. The total county window replacement project came in on time and on budget. For one school example, at Long Drain, we replaced single-pane windows that were mounted on the face of exterior block wall. The new window upgrades greatly enhance the building's internal environment.



Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

Contact: Mr. Robert P. Krause, PE, AIA

State of West Virginia, General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304/558-9018



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

Project Description, Goals, and Objectives: City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This office building - dedicated on August 16, 2013 - has become that inspiration. **In March 2014, this \$10 million project became LEED Certified.** This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for 6 State agencies (Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board) under one roof, whom were once scattered throughout the city.

The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants. At the request of the Owner, the building was designed to be energy efficient "green" and meet sustainable design goals. To help achieve this, the HVAC system is high efficiency, there is a rooftop energy recovery ventilator, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. One of the unique features of the building is the natural daylight system where we added "light louvers" which redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices. There are also LED lights. After the project was completed, the firm *alliantgroup* completed an Energy Efficient Commercial Building Tax Deduction study regarding the energy efficient features of the building (seen on the following pages), and they projected the building's total energy costs and power costs to have savings of \$34,231 annually!



Building 55: West Virginia State Office Complex



September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

Mr. David J. Hildreth
West Virginia Department of Administration
900 Pennsylvania Ave., Ste. 500
Charleston, WV 25302

Re: Logan State Office Bldg. – Energy Efficient Commercial Building Deduction

Mr. Hildreth:

alliantgroup has completed an Energy Efficient Commercial Building Tax Deduction study for Logan State Office Bldg. for Massaro Corporation. As required by U.S. Tax Code § 179D, notification must be given to the building owner regarding the energy efficient features of the building and the building's projected annual energy costs.

Below is a list of the energy efficient features of the building which were installed on or in the building as part of a plan designed to reduce the total annual energy and power costs in comparison to a reference building which meets the minimum requirements of ASHRAE (American Society of Heating and Refrigeration, and Air-Conditioning Engineers) Standard 90.1-2001.

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056

www.alliantgroup.com | 800.564.4540

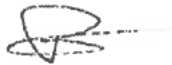
Building 55: West Virginia State Office Complex

The projected annual energy cost for Logan State Office Bldg. was calculated to be \$34,231. Please note that the projected annual energy costs may vary from the building's actual energy costs due to the exclusion of process loads, exterior lighting, variations in occupancy, and variations in usage schedules among other variables.

Please be advised that the amount of the deduction that has been allocated to Massaro Corporation is \$98,658 for the building envelope, HVAC and hot water, and lighting systems in the building. For more information on the allocation of the section 179D deduction, please refer to the U.S. Tax Code § 179D and IRS Notice 2008-40. A copy of the notice can be found at www.irs.gov

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Rizwan Virani
Managing Director



www.alliangroup.com | 800.564.4540

Examples of Similar Work

The Stahl Sheaffer team has experience relevant to the State of West Virginia Building 22 Interior Renovations Design Project on work completed in the last several years. Representative projects include the following:

Centre County Temple Court File Storage Floor Analysis, Centre County, PA

Stahl Sheaffer provided structural engineering services pertaining to the addition of file storage systems on the second floor of the recently renovated Temple Court Building. The installation of high-density file storage systems placed on the framed floor required structural engineering to investigate existing conditions and develop reinforcing details to support the proposed equipment.

Center County Courthouse, Parole Office: High-Density File Storage Floor Analysis, Centre County, PA

Stahl Sheaffer was requested to provide input regarding the viability of relocating rotating high-density file storage units within the courthouse. The existing joists were analyzed by applying the code required office live load over the majority of the supporting members, with the high-density load being applied over only the limited footprint of the units, and the calculated dead load applied to the entire area. Under such loading the analysis indicated the existing floor framing was found sufficient to support the proposed additional high-density file storage.

Palmer Museum of Art CATO Park Storage, The Pennsylvania State University, University Park, PA

Stahl Sheaffer worked with a national architect to study the feasibility and complete the site and structural design for an addition and renovation at the CATO park storage annex to accommodate storage space requirements for the Penn State University Palmer Museum of Art. The project involved the reconstruction of an existing driveway, building canopy addition, interior renovations, security upgrades, and utility relocation. Township and code approvals as well as cost estimation for construction options were also required.

Snyder County Courthouse Rehabilitation, Snyder County, PA

Stahl Sheaffer Engineering provided numerous engineering services for the Snyder County courthouse with an emphasis on rooftop and parapet rehabilitation. Stahl Sheaffer performed an evaluation to determine and prioritize maintenance and renovation needs for the historic structure located in Middleburg, PA. The evaluation assessed the rooftop conditions, masonry façade, windows, exterior wood surfaces, space needs, adjacent structures, parking, exterior lighting, interior lighting, backup generator maintenance, and mechanical system maintenance. The project led to the following maintenance projects that were designed by Stahl Sheaffer:

- Exterior Woodwork Painting
- Roof Replacement
- Metal Roof Repair & Coating
- Masonry Parapet Reconstruction
- Conversion of Library
- Demolition of Adjacent Office Building
- Security Enhancements
- Backup Generator Maintenance
- Energy Efficient Lighting Project
- Parking Lot Paving & Lighting

Stahl Sheaffer also provided design and construction administration for the conversion of the County law library into a new meeting room.



WV State Capitol Dome 360° Scan Site Engineering, State of West Virginia, Kanawha County, WV

Stahl Sheaffer collected nearly two billion data points of the inside of the West Virginia State Capital Dome to provide historically accurate rehabilitation data for construction of a moisture intrusion repair project. High-resolution 3D point cloud and 360-degree imagery was captured and processed. The scanning covered the entire circumference of the dome area which is approximately 230 feet. Scanning was performed utilizing a FARO Focus 330X HDR phase-based laser scanner on a high-resolution setting. Data collection consisted of high-resolution colorized point cloud data that will be used to document the precise elevations and extents of each unique plaster banding element with reference points from locations that will remain in place such that all components can be reinstalled in their existing location. The reference points consist of non-destructive mark, tags, stickers, and tape to ensure the points would last for the duration of the project. Location and radius of the existing walls and reference points were established so the walls can be replicated in their existing locations.



Penn Building Renovation, Altoona Blair County Redevelopment Corp., Altoona, PA

Stahl Sheaffer provided structural engineering services for the renovation of the Penn Building, constructed in 1922, to be commercially leased to The Pennsylvania State University. The basement of the structure extends outside of the footprint of the building above to the curb of the street. Steel framing supports cast-in-place concrete which forms the base for the sidewalk in front of the building. A large concrete beam supports the three-story façade wall above. Water infiltration led to severe corrosion of the steel framing as well as the reinforcing within the concrete beam.

The severity of corrosion was assessed, and a remediation plan was developed. New steel members were added to supplement the existing members which were corroded



beyond repair and inaccessible in large part due to the construction detailing. The concrete beam reinforcing was cleaned and coated, and spalling concrete was patched with a repair mortar. Sequencing was provided to the contractor to ensure the integrity of the member was not jeopardized throughout the construction process. Reconfiguration of the basement space allowed the design team to locate a new bearing and footing directly below the deteriorated concrete beam to assure long-term stability of the exterior façade wall supported above the beam. Miscellaneous concrete defects throughout the slab were also identified for repair as part of the project.

Huntingdon County Courthouse Elevator Addition, Huntingdon, PA

Stahl Sheaffer provided structural engineering and field survey services for this project, which included the demolition of a stair tower and addition of a new combined elevator and stair tower to the Huntingdon County Courthouse. Stahl Sheaffer provided field survey and base plan preparation, structural design development assistance, structural drawings and calculations, bidding support, and construction administration support.

Centre County Public Safety Training Center (CCPSTC), Centre County, PA – Structural Design for New Fire Station No. 82



Stahl Sheaffer served as the Structural Engineer of Record for the new storage building at the Centre County Public Safety Training Center (CCPSTC). Stahl Sheaffer designed a structural steel mezzanine within the Pre-Engineered Metal Building (PEMB) and coordinated the detailing and load requirements with the PEMB manufacturer to avoid a double structure along the exterior walls. Stahl Sheaffer also designed the slab-on-grade for fire-truck traffic and detailed the foundations for the reactions provided by the PEMB Engineer. A deep foundation system including grade beams and drilled piers was deemed to be the

most appropriate system for the project site. The design was completed with several add-alternate bays to allow the construction budget to be maximized. The full building design was selected after bidding.

Per your request on the "General Terms and Conditions" Part 8 "Insurance," on the following pages you will see copies of our various Insurance Coverages.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/13/2021

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

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

PRODUCER Paul Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123		CONTACT NAME: Amy Stover PHONE (A/C, No, Ext): (304)233-3303 FAX (A/C, No): (304)233-3333 E-MAIL ADDRESS: astover@paulassociates.com	
INSURED McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-		INSURER(S) AFFORDING COVERAGE INSURER A: CINCINNATI INS CO NAIC # 10677 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR (W/O, W/A, N/A)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒		EPP 0146335	06/15/2021	06/15/2022	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURE AND ENGINEERING LLC, MCKINLEY ARCHITECTURAL SERVICES INC, WILLOW GLEN CAPITAL, FORT HENRY LLC. CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER

CANCELLATION

AI 005479

Specimen	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/14/2021

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

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Steven Galica
	PHONE (A/C, No, Ext): 216-306-0047 FAX (A/C, No): 216-839-2815
	E-MAIL ADDRESS: sgalica@oswaldcompanies.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Continental Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 1519257570

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE
	CLAIMS-MADE ☐ OCCUR ☐					DAMAGE TO RENTED PREMISES (Ea occurrence)
						MED EXP (Any one person)
						PERSONAL & ADV INJURY
						GENERAL AGGREGATE
						PRODUCTS - COMP/OP AGG
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY ☐ PRO-JECT ☐ LOC ☐					
	OTHER:					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)
	ANY AUTO					BODILY INJURY (Per person)
	OWNED AUTOS ONLY					BODILY INJURY (Per accident)
	HIRED AUTOS ONLY					PROPERTY DAMAGE (Per accident)
	SCHEDULED AUTOS NON-OWNED AUTOS ONLY					
	UMBRELLA LIAB					EACH OCCURRENCE
	EXCESS LIAB					AGGREGATE
	DED ☐ RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. EACH ACCIDENT
						E.L. DISEASE - EA EMPLOYEE
						E.L. DISEASE - POLICY LIMIT
A	Professional Liability Claims Made Retro Date: 9/10/1981	N Y	AEH591893924	10/10/2021	10/10/2022	Each Claim Aggregate Deductible
						\$1,000,000 \$2,000,000 \$25,000

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

CERTIFICATE HOLDER

CANCELLATION

March-Westin Company 360 Frontier Street Morgantown WV 26505	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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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: 1041207

Doc Description: EO: Building 22 Interior Renovations Design Project

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2022-05-12	2022-06-01 13:30	CEOI 0211 GSD2200000007	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 25, 2022

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

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

(Name, Title) 
(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) 233-0140 x115 | (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 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)

(Authorized Signature) (Representative Name, Title) Ernest Dellatorre, Director of Business Development May 25, 2022
(Printed Name and Title of Authorized Representative) (Date)
(304) 233-0140 x115 | (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: 1041207			Reason for Modification: Addendum No. 1
Doc Description: Addendum No. 1 EOI: Building 22 Interior Renovations			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2022-05-25	2022-06-01 13:30	CEOI 0211 GSD2200000007	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 25, 2022

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI GSD2200000007

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.

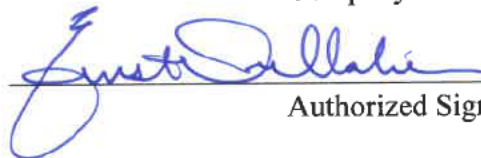
Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| ☒ Addendum No. 1 | ☐ Addendum No. 6 |
| ☐ Addendum No. 2 | ☐ Addendum No. 7 |
| ☐ Addendum No. 3 | ☐ Addendum No. 8 |
| ☐ Addendum No. 4 | ☐ Addendum No. 9 |
| ☐ Addendum No. 5 | ☐ Addendum No. 10 |

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

McKinley Architecture and Engineering
Company



Authorized Signature

May 25, 2022

Date

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

Revised 6/8/2012