

# West Virginia Division of Natural Resources

WEST VIRGINIA

# DNR

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A/E Services - Elk River Rail Trail  
New HQ and Maintenance Building

03/23/22 14:04:33  
WV Purchasing Division

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**McKINLEY**  
ARCHITECTURE + ENGINEERING

March 21, 2022

Joseph E Hager III  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Mr. Hager,

**What a great opportunity for the Tomblin Wildlife Management Area!** McKinley Architecture and Engineering is pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Division of Natural Resources, with our proposal for providing architectural/engineering design services for the for the new headquarters, efficiency apartment, and maintenance building in Elk River Rail Trail, Clay County, West Virginia. As you review this submission, we emphasize the following strengths of McKinley 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 Wheeling and **Charleston, 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, you can see that we can handle your project.

We have designed **several projects that are similar to this project**, including office facilities, apartments, maintenance facilities, gift shops, new construction, parking, and more. 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.

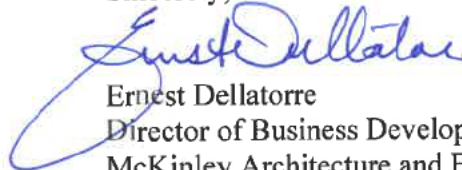
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In closing, one of the more exciting aspects of our job is **listening to you**, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. Most 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 these Elk River Rail Trail buildings 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 McKinley Architecture and Engineering 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 ..."**

For overall capabilities to perform this work; first and foremost, McKinley Architecture and Engineering can state that our design team and large professional staff will devote the time necessary to provide the West Virginia Division of Natural Resources 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; reviewing existing plans and conditions; designing a new free-standing building that will include a maintenance shop, park reception area, gift shop, and park superintendent office, and small efficacy apartment to house rail trail park superintendent; creating a facility that will improve guest experience to the Elk River Trail and provide support spaces for trail maintenance; developing all necessary utilities and related parking; determining a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility; meeting the WV Division of Natural Resources needs, objectives, current law, and current code; following the plan to design and execute the project within the project budget; providing Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed; 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, HVAC Commissioning, Sustainable and Energy Efficient (LEED) Design, Construction Contract Administration**, and more. Our corporation is located in Wheeling, West Virginia, **Charleston, 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. 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 and living 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; McKinley Architecture and Engineering 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.**

*A design team flow chart, resumes of the key staff, and information about our Corporation, are seen on the following page.*



### **Project Manager / Point of Contact**

**Steven A. Sweeney, AIA, NCARB**

### **Architectural Team**

**Steven A. Sweeney, AIA, NCARB**  
*Senior Architect*

**Jeremiah Hatfield, AIA, NCARB**  
*Architect*

### **Engineering Team**

**Tim E. Mizer, PE, RA, QCxP**  
*Director of Engineering Services / Architectural Engineer / Architect  
/ Qualified Commissioning Process Provider*

**Kurt A. Scheer, PE, LEED AP**  
*Senior Mechanical Engineer / LEED Accredited Professional*

**Scott D. Kain**  
*Engineering Production Manager / Senior Plumbing  
Engineering Designer*

**Michael J. Clark**  
*Senior Electrical Engineering Designer*

**Richard G. Berger**  
*Senior Mechanical Engineering Designer*

**David A. Ullom**  
*Fire Protection Engineering Designer*

### **Construction Contract Administration**

**Ralph Pedersen, AIA**

*\* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed, including more Architects, Designers, LEED APs, Construction Contract Administrators, etc.*

# Steven A. Sweeney, AIA, NCARB

## Senior Architect

### EDUCATION:

Tulane University  
Masters of Architecture - 1981

University of Pittsburgh  
B.A. Studio Arts - 1975

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Louisiana (1985)  
Pennsylvania (1986)  
Ohio (2005)  
West Virginia (2006)  
Delaware (2006)  
New Jersey (2006)  
New York (2007)  
Iowa (2007)  
Indiana (2014)  
Illinois (2014)  
Florida (2014)  
Colorado (2014)  
Michigan (2015)  
North Carolina (2015)  
Virginia (2015)  
Kentucky (2019)

#### Member:

The American Institute of Architects

#### NCARB

#### OSHA 10 General 2018

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Architect  
Wheeling, WV (2019 to present)

VETS Technical Services,  
LLC Architects & Engineers  
Project Manager / Pittsburgh Office  
Manager  
McMurray, PA (2012-2019)

Lone Pine Construction, Inc.  
Architect / Estimator Assistant  
Bentleyville, PA (2011-2012)

### SUMMARY OF EXPERIENCE:

Mr. Sweeney is a **Architect** with over 35 years of experience, who is committed to design and construction integrity and project excellence. He is a people-oriented team leader who takes projects from cradle to grave in an efficient and forward looking fashion. He is a robust multi-tasker with an innate ability to sort through technical and personal project issues to keep the team on task and on schedule. Mr. Sweeney has completed design, specifications, working drawings, construction management / observation / inspection for health care, commercial, industrial, multi-family/large-scale private residential, schools, as well as retail and commercial offices including interiors.

### NOTABLE PROFESSIONAL EXPERIENCES:

Jefferson County Jail Pod Remodel

TSItouch Manufacturing Facility and Administrative Offices

Bayer Heritage Federal Credit Union - Executive Office Complex

Hampshire County Schools - Comprehensive Educational Facilities Plan

Marshall County Schools - Comprehensive Educational Facilities Plan

Ohio County Schools - Elm Grove Elementary School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - Middle Creek Elementary School renovations

Ohio County Schools - Steenrod Elementary School cafeteria addition & renovations

Ohio County Schools - Triadelphia Middle School annex addition & renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - West Liberty Elementary School renovations

Ohio County Schools - Wheeling Park High School addition and renovations

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

### VETS Technical Services, LLC Architects & Engineers\*

Responsible for managing multimillion dollar government healthcare projects encompassing five different locations in Pennsylvania and West Virginia. Projects involve: complete building facade renovations, 100% building demolitions, total health care Hospital building floor plan improvements, complete update of building standards and 10 year facility campus plan. Also provided expert Architectural consultation for \$5.5M State funded Senior Living Facilities of new and existing multi story construction projects.

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



# 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

Marshall County Schools - Hilltop Elementary (LEED Certified)

# 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*



# 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  
Fairmont State University - Apartments Complex

# 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)  
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  
City of Steubenville - 5 Parks Lighting and Security project  
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  
WVDRS Wheeling District's new office space fit-out  
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

# Ralph Pedersen, AIA

## Construction Contract Administrator

### EDUCATION:

University of Cincinnati  
Bachelor of Architecture - 1975

Brooklyn Technical School  
Regent's Scholar - 1969

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Architect in:**  
West Virginia

**National Board Certification:**  
NCARB # [REDACTED]

**Licensed General Contractor:**  
West Virginia # [REDACTED]

**Member:**  
The American Institute of Architects  
National Trust for Historic Preservation  
American Institute of Real Estate Appraisers

**Member and Former Vice President:**  
Harrison County Historical Society

**Member and Former Executive Director:**  
Preservation Alliance of West Virginia

**Former Chairman:**  
Harrison County Building Code Board of Appeals  
Building Board of Appeals, City of Clarksburg

**Former Secretary:**  
Harrison County Historic Landmark Commission

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Construction Contract Administrator  
Charleston, WV (2021 to present)

Saga Construction Company  
President  
Clarksburg, WV (1987-2021)

WV Housing Development Fund  
Senior Technical Services Administrator  
Charleston, WV (2010-2016)

### SUMMARY OF EXPERIENCE:

Mr. Pedersen brings a noteworthy cross-trained background of being both an Architect and a General Contractor, which gives him a unique ability to understand all aspects of a project from the design and construction ends which are an asset to his role as a **Construction Contract Administrator**. He has completed various training courses and examinations, such as EPA Lead Training, Fair Housing Act and Americans with Disabilities Act Program, HCV Housing Quality Standards Specialized Knowledge & Applications, Fire Prevention Initiative: Fire Prevention & Fire Sprinkler Education, and more. He has awards-winning projects, and has received both WV AIA Merit and Honor Awards for his designs. He has designed projects in education, government, retail, commercial, health care, historic preservation, museum and cultural facilities, offices, residential, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

World War Memorial restoration (WV AIA Honor Award)\*

West Pike Street Parking Facility (WV AIA Merit Award)\*

Bridgeport Medical Arts Building\*

Rite Aid Pharmacies - several projects throughout West Virginia, Ohio, and Kentucky\*

United Hospital Center Physicians Office Building renovations\*

United Hospital Center Physicians Office Building  
3rd Floor addition\*

Louis A. Johnson VA Medical Center renovations\*

Medbrook Medical Center addition/renovations\*

Barbour County Medical Center\*

Lewis County Senior Citizens Center\*

Lincoln Plaza Shopping Center\*

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

## 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, Commissioning, Learning Environment and Educational Facility Planning, Construction Administration, and more.** We have a broad range of skill and experience for projects involving **governmental, hospitality, commercial/office, emergency response facilities, 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+C's  
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](http://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



**McKINLEY**  
ARCHITECTURE + ENGINEERING



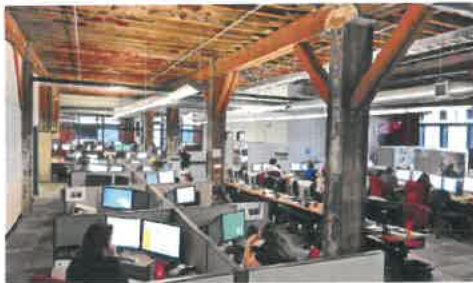
## ... references ...

We feel that the best way to demonstrate our strengths and leadership in office buildings, apartments, maintenance shop, 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*):



### **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**

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 ...**

A copy of Steve Sweeney's (your project manager) Registration & Authorization Certificate to provide Architectural Services in West Virginia is found on this page. In addition, copies of McKinley Architecture and Engineering's various **licenses** and **certifications** are found on the following pages. Furthermore, the **degrees** and **certifications** your design team professionals have earned are listed on their **resumes**.

## The West Virginia Board of Architects

certifies that

Steven Sweeney

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





*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: [REDACTED]



*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:



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.

all006 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**



**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

## ... proposed staffing plan ...

First and foremost we can state that McKinley Architecture and Engineering's large professional staffs will devote whatever time is necessary to provide the West Virginia Division of Natural Resources 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 **West Virginia Division of Natural Resources and Elk River Rail Trail representatives** to establish a scope of work and definite schedule. Site and 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 Architecture and Engineering led the team that recently 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, as well as the demolition and construction was well-planned so that there was as little downtime as possible for available student housing accommodations. Since the conditions and availability of student housing was of high importance to the University, this 105,706 SF project was a high priority 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.**





McKinley's Project Architect (Steve Sweeney) documents discussions and design decisions. Steve 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 West Virginia Division of Natural Resources to participate in these meetings.**

Therefore, armed with all of this information, McKinley Architecture and Engineering'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 McKinley Architecture and Engineering'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,** McKinley Architecture and Engineering will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction. We will assist in bid preparation and selection. 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. We recently designed a **\$30 million apartment complex (mentioned on the 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**. We know McKinley Architecture and Engineering 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."**

**Oglebay Park and Wheeling Park projects**

**Location:** Wheeling, West Virginia

**Contact:** Mr. Curt Byrum

Wheeling Park Commission

465 Lodge Drive

Oglebay Resort

Wheeling, WV 26003

304 / 243-4004

**Type of Project:** Hospitality and Accommodation - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these projects have similarities to your proposed project; multiple projects include rustic and wooden structures; projects also include **welcome centers, merchandise & gift shops, reception areas**, various lodges, chalets, recreational projects, concession areas, clubhouses, restaurants, and more. These projects included investigations, studies, reports, and design including renovations and additions. The Oglebay Mansion is located on the National Register of Historic Places (NRHP Reference #79002595).

Our projects have included (*this list includes McKinley Architecture and Engineering's project name/brief description*) the Wilson Lodge Lobby HVAC Design, Pine Room HVAC Study, Wilson Lodge Office & Hickman Lounge Room HVAC Design, Oglebay Animal Hospital, Pine Room Design, Speidel Golf Course Clubhouse Cooling Loads Calculations, Wheeling Park Amphitheater Inspection, Banquet Room at Wilson Lodge, White Palace Ball Room HVAC Replacement Recommendations, Roof over Pool at Wilson Lodge, Oglebay Good Zoo HVAC Evaluation, Wilson Lodge Security, Glessner Addition, Aviary, Good Lake Site Design, Wilson Lodge Corridor, Oglebay GlassWorks Restaurant HVAC Study, Wheeling Park Comm Human Resources Building HVAC Design, Oglebay Amphitheater Structural Design, Oglebay Mansion, Wilson Lodge Steam Boiler Replacement, Oglebay GlassWorks HVAC Design, Pool Concessions at Wilson Lodge, Oglebay Park Stifel Center, Oglebay Carriage House, Pizza Shop at Wilson Lodge Pool, Oglebay Park Stables Riding Arena, Wheeling Park Commission White Palace Office HVAC, Good Zoo Discovery Lab Renovation, Stone Room HVAC, White Palace HVAC RTUs, Schenk Lake Lighting, Oglebay Mansion HVAC, Electrical to Chalets at Wilson Lodge, Zoo Office Controls, and White Palace HVAC Control.



## **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:** New Construction, Governmental Building - Full A/E Services

**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. 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](http://www.irs.gov)

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

Very truly yours,



Rizwan Virani  
Managing Director



[www.alliantgroup.com](http://www.alliantgroup.com) | 800.564.4540

## **Building 34: West Virginia State Office Complex**

**Location:** Weirton, West Virginia

**Contact:** Mr. Andy Guz  
304 / 541-3749

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

**Project Description, Goals, and Objectives:** To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an **office building** in the City of Weirton. This **Weirton State Office Complex (also known as Building 34)** is a \$4 million state-of-the-art building that **houses offices for multiple state agencies**. This State Office Building was completed in 2006, and accommodates the **Division of Motor Vehicles, the Bureau of Employment Programs, the Department of Health and Human Resources, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board**. This **two-story, 39,500 SF office building** was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. For security, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various finishes and furnishing, such as desks, work stations, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), casework, various door styles and swipe-access, bulletproof transaction windows, kitchen, laminated countertops, adjustable shelving, painted or glazed ceramic tile walls, and much more.

The first and second floor building **commons** spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The **DMV** spaces on the first floor includes **work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more**. The **Bureau of Employment Programs** spaces on the first floor includes **2 "open" work station rooms, manager offices, counselor office, work force training room, a large waiting room, hearing room/conference, server room, and storage**. The **Lottery** spaces on the first floor includes **an office, an "open" office room, conference, security room, supply room, a separate entrance/lobby, and data room**. The **Rehab** spaces on the first floor includes **7 offices, clerical, conference room, waiting room, an employee-only entrance, and more**. The **DHHR** spaces on the second floor includes **14 offices, an "open" office east and an "open" office west, work rooms, multiple swipe-card access doors, employee-only entrance, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more**.



## **Park Drive Development**

**Location:** Weirton, West Virginia

**Contact:** Mr. Mark Miller

City of Weirton

200 Municipal Plaza

Weirton, West Virginia 26062

304 / 797-8500 x 1029

**Type of Project:** New Construction - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering and TERRADON Corporation are currently working together, along with the City of Weirton, for their **Park Drive / Three Springs Drive development**. This project will adhere to TIF & USDA Grant Funds regulations. There are **8 parcels**, involving approximately **48 acres of land** to be developed. There are **3 Tasks** for this project:

**TASK #1** - 8,000 feet of ADA accessible sidewalks, with 3 options on lighting (approx. 75 poles) adhering to City of Weirton's Unified Development Ordinance (Section 11.6) and the WVDOT Transportation Alternatives program.

**TASK #2** - Site Preparation and infrastructure upgrades to access approximately 20 acres for immediate development and future development of an additional 29 acres along Park Drive. Scope to include site grading, permits, stormwater management, construction of a two lane road, sidewalks and street lighting, and additional segments of access roads and appurtenances.

**TASK #3** - Developing a master plan for the 20 acres to include **retail, residential, restaurant, hotel/ conference center, and public spaces**.





## Moundsville Municipal/Public Safety Building

**Location:** Moundsville, West Virginia

**Contact:** Mr. Rick Healy

City of Moundsville

800 6th Street

Moundsville, WV 26041

304 / 845-6300

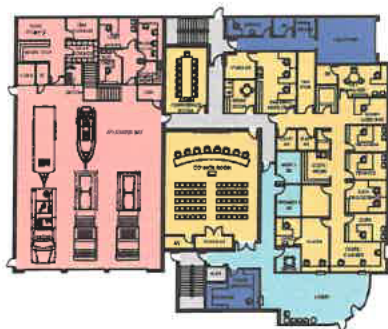
**Type of Project:** New Construction - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering is leading the team that is designing a new Municipal/Public Safety Building for the City of Moundsville. As part of the design process, we proposed several layouts to the City from which to choose and **we walked them through the decision making process to ensure that they are getting a building that meets their needs.** We are currently completing the construction documents **based on this joint effort.**

After planning meetings and design discussion, the building has developed into a **26,000 SF** structure on 3 floors. It will hold the **Police Department, Fire Department, Municipal Offices, and Utility Departments.** The 3rd story will be a **wide-open storage area**, which is currently a critical issue facing city employees.

The building is situated at a corner allowing easy access for the three bay Fire Department and easy access for the Police Department Sallyport. They also have Decon, hose storage, gear storage / locker room, offices, kitchen, fitness areas, and more.

First Floor Plan



Legend

CIRCULATION

POLICE  
MUNICIPAL  
FIRE  
FIRE

11-23-2020



**McKINLEY**  
ARCHITECTURE + ENGINEERING

Moundsville Municipal Building  
Option A  
Moundsville, WV

Second Floor & Basement Plan



Legend

CIRCULATION

POLICE  
MUNICIPAL  
FIRE  
FIRE

11-23-2020



**McKINLEY**  
ARCHITECTURE + ENGINEERING

Moundsville Municipal Building  
Option A  
Moundsville, WV



## **Tyler County Judicial Annex**

**Location:** Middlebourne, West Virginia

**Contact:** Mr. Eric Vincent

President

Tyler County Commission

121 Main Street

Middlebourne, WV 26149

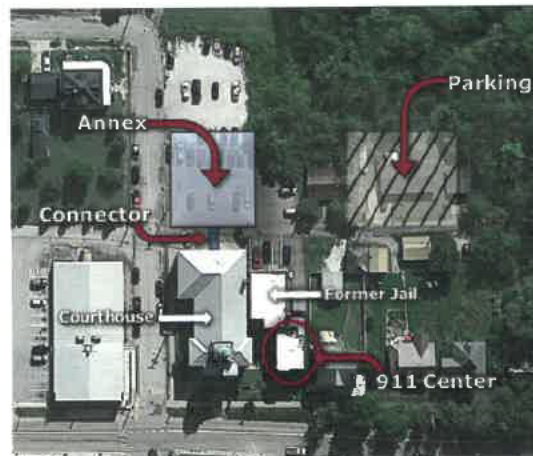
304 / 758-2102

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

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering is leading the team that is working to provide the Tyler County Commission with architectural and engineering design services for **renovations to the Tyler County Courthouse, and connected Sheriff's Office/911 building, and for the design of a new Judicial Annex.** This project is estimated to be \$10 million.

The first phase of this project is the Judicial Annex. The original intention was for the proposed annex to be located directly behind existing courthouse, which is currently an asphalt parking lot; however, the site consists of fill that wasn't placed, and the addition would take all the courthouse parking. Therefore, we are currently working with the Commissioners to study other potential sites.

The departments/spaces to be in the new Judicial Annex facility will be the **Magistrate Court/Offices, Prosecuting Attorney Offices, Family Court/Offices, Circuit Court/Office, Circuit Clerk offices, as well as support and storage spaces.**





## **Belmont County Divisional Courts & Offices**

**Location:** St. Clairsville, Ohio

**Contact:** Mr. Mark A. Thomas

Belmont County Commissioners

101 West Main Street

St. Clairsville, OH 43950

740 / 699-2155

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

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering are designing **renovations/build-outs to 2 existing buildings** (the former Health Plan office buildings) for the Belmont County Commissioners. The combined budget estimate for both buildings is \$5.2 million.

The 25,000 SF **Building 1** is nearing completion and **combines all three Belmont County Divisional Courts** (Western/Eastern/Northern Division Courts) and the **Prosecutors Office** in a State-of-the-Art (**Secured**) Building. In addition, a **separate secure In-custody Area** is included for movement and

holding of prisoners during trial and hearing days. The Judges have a **private entrance** and **bullet proof windows**. All personnel can move around the building without entering the public space via a "back-of-house" corridor. Entrance to the building for all other persons is via one location equipped with security feeds, an x-ray machine and a metal detector. Each Clerk Suite has been equipped with bullet proof transaction windows, individual work stations and a high density storage system for current records. The public space allows access to two large courtrooms, **restrooms**, an ATM, and small conference rooms for consultation with the Public Defender or private attorneys.



Construction was recently completed on the 15,000 SF **Building 2**, which combines the **Board of Elections office** and the **Clerk of Courts**. This is a **renovation of a one story concrete block building**,

including **offices, restrooms, interior walls, finishes, HVAC systems, lighting, electrical systems upgrades and fire suppression system modification**. **Security** for the entire building is important; especially for the Board of Elections during voting seasons. The **office spaces** are secured from the client area by an **access control system**. The reception windows / transaction counters include **stainless steel finishes with security glass**. The ballots are stored in a secure inner room with two sets of lock so two employees must open it for additional security. The building also securely houses voting machines.





## **Orrick's Global Operations Center**

**Location:** Wheeling, West Virginia

**Contact:** Mr. Will Turani

Orrick, Herrington & Sutcliffe LLP

2121 Main Street

Wheeling, WV 26003

304 / 231-2629

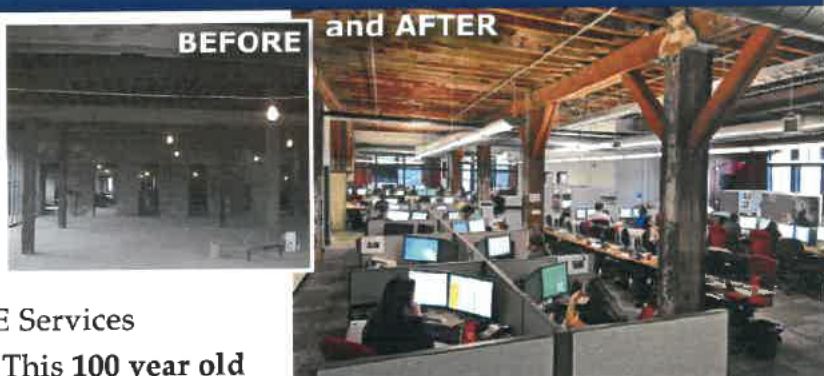
**Type of Project:** Total Renovations - Full A/E Services

**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 building is found in the **Wheeling Warehouse Historic District**, in the **National Register of Historic Places**. 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.**

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, 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**

**MCKINLEY**  
ARCHITECTURE + ENGINEERING



## **Panhandle Cleaning & Restoration - Storage Warehouse, Shop, Garages, & Office Building**

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304 / 232-2321

**Type of Project:** New Construction, Additions/Renovations - Full A/E Services

**Project Description, Goals, and Objectives:** Panhandle Cleaning & Restoration invested \$3.5 million in new prefabricated metal buildings. The Warehouse and Contents Processing Facility's exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total warehouse square feet. **There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes.** The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** The office building also includes custom furnishings and finishes. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special electric, data, plumbing, and mechanical systems. The first floor of the mezzanine is the "Contents Processing Facility," is broken into multiple rooms, and many have specialized components and considerations we had to design, such as casework, workbenches, and specialty electric to name a few.



## **Mattern Tire Service Center Maintenance Garage**

**Location:** Cadiz, Ohio

**Contact:** Mr. Frank Mattern

Mattern Tire  
349 Lincoln Avenue  
Cadiz, Ohio 43907  
740/942-8895

**Type of Project:** Multiple-Bay Maintenance Garage / Office - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Mattern Tire is a new \$1.2 million, ten bay **maintenance garage** building, with an **attached showroom** and **offices** (and restrooms, etc.). This is a **70' x 150' Pre-Engineered steel building with a single story masonry wall front face and storefront glass** in the showroom area of the building; with the **1,750 SF tire storage mezzanine**, the total structure is **12,250 SF**. This particular project obviously required much coordination between the **multiple intricate building systems within the Pre-Engineered metal building**. Therefore, the use of BIM as the design software on this project was decided upon and was used mostly for minimizing clash detection of the engineering systems.

This building contains many **special items** that required extra coordination during the design phase including tire lift, compressed air system, (8) in-floor hydraulic lifts of differing size, in-floor Car-mon exhaust fume capture system, garage bay drainage system with oil interceptor, and waste oil heating boiler system utilizing radiant in-floor hydronic heating lines. This building also utilizes a heat pump for the cooling of the office showroom area and a large diameter low velocity circulation fan within the garage bay.





## **Braxton County Senior Center**

**Location:** Gassaway, West Virginia

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

**Type of Project:** Full A/E Services

**Project Description, Goals, and Objectives:** We completed **full-service Architectural and Engineering design**, as well as **interior design** and **Construction Contract Administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The \$2.8 million project involved the **renovation of existing building, a single story addition**, ADA compliance including entry, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. Included in the structure are **offices**, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.

The client wanted the building to be **warm and inviting**. Since this is located in a rural area, we **designed the building to have a rustic look that resembles a cabin or a lodge**. The community room features the cozy ambience of a **stone fireplace** (a gas fireplace with stone veneer), includes **multiple windows** to allow an abundance of **natural light**, and the **ceiling is accentuated with an exposed truss system intended to simulate wood timber beams found in a cabin**. The interior and exterior also feature **neutral, earth toned color schemes**.

Furthermore, there is a wrap-around porch with rockers; giving the building a charming appeal.



**BEFORE**

**and AFTER**





## **Holiday Inn Express & Suites Hotels**

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

**Contact:** Mr. Gerry Hamerski  
Wheeling Hospitality, LLC  
250 Scott Avenue - Suite 205  
Morgantown, WV 26508  
304 / 284-9989

**Type of Project:** Hospitality and Accommodation - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** A 54,636 SF Holiday Inn Express & Suites was recently completed in The Highlands development in Triadelphia, West Virginia. This three-story hotel consists of **87 units** with a lobby, pool building, and entrance canopy. **There is a maximum occupancy of 684, and there are multiple ADA Accessible units.** The primary structure is wood framed except for several structural steel transfer beams. The porte-cochère is a decorative, drive-under design with a stamped concrete drive. This has a specialty HVAC system, especially for dehumidification in the pool/spa room, which involves thermostats and humidistats, and a special vestibule to "separate" this area from the main hotel. Their Laundry and Housekeeping Services includes laundry, dry cleaning pickup, on-site guest self-laundry facility (washer/dryer), daily housekeeping, and weekly housekeeping services.

The 21,108 SF first floor, in addition to the pool building and **17 units**, also consists of a 1,500 SF meeting room, 2,700 SF of office/laundry/pantry/misc, and a 2,800 SF great room/breakfast room/lobby. There is a vending area adjacent to the elevators on every floor. The second and third floors are both 16,764 SF, and both consist of **35 units**. The 87 rooms consist of **54 King units and 33 Queen units**. There are 5 ADA rooms. The King rooms consist of 6 Single Business Suite A, 2 Single Business Suite B, 1 Single ADA Business Suite C, 16 Single Suite D, 19 Single C, 1 Single D, 2 Single D1, 1 Single ADA Roll-In, 4 Single Executive B, and 2 Single Executive B1 units. The Queen rooms consist of 1 Double ADA Business Suite, 2 Double Business Suite, 2 Double Executive B1, 2 Double Executive B2, 2 Double ADA, and 24 Double A.

This led to subsequent projects, and we completed more Holiday Inn Express & Suites hotels in Parkersburg, West Virginia, Washington, Pennsylvania, Cambridge, Ohio, and Cumberland, Maryland.



## **"University Terrace" College Student Apartments Housing Complex**

**Location:** Fairmont, West Virginia

**Type of Project:** New Construction - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering led the team that designed the 3 building, \$30 million "University Terrace" College Student Apartments Housing Complex. Since the conditions and availability of student housing was of high importance to the University, this project was a high priority. This project kicked off with programming meetings, 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, and we helped transform FSU's ideas into realities. The project includes construction of a new housing complex on an existing parking lot, followed by the demolition of 4 current wood frame three-story apartment buildings which were beyond their lifespan, and new parking lots will be built on the site of the former apartment buildings. The demolition and construction was well-planned so that there was as little downtime as possible for available student housing accommodations. There were 216 beds in the existing college apartments; **we increased the number of beds to 345.** The ground-breaking was in April 2015 and the 3 buildings were all completed between July-October 2016. The structures consist of metal and steel frame buildings with CMU stair and elevators towers; two of these buildings are linked with a glass enclosed connector. With this new **105,706 SF** complex, the hope is that potential students will see this facility and will want to come to this University. The Apartments were designed to provide a welcoming, comfortable and home-like environment that will be conducive to the achievement of individual goals while also establishing a sense of community for student growth and interaction.

University Terrace provides **fully furnished living space to students; consisting of both apartment and suite-style living.** There are **103 units**, including 41 quads and 35 semi suites, 14 doubles, and 13 singles. These all have their own **bedroom, living, kitchen, and bathroom spaces** (but semi-suites have a shared bathroom). There are multiple lobbies, lounges, multi-purpose spaces, study halls, laundry rooms, elevators and stairwells, and more. There are staff spaces, a Residence Director office, and RD double apartment. The support spaces include rooms for plumbing/fire protection, electrical, data/telecom, housekeeping and maintenance storage. The buildings are located on the west, north and east sides of the site; creating a large courtyard for student functions, which includes landscaping and hardscaping along with a small amphitheater. The goal was to incorporate a space for students to congregate; to create a gathering space that creates a sense of community. There are many **energy-efficient design elements** throughout the apartments. For example, **we designed for this to be one of the first buildings in West Virginia with all LED interior and exterior lighting, and the bid came in for the same cost as conventional florescent lighting.** For **interior design & FF&E**; specific color and texture selections on the floors, walls, ceilings, and furnishings will enhance the lighting in the space, will create a comfortable home-like atmosphere, and were made with a focus on incorporating a neutral toned color palette and fresh accents to offer interest and contrast while establishing a timeless base that will avoid becoming tired or dated. While LEED certification is not a project requirement, **all material and finish selections, in addition to meeting practical criteria, also consider sustainability aspects.**





### **3.1.1 - The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.**

*Will will successfully complete your Goal/Objective 1: Review existing plans and conditions as well as the operation of the facility and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.*

We have experience with projects in multiple sectors of business, and have vast **experience with phased projects which minimize disruption to concurrent operation of the facilities.** For example, this could involve completing the new construction during your "off-seasons" to not disrupt the prime summer season.

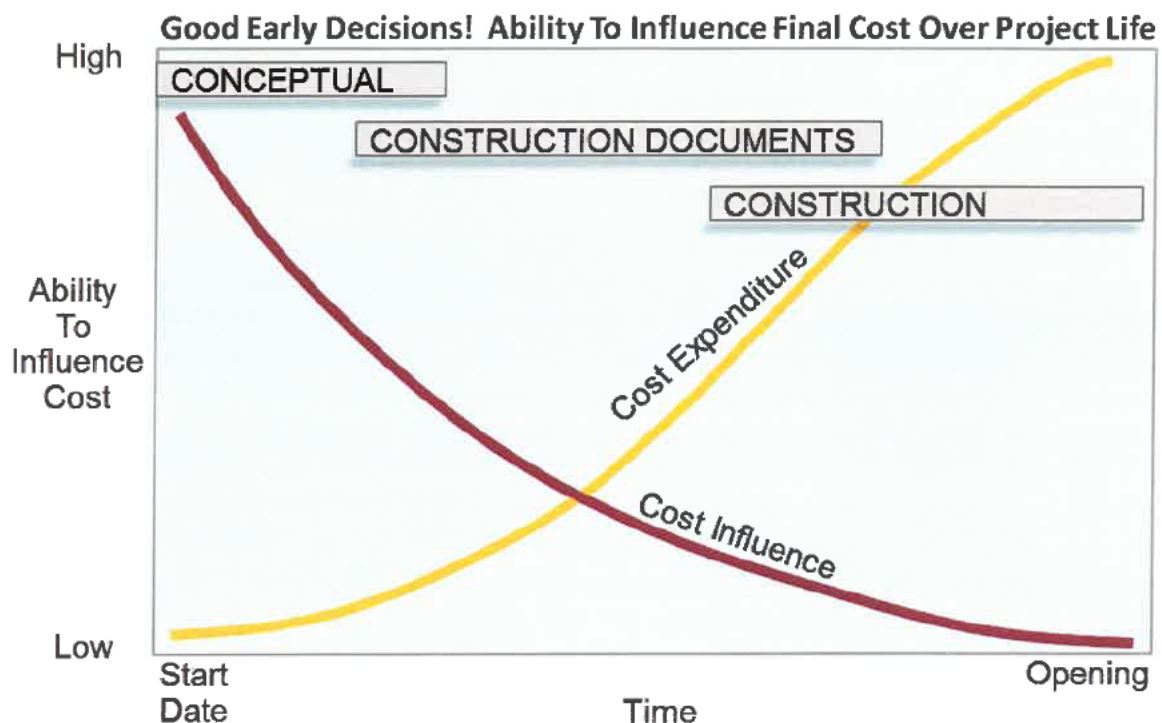
To start your project, **an on-site kickoff meeting will be held with all pertaining Owners representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule. **During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in as many of these meetings as possible.** Also during the design phases, all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts **to the client's satisfaction.**

During the kick-off meeting, interviews will take place to learn what you, the Division of Natural Resources, and the representatives from the Elk River Rail Trail, want in the headquarters building. This is a very important step as it sets up the remainder of the project. Armed with this information, the McKinley professionals start the process of schematic drawings (SDs). This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor 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. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that the McKinley 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.** Afterwards is the actual **bidding** of the project. 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 be on site approximately once every 1-2 weeks and 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.

**3.1.2 - The successful firm or team should demonstrate a history of projects that met the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.**

Will will successfully complete your Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The WV Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

For meeting the Owner's **budget**; the work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget to meet the needs of the WVDNR and the Elk River Rail Trail**. We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley Architecture and Engineering **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scope continues to stay within the budgeted amount. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Contract Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted**. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout West Virginia with great buildings that come in on/under budget.



**3.1.3 - The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.**

Will will successfully complete your *Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.*

**Construction Contract Administration** by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect and the General Contractor, and the coordination of regular progress meetings on site.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Sweeney, your Project **Architect**, and includes the receipt, logging, review and return of submittals. Your Project **Architect** (and **Engineers**) will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our **Construction Contract Administrators (CAs)**, **Ralph Pedersen**, will now take the more active role.

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

**But our CAs also constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting.** Since they are here from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, as mentioned before, during construction the primary objective of our Construction Contract Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.



### **3.1.4 - The successful firm or team should demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.**

We know McKinley Architecture and Engineering 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. **The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.**

We are confident we can meet your program requirements. McKinley Architecture and Engineering has experience with similar structures, such as **headquarters, offices, reception areas, gift shops, apartments, equipment storage, maintenance areas, and much more.** We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also **State Agencies** such as the West Virginia Department of Transportation, Division of Highways, General Services Division, West Virginia State Police, West Virginia Army National Guard, West Virginia University, Marshall University, West Virginia School Building Authority, and the Department of Culture & History to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes**, and State / federal **regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are also members of many organizations, and follow their standards, such as NFPA, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, A4LE, and ACI International among others.

Our **architectural** design has been recognized with numerous State & National awards. Our **engineering** staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley Architecture and Engineering designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED interior and exterior lighting in West Virginia and our design came in at the same cost as traditional lighting. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

Per your request in "General Terms and Conditions" Part 8, here you will find 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 E-MAIL ADDRESS: astover@paulassociates.com FAX (A/C, No.): (304)233-3333
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	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
LTR		INSR	WVD		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> 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	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> 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						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 

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).

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		<b>CONTACT NAME:</b> Steven Galica <b>PHONE (A/C No. Ext):</b> 216-306-0047 <b>FAX (A/C No.):</b> 216-839-2815 <b>E-MAIL ADDRESS:</b> sgalica@oswaldcompanies.com	
<b>INSURED</b> McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Continental Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
MCKIN-1		NAIC # 35289	

### 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	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER E.I. EACH ACCIDENT \$ E.I. DISEASE - EA EMPLOYEE \$ E.I. 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

<b>Proc Folder:</b> 1009233			<b>Reason for Modification:</b>
<b>Doc Description:</b> A/E Services - Elk River Trail New HQ Building			
<b>Proc Type:</b> Central Contract - Fixed Amt			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2022-02-24	2022-03-22 13:30	CEOI 0310 DNR2200000009	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**

Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@wv.gov

Vendor  
Signature X

**FEIN#** 55-0696478

**DATE** March 21, 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)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title)

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

(Address)

(304) 233-0140 x115 | (304) 233-4613

(Phone Number) / (Fax Number)

edellatorre@mckinleydelivers.com

(email address)

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

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.

McKinley Architecture and Engineering

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title of Authorized Representative)

March 21, 2022

(Date)

(304) 233-0140 x115 | (304) 233-4613

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: McKinley Architecture and Engineering

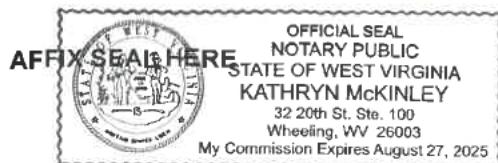
Authorized Signature:  Date: March 21, 2022

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 22 day of March, 2022.

My Commission expires August 27, 2025



**NOTARY PUBLIC**

  
Purchasing Affidavit (Revised 01/19/2018)





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: 1009233

Doc Description: A/E Services - Elk River Trail New HQ Building

Reason for Modification:

Addendum #1 issued to upload  
correct solicitation docs and  
remove incorrect solicitation docs.

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2022-02-25	2022-03-22 13:30	CEOI 0310 DNR2200000009	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

Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@wv.gov

Vendor  
Signature X

FEIN# 55-0696478

DATE March 21, 2022

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

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: CEOI 0310 DNR2200000009

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. 2
- ☐ Addendum No. 3
- ☐ Addendum No. 4
- ☐ Addendum No. 5

- ☐ Addendum No. 6
- ☐ Addendum No. 7
- ☐ Addendum No. 8
- ☐ Addendum No. 9
- ☐ 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

March 21, 2022

Date

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