



West Virginia Army National Guard Construction and Facilities Management Office

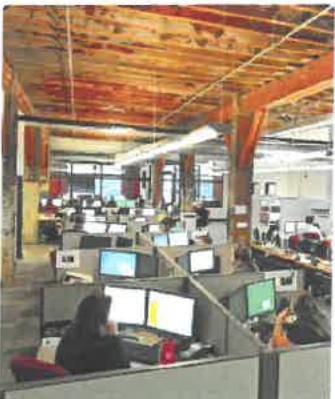


10/26/21 11:28:50
WV Purchasing Division



CEOI 0603 ADJ2200000006

JFHQ TAG Wing Renovation Design



McKINLEY
ARCHITECTURE + ENGINEERING

25 October 2021

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

Re: CEOI 0603 ADJ2200000006

Dear Mr. Pauline and Members of the Selection Team,

McKinley Architecture and Engineering is pleased to provide The Acquisition and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expression of Interest to provide professional architectural/engineering design services to fully renovate and update the TAG Wing area of the Joint Forces Headquarters (JFHQ) building, in Charleston, WV, to meet all current building codes and personnel needs. We understand this area has some sustainment issues that need to be addressed both aesthetically and mechanically, and that key design elements include, renovations of office areas, complete restroom renovations, and new interior LED lighting for these areas. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a **full service Architectural / Engineering** firm that has been providing design services since 1981, and our celebrating our 40th year in business. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, an Interior Designer, Construction Administrators, an AIA Safety Assessment Program (SAP) Evaluator, a Qualified Commissioning Process Provider**, and more. Our staff also includes a **LEED Accredited Professional** and 3 **LEED Accredited Professionals specializing in Building Design and Construction** who can add energy efficient aspects into your project.

We are excited to announce that for the **2nd consecutive year**, McKinley Architecture and Engineering 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%!

We have experience **with various Public Safety architectural and engineering projects**, which you will see throughout our proposal. This diverse portfolio of emergency facilities experience ranges from **National Guard projects**, E-911 communications centers, emergency operations centers, EMS / ambulance authorities, firehouses/fire stations, police departments, Sheriff's department, and State Police and among others. From these experiences, we have gained the knowledge to realize the **specialized multi-purpose nature of these critical facilities**. Some of the

specialized scope we have designed for includes: sensitivity to the people using the facility, safety and security, public access vs. control access, force protection, cost and energy efficiency, uninterruptible power supply (UPS) and backup power generators, compliance with current building codes, flexible environments and expandability of structure for growth in services and operations, room layouts and efficient use of space, and much more.

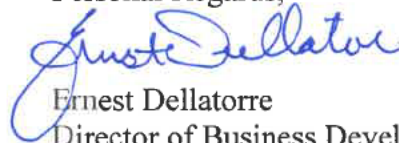
With our previous experience on **hundreds of projects** which involve **renovations, upgrades, and repairs**, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you time and valuable resources because we have been successful with many similar projects. We also know innovative design and the newest technology, and we know **how and when to apply it effectively**. Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out the building and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

We have **experience with all aspects of your project**, including office renovations, restroom renovations, new interior LED lighting, meeting building codes, and much more.

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

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will **meet all your Project Goals and Objectives**. 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 the West Virginia Army National Guard on another project.

Personal Regards,



Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
EDellatorre@McKinleyDelivers.com
(304) 233-0140 x115



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 Army National Guard with a successful project. McKinley has been honored to be a partner with the West Virginia Army National Guard for multiple projects, and we wish to continue our service with you on this project as well. McKinley Architecture and Engineering's 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, drawings, specifications, designing office renovations, restroom renovations, LED lighting, aesthetic and mechanical upgrades, meeting building codes, fire codes, cost estimates, energy savings, construction bid services, and more.**

McKinley Architecture and Engineering was founded on July 1, 1981, and are celebrating our 40th year in business. We are a multi-discipline **full service Architecture & Engineering firm**, offering comprehensive in-house professional services in **Architecture, Engineering, Interior Design, AIA Safety Assessment Program (SAP) Evaluation, Sustainable and Energy Efficient (LEED) Design, HVAC Commissioning, Construction Administration**, and more. We have offices in **Charleston, West Virginia, Wheeling, West Virginia, and Pittsburgh, Pennsylvania**. By virtue of our proximity,

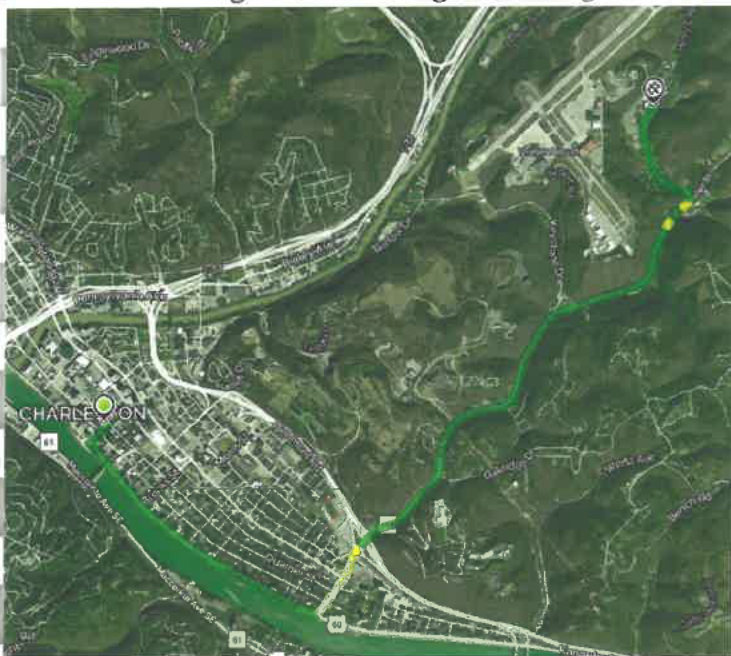
we can provide project services in an **economical, effective and efficient manner**, while also **responding expeditiously** to your project's needs.

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. 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**.

Your design team members have been chosen, and will devote the time needed to design your

project on schedule. 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 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 flow chart of the entire design team is seen on the following page, followed by resumes of the key staff, and information about our Corporation.





Project Manager / Point of Contact

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

Architectural Team

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
*Senior Architect / LEED Accredited Professional specializing in
Building Design & Construction*

Chelsea Constantino
Interior Designer / Architectural Designer

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
Senior Plumbing Engineering Designer

Michael J. Clark
Senior Electrical Engineering Designer

Richard G. Berger
Senior Mechanical Engineering Designer

David A. Ullom
Mechanical & Fire Protection Engineering Designer

Construction Administration

Robert E. "Bob" Smith

** McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects, Designers, AIA Safety Assessment Program (SAP) Evaluator, LEED Accredited Professionals, CAs, and more.*

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

Architect / Specialized LEED Accredited Professional



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

West Virginia State Police - Open-End A/E contract / multiple projects across WV, including WVSP Academy's renovations to Buildings A, B, & C; new Buildings D & Multi-Purpose Building. New Logan Detachment

WVDHHR's new Ohio County office fit-out / renovations

United States Postal Service - Open-End IDIQ (Indefinite Delivery / Indefinite Quantity) contract / multiple projects across WV

West Virginia School Building Authority - New construction & renovations for multiple districts, including Boone, Hancock, Harrison, Marshall, Ohio, & Wood County Schools. Projects cost up to \$20+ million

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

West Virginia University - Open End A/E contract / University Police Building office fit-out & WVU Tech's Maclin Hall Dormitory renovations

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

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

Natural Energy Design (N&D) Building (**2013 Placemaker Award**)

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

Williamson SMART Office fit-out (**LEED Registered / 2013 Placemaker Award**)

Chelsea Constantino

Interior Designer / Architectural Designer

EDUCATION:

La Roche University
Bachelor of Science, Interior Design - 2015
Minors: Visual Communications & Marketing

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

American Society of Interior Designers (ASID)

PROFESSIONAL EMPLOYMENT:

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

Desmone and Architects
Designer II
Pittsburgh, PA (2014-2020)

NaRa Productions
Design Assistant
Pittsburgh, PA (2012)

North Shore Productions
Set Dresser
Pittsburgh, PA (2012)

SUMMARY OF EXPERIENCE:

Ms. Constantino is an **Interior Designer**, as well as an **Architectural Designer**. She is a problem solver who takes pride in finding thoughtful and innovative solutions to challenges. She approaches projects of all sizes with diligence and professionalism while implementing client goals through successful designs. Her primary responsibilities include fulfillment of client goals through design, primarily in commercial and educational facilities, ranging from new construction to renovations

NOTABLE PROFESSIONAL EXPERIENCES:

Tyler County Judicial Building

Belmont County Divisional Courts renovations

City of Weirton - Park Drive Development

Fayette County Schools - NEW Meadow Bridge PK-12 School

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

Ohio County Schools - Wheeling Park High School addition and renovations

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Steubenville City School District - Steubenville High School commons renovations

Ft. Henry Building - office build-out

Chemimage - renovated an old coffin warehouse to be their new office. Includes open & private offices, huddle rooms, conference rooms, lab areas, game area and a break area*

Motional - New construction to a 3 story office building at Mill 19 in Pittsburgh. The scope of work consists of open & private offices, huddle rooms, conference rooms, lab areas, game area and a break area*

Alloy 26 - Pittsburgh's first incubator space. Renovation to a portion of an old mall. This space consists of open and private offices, conference rooms, coffee bar, and an event room*

Center for Victims - 3 story new construction building in Pittsburgh. Includes a women's shelter on the first floor, exhibit and training rooms on the second floor, and offices & therapy rooms on the third floor*

Flynn Construction - Renovation and test-fit located in Pittsburgh. The scope of work consists of open & private offices, huddle rooms, conference rooms, lab areas, game area and a break area*

CCL - New construction and test-fit in New Albany*

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

Ohio
West Virginia

Registered Architect in:

Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
Architect / Engineer
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

Orrick's Global Operations Center renovations

Maxwell Centre renovations

Wagner Building renovations

Bennett Square renovations

Ft. Henry Building renovations

The Towers Building renovations

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

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

Building 34: WV State Office Complex in Weirton

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

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 renovations

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

Braxton County Senior Center renovations

West Virginia Independence Hall renovations

Lincoln National Bank renovations

Marshall County Schools - Hilltop Elementary (LEED Certified)

City of Weirton - Park Drive Development

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

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

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

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

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

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

Senior Plumbing Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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 is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley Architecture and Engineering' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

WV Army National Guard - multiple projects / new & renovations
Orrick's Global Operations Center renovations
Maxwell Centre renovations
Wagner Building renovations
Bennett Square renovations
Ft. Henry Building renovations
The Towers Building renovations
United States Postal Service - multiple projects / new & renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
Wheeling Island Hotel•Casino•Racetrack multiple projects
Holiday Inn Express & Suites - multiple projects in 4 States
Candlewood Suites Hotels
West Virginia State Police - multiple projects / new & renovations
West Virginia University - new State Fire Training Academy
Wheeling Island Fire Station
Boone County Schools - multiple projects
Brooke County Schools - multiple projects
Grant County Schools - multiple projects
Hancock County Schools - multiple projects
Marshall County Schools - multiple projects, including LEED Certified
Ohio County Schools - multiple projects
Wood County Schools - multiple projects
Millennium Centre Technology Park
VAMC Beckley renovations
Jefferson County Jobs & Family Services renovations
Charleston Enterprise Center renovations (2009 WV AIA Design Award)

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

WVDRS Wheeling District's new office space fit-out

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

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

City of Steubenville - 5 Parks Lighting and Security project

West Liberty University - West Family Stadium / Russek Field lighting & new Soccer & Track Stadium / West Family Athletic Complex

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 - A.T. Allison Elementary addition/renovations, New Manchester Elementary addition/renovations, Oak Glen High School renovations, Senator John D. Rockefeller IV Career Center HVAC renovations, Weir High renovations, Weir Middle renovations, & NEW Weirton Elementary

Harrison County Schools - NEW Johnson Elementary

The Linsly School - Baner Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Center Courthouse

Tyler County Commission - Judicial Annex Building

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. Ulloa

Mechanical Engineering Designer

EDUCATION:

Fairmont State University
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College
Associates Degree in Applied Sciences:
Drafting and Design - 2011

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Ulloa 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:

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building office renovations

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

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 (MOVITI) renovations

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

Indian Creek School District (elected in 2009)

Instructor:

Mechanical Engineering, Eastern Gateway
Community College

Village Administrator:

City of Mingo Junction (2015 to present)

Commander:

American Legion Post 351 (2008 to present)

PROFESSIONAL EMPLOYMENT:

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

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for over 10 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an **Air Force Officer**. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

Cameron American Legion Exterior Renovations

Towers Building renovations, multiple phases

Lincoln National Bank Building renovations/historic

Harrison County Courthouse historic roof

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

City of Steubenville - multiple renovation projects

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

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

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

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

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

Ohio County Schools - multiple renovation projects

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

The Linsly School - Banes Hall addition/renovations & Behrens
Memorial Gymnasium renovations

Follansbee City Building renovations

Cabela's Eastern Distribution Center

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, Interior Design, 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, emergency response facilities, public safety**, hospitality, commercial/office, 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

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

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

Instagram: @McKinleyDelivers



... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple renovation projects, offices, restrooms, LED lighting, HVAC, energy savings, and much more. 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:

County Offices & Courthouse Renovations

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

Orrick's Global Operations Center

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

Municipal / Public Safety Bldg

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

WVDOT Division of Highways

Mr. Joshua Smith, PE
Buildings & Grounds Program Manager
Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

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

Mr. Gregory L. Melton
WV General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808

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

Copies of McKinley Architecture and Engineering's various **licenses** and **certifications** are found on the following pages. In addition, copies of Thom Worlledge's (your project manager) Registration & Authorization Certificate to provide Architectural Services in West Virginia, and other relevant certificates, are also included. Furthermore, the **degrees** and additional **certifications** that your design team members have earned, are listed on their **resumes**.

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

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

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

Certificate Number [REDACTED]

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



A handwritten signature in cursive script, reading "Gracily Papadopoulos", written in dark ink on a light-colored rectangular background.

Board Administrator



THIS CERTIFICATE HEREBY CERTIFIES THAT

Thomas Worlledge

HAS ATTAINED THE REQUIREMENTS OF

LEED AP BUILDING DESIGN + CONSTRUCTION

BY DEMONSTRATING KNOWLEDGE OF GREEN BUILDING PRINCIPLES RELATING TO
SUSTAINABLE IMPLEMENTATION OF THE LEED SYSTEM IN DESIGN AND CONSTRUCTION PHASE
(LEED AP BDC) BUILDING DESIGN + CONSTRUCTION

Shy R. Kim

Chairman

May 5, 2010

LEED AP

Peter J. Appleton

LEED AP BDC

May 4, 2010

LEED AP





CERTIFICATE

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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State





Certificate

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

MCKINLEY & ASSOCIATES, INC.

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

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

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



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

Natalie E. Tennant
Secretary of State

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

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

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

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

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

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

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

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

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

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

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

atL006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.

C00366-00

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

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

January 1, 2020 - December 31, 2021

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.

BOARD PRESIDENT

... proposed staffing plan ...

First and foremost we can state that the McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Army National Guard with a successful project. We will prioritize and design within budget and schedule to meet your 4 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. 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 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, consultants, and contractors.

For a proposed plan, an on-site **kick-off meeting** will start the process, where **interviews will take place to learn what you, the Owner, want in the JFHQ TAG Wing renovations. This is a very important step as it sets up the remainder of the project.** Armed with this information, the McKinley Architecture and Engineering professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts are put on paper. At the end of this phase the product is a first look at what the plans might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. **You will have a chance to review these plans as well.** Next is the time that the McKinley Architecture and Engineering 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 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.

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**. We recently designed a \$30 million student housing apartment complex, 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**. **Function, economics and versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process.

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."

West Virginia Army National Guard projects

Location: State-Wide, West Virginia

Contact: Mr. Phillip Emmerth
Environmental Compliance Manager
Wheeling AASF # 2
538 Girtys Point Road
Wheeling, WV 26003
304 / 201-3529



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

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has completed multiple projects for you, the West Virginia Army National Guard, all around the State, including full A/E design services and construction administration. We recently completed an HVAC renovation and electrical upgrades project at the Williamstown AASF #1 main storage hangar and maintenance building. We were selected multiple times to provide Professional Engineer certifications of dozens of SPCC (Spill Prevention, Control, and Countermeasure) Plans and Amendments and Environmental Equivalence Certifications at multiple facilities across West Virginia. Furthermore, we were awarded the Buckhannon United States Property and Fiscal Office and Warehouse, but the project never came to fruition.

In addition, we have also teamed with Assemblage Architects to create 2 new buildings at the Camp Dawson campus in Kingwood, Preston County, WV; our involvement in these 2 projects includes HVAC/mechanical, electrical, plumbing, and fire protection engineering, as well as construction administration services:

The new Mountaineer Challenge Academy building program includes classrooms, an exercise area/gymnasium, offices, support staff areas, conference, recruiting, and a full service kitchen with dining facility; these spaces will accommodate the 160 young adults/student residents living at Camp Dawson. The gymnasium accommodates physical activity, weight training, and serves as the central hub of the complex. Drill exercises and formations, as well as graduation ceremonies are held here. The U-shaped building creates a large, central courtyard which includes a long shed-roof covered pavilion, along with a circular, concrete amphitheater.



This courtyard is a multi-purpose outdoor events area for student functions, training activities, drills and formations, educational purposes, receptions, and more. This project won a 2011 WV AIA Merit Award.



The mission of the new Multi-Purpose Building is a permanent masonry steel-framed structure that serves as the primary physical training and event space for the Camp Dawson residents. This project won a 2014 West Virginia AIA Honor Award. The facility houses a large gymnasium, a physical fitness area, locker rooms, shower facilities, offices, security lighting and fencing, and a unique entry. This project was designed with energy recovery systems, as well as daylight harvesting in the gym. The gymnasium was based on occupancy of 200 exercising, or 3,500 at rest for events/assembly.

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.



Tyler County Judicial Annex

Location: Middlebourne, West Virginia

Contact: Mr. Eric Vincent

President

Tyler County Commission

121 Main Street

Middlebourne, WV 26149

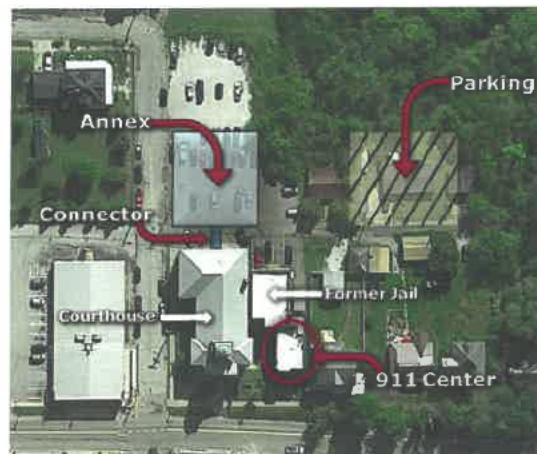
304 / 758-2102

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.



Fort Henry Building

Location: Wheeling, West Virginia

Type of Project: Office Building renovations

Project Description, Goals, and Objectives: The 45,046 SF Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley's subsidiary company) stepped in to save the building from demolition.**

Since the 4-story structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); McKinley Architecture and Engineering's goal is to maintain the historic character of the **interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.** All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. We have been grateful that the State Historic Preservation Office and other various entities have acknowledged our plans for the work, and we have been awarded a few Historic Preservation Grants, as well as has already recognized by the The City of Wheeling for our efforts to our commitment to the revitalization of downtown Wheeling.

To date, we have been successful in attracting multiple tenants, which has enabled us to commence with the development of the project. There is an anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for an additional tenant. Because the building had been in disrepair for many years, these **renovations/restorations** included upgrades required to **get the building up to current codes and standards, 2 ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, new**

HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more. The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.



Before



After



Bennett Square

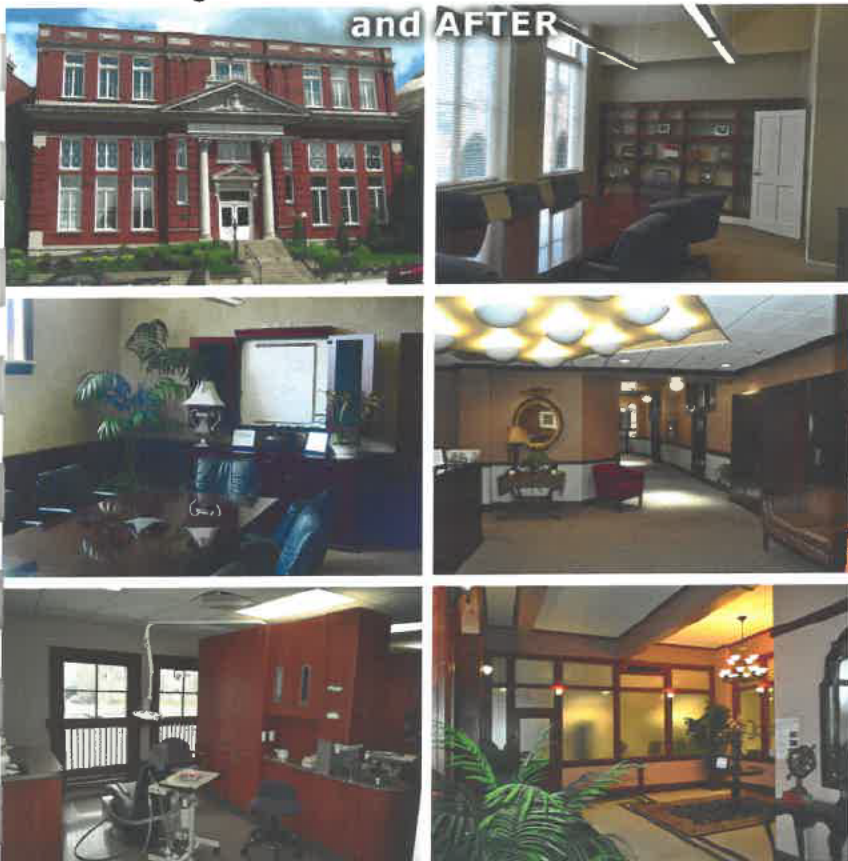
Location: Wheeling, West Virginia

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

Type of Project: Office Building renovations

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

Bennett Square has quickly become a cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office. Phase I included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as **major electrical and mechanical systems designs. Due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, and evidence of water and mildew damage, the roofing materials was removed and a new roofing system was installed.** Renovations included both



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

Maxwell Centre

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280

Type of Project: Office Building renovations

Project Description, Goals, and Objectives: Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley Architecture and Engineering led the way for this **total renovation** and restoration of a 1908 structure. The **\$2.3 million** project represents the firm's effort in protecting the historic fabric of Wheeling. The Maxwell Centre is now Wheeling's premier business address. In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms (Schrader, Byrd & Companion, PLLC and Burns White LLC), an accounting company (Wilson, Kozicki & Gwynn, PLLC), and McKinley Architecture and Engineering. **The various companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, including parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other interior finishes and furnishings included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others.** Work on this five story office building included researching the architectural past as well as all new systems, including; mechanical, electrical, plumbing and fire and life safety, data and communication, etc. All design work and construction administration was completed by our firm. The 51,000 SF building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places. We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits.



BEFORE



& AFTER



The Maxwell Centre was recognized and awarded a West Virginia AIA Honor Award, a Governors Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



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.

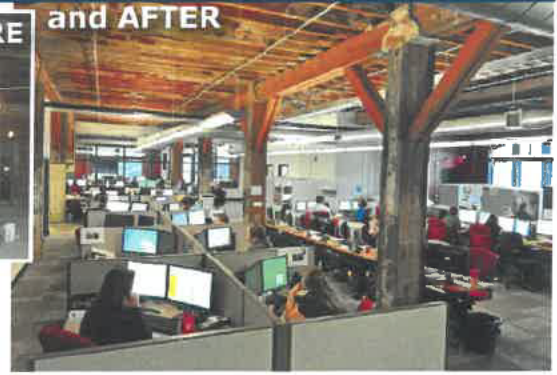
This \$8 million dollar project won a West Virginia AIA Merit Award.

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



BEFORE and AFTER



Wagner Building

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304 / 232-2280

Type of Project: Office Building renovations

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

Work on this 60,000 square-foot structure included **total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior.** All of the existing **windows** were replaced, and we designed them to match a close profile with the original windows; this included wider flat faced muntins, and the sash in the top six floors are all industrial steel units built around 1926. Two elevator replacements were also a major part of the original project; after they were completed, and **when new construction is on-going**, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation.



BEFORE



& AFTER



WV Department of Health & Human Resources' new Ohio County office

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304 / 558-1295

Type of Project: Office Building renovations

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

The **initial \$2 million fit-out project** was built in **three phases:** the **exterior** was completed first (including new skin, doors, windows, etc.), next the **interior**, and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. We worked with the local and State code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. We worked with the owner of the building to allow a separate entrance for future tenants of the upper two floors and to keep the renovation cost to a minimum while providing a state of the art facility for the DHHR's use.

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



Moundsville Municipal/Public Safety Building

Location: Moundsville, West Virginia

Contact: Mr. Rick Healy

City of Moundsville

800 6th Street

Moundsville, WV 26041

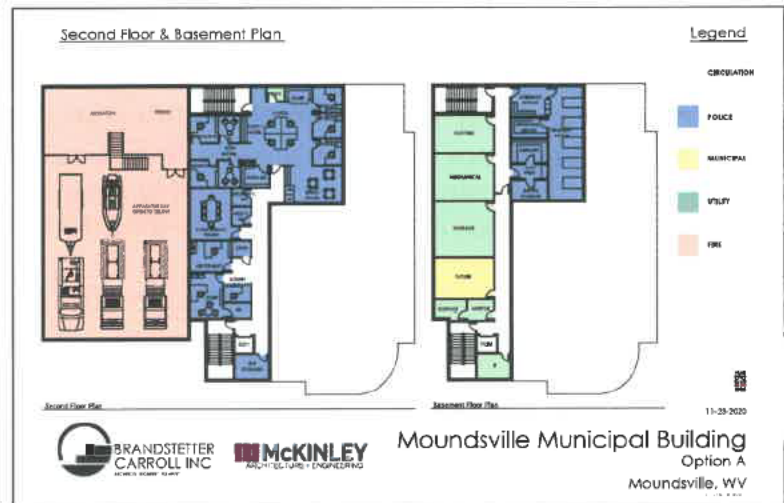
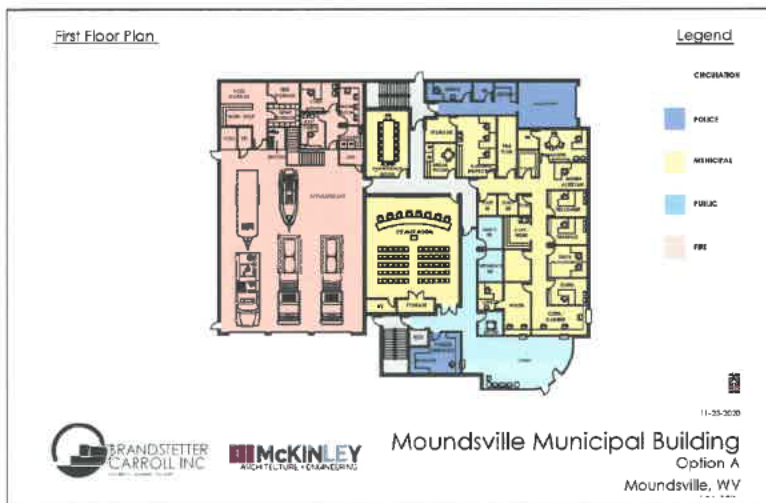
304 / 845-6300

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 two floors plus a partial basement. It will hold the **Police Department, Fire Department, Municipal Offices, and Utility Departments.**

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.



Charleston Enterprise Center

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



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



BEFORE
& AFTER



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.



Madison Elementary School

Location: Wheeling, West Virginia

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

Type of Project: Renovation - Full A/E Services

Project Description, Goals, and Objectives: The **\$4.6 million** Madison Elementary School **2-phased renovation** is one of our many projects we have completed for Ohio County Schools; our relationship has been **on-going since the 1980s**. The **74,820 SF** school was built in 1916. It is now a Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places, so our design had to respect the State Historic Preservation Office standards.

The original phase of renovations and upgrades included **HVAC, LED lighting, electrical and power distribution, plumbing, fire safety, new security doors and frames, new pipe chases, brick and concrete masonry infill** which matched the existing, new balcony railings in the auditorium/ gymnasium, new classroom bookcases, lounge casework, kitchenette, cabinetry, new ceilings, acoustics, lighting, and painting among others. The **HVAC replacement** was a major goal of the project; the new **energy efficient** system included **relocating the Boiler Room to the main level, to bring it out of the flood plain.**

Furthermore, the original design and construction came in just under budget, and we had available contingency and the project had minimal change orders; therefore, we were able to apply funds to other needs and the second phase. We worked with the client and contractor, and quickly designed **basement restroom renovations** which included **ADA compliance, toilet partitions, drainage, epoxy & ceramic floors, LED lighting, and more.** The ceiling grid was chosen not only for aesthetics, but to also permit accessibility to the ductwork. Our coordination and quick design led to an easy construction transition to this phase.

Both phases of renovations and restorations were completed while school was in session. The entire project involved close coordination with the State Fire Marshal.



BEFORE



and AFTER

West Virginia Department of Transportation, Division of Highways projects

Location: Buckhannon & Moundsville, West Virginia

Contact: Mr. Joshua Smith, PE

Acting - Buildings and Grounds Program Manager
WV Division of Highways, Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

Type of Project: Renovations, Governmental - Engineering Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has been honored to be a partner with the **West Virginia Department of Transportation, Division of Highways**, and we are now on our **2nd consecutive Statewide On-Call Agreement** with them. This open-ended contract is to provide both architectural/engineering consulting services (along with Construction Administration, and more) for the performance of various "tasks."

The **scope of services** generally consist of planning, studying, designing, renovating, repairing, conducting plan/specification reviews, preparing equipment specifications and related services for Department of Transportation facilities, including the site, utilities, buildings, and structures.

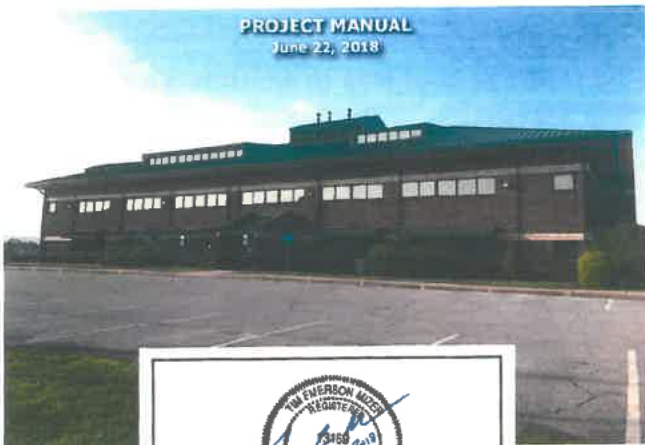
For one task, we designed the **HVAC replacement** to the existing 2-story, 8,820 square foot **WVDOH Equipment Division Facility in Buckhannon** (State Project N081-BLD/GR-0.00 00).

We designed a new Variable Refrigerant Flow (VRF) air handling unit with remote condensing unit to condition the offices and conference room. A complete digital controls system was installed, with a desktop computer to allow authorized users access to the system.

West Virginia Department of Transportation, Division of Highways

District 6 Headquarters HVAC Renovations Moundsville, West Virginia

**PROJECT MANUAL
June 22, 2018**



REGISTERED DESIGN CERTIFICATION

McKINLEY
ARCHITECTURE + ENGINEERING

32 20th Street, The Maxwell Centre - Suite 100, Wheeling, West Virginia 26003 • 304-233-0140
129 Summers Street - Suite 201, Charleston, West Virginia 25301 • 304-340-4267
416 Longridge Drive, Pittsburgh, PA 15243 • 724-223-8250

For another task, we designed the **HVAC replacement** to the **WVDOH District 6 Headquarters Complex in Moundsville** (State Project N081-BLD/GR-0.00). The 31,000 SF building was conditioned with cooling only Air Handling Units and duct mounted heaters. That served full floors of office cubicles with no regard to proper zoning. As the conditioning units began to fail, it was determined that the complete system be replaced with a more economic system. McKinley Architecture and Engineering designed 2 Air Handling Units that provided ventilation air to VRF cassettes in the ceilings above the office areas. This solution provided individual control of all office spaces.

Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

Contact: Mr. Robert P. Krause, PE, AIA
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-9018



Type of Project: Governmental Building - New Construction - 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 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!



View Showing Both Natural Daylighting with Light Louvers, as well as Light from Bulbs





September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

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

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

Mr. Hildreth:

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

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

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056
www.alliantgroup.com | 800.564.4540

Building 55: West Virginia State Office Complex

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

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

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

Very truly yours,



Rizwan Virani
Managing Director



www.alliantgroup.com | 800.564.4540

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 FAX (A/C, No): (304)233-3333 E-MAIL ADDRESS: astover@paulassociates.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: CINCINNATI INS CO</td> <td>10677</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: CINCINNATI INS CO	10677	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															
INSURED McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-															

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		
INSR LTR	TYPE OF INSURANCE	POLICY NUMBER
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	EPP 0146335
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	EPP 0146335
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	EPP 0146335
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A
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 Specimen	CANCELLATION AI 005479 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2021

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Steven Galica PHONE (A/C, No, Ext): 218-306-0047 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sgalica@oswaldcompanies.com		
INSURED McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Continental Insurance Company		35289
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1519257570**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <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/OP AGG \$ \$
	AUTOMOBILE LIABILITY 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) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2021 10/10/2022	Each Claim Aggregate Deductible \$1,000,000 \$2,000,000 \$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER**CANCELLATION**March-Westin Company
360 Frontier Street
Morgantown WV 26505

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

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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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

Proc Folder: 944005			Reason for Modification:
Doc Description: JFHQ TAG Wing Renovation Design			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2021-10-05	2021-10-21 13:30	CEOI 0603 ADJ2200000006	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

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE 25 October 2021

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)

25 October 2021

(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: *Ernest S. Slatte* Date: 25 October 2021

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 25 day of October, 2021.

My Commission expires August 27, 2025

AFFIX SEAL HERE



NOTARY PUBLIC

Kathryn McKinley

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

Proc Folder: 944005

Doc Description: JFHQ TAG Wing Renovation Design

Reason for Modification:

Addendum No. 1

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2021-10-06	2021-10-27 13:30	CEOI 0603 ADJ2200000006	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

David H Pauline

304-558-0067

david.h.pauline@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE 25 October 2021

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI ADJ2200000006

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

<input checked="" type="checkbox"/> Addendum No. 1	<input type="checkbox"/> Addendum No. 6
<input type="checkbox"/> Addendum No. 2	<input type="checkbox"/> Addendum No. 7
<input type="checkbox"/> Addendum No. 3	<input type="checkbox"/> Addendum No. 8
<input type="checkbox"/> Addendum No. 4	<input type="checkbox"/> Addendum No. 9
<input type="checkbox"/> Addendum No. 5	<input type="checkbox"/> Addendum No. 10

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

McKinley Architecture and Engineering

Company



Authorized Signature

25 October 2021

Date

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