

# West Virginia Army National Guard



**CEOI 0603 ADJ2200000009**

**Clarksburg Armory  
Windows & HVAC Renovations EOI**

02/08/22 12:10:30  
WV Purchasing Division

 **McKINLEY**  
ARCHITECTURE + ENGINEERING





7 February 2022

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

Dear Mr. Pauline and Members of the Selection Committee;

McKinley Architecture and Engineering is pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expression of Interest for architectural and engineering design services for replacing all existing windows, aluminum storefronts, overhead doors, and add new HVAC to office areas of the Clarksburg Armory facility. 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 and engineering firm that has been providing design services since 1981, and are celebrating our 40th year in business. We are excited to announce that for the **2nd consecutive year**, McKinley appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies!** McKinley ranks No. 1928 Nationally with 3-year revenue growth of 231%! With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, an HVAC Qualified Commissioning Process Provider**, Construction Contract Administrators, LEED Accredited Professionals specializing in Building Design and Construction, an AIA Safety Assessment Program (SAP) Evaluator, and more.

Our past experience will show our extensive experience in **similar type projects**, which you will see throughout our proposal, which allow us to use those experiences in your project. We have gained knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project.

**We are ready to begin immediately and will meet all your 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 WVARNG again.

Sincerely,



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

# Corporate Information

## Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service A/E firm**, offering comprehensive **professional services in Architecture, Engineering, HVAC Commissioning, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Construction Administration, and more.** We have a broad range of skill and experience for projects involving **HVAC, Access Safety, Doors and Windows, governmental, public safety, commercial, industrial, higher educational, and PK-12 schools** to name a few. Over the years, our firm won multiple **State and National awards and recognitions** for our designs. **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  
HVAC Commissioning Provider  
LEED AP  
LEED AP BD+C's  
Learning Environment Planner  
Educational Facility Planner  
Historic Preservationist  
Interior Designer  
SAP Safety Evaluator  
Construction Administrators

## Locations

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

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

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

## Credentials

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

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

## Follow Us

[www.McKinleyDelivers.com](http://www.McKinleyDelivers.com)

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

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

Instagram: @McKinleyDelivers



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# Project Approach

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Army National Guard and the Clarksburg Armory. We use and welcome your input throughout the project. First and foremost we can state that our large professional staff will **devote whatever time is necessary to provide West Virginia Army National Guard with a successful project.** If our project team is chosen for this project; they are available to **start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. **In the past 40 years we have extensive experience with similar projects. We will meet all of your Goals and Objectives!**

Our Design Approach for a **renovation/upgrade project** is very different than how we approach new construction. In new construction, where you are starting from scratch, most of the time is spent in documenting the design approach and scope of the work. But in renovation projects, there is another layer of complexity because of the fact that you have existing space and systems that you need to work into the design, and each of those bring additional constraints to the final solution. Fortunately, McKinley Architecture and Engineering has been a leader in renovation projects and has creatively solved many of the issues that may come up in the design of this project. Our team of Architects, Engineers, and Designers will research all of the available documents on the space, and study the existing structure and systems prior to sitting down with your staff to define the parameters for the final design. This method allows our designers to know the conditions before they offer potential design solutions.

To start your projects, **kickoff meetings will be held at the Clarksburg Armory with the West Virginia Army National Guard representatives, along with all our design professionals.** From this meeting, the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phases. We will **verify the existing conditions** of the facility through the review of the existing conditions, existing drawings if available, and with discussions with the Owner. From our overall facility survey, we will use all this information to produce a full reporting of the current conditions, with our **recommendation** of rework to best fit the present needs of these buildings, and will create floor plans of your existing buildings. We will then use all this information to **design the windows, aluminum storefronts, overhead doors, and add new HVAC to office areas.** These systems will best fit the standards of today's design, security, and energy efficiency standards, and will meet all current building codes.

Over the years, McKinley Architecture and Engineering has designed **hundreds of projects which involve HVAC, storefronts, overhead doors, and windows assessments, renovations, replacements, upgrades, and/or repairs,** which gives us invaluable experience to utilize within your project, whether it is working with alternate suppliers or evaluating and recommending the best HVAC concepts. During the past **40 years,** our expertise has been called upon many times upgrading outdated and antiquated machinery, bringing the systems and load requirements up to compliance, designing energy efficient systems, designing safety and security doors and windows, scheduling for phased construction around occupied areas of the projects, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving, equipment accessibility, etc). We currently support clients on a number of significant renovation projects that illustrate this ability.

# Project Approach

The **timeline** of any project, especially an HVAC project, is **critical**. Whereas almost all systems and equipment have a multi-month lead time, potential issues could be lead times for hardware and equipment, or compatibility with any existing systems. McKinley Architecture and Engineering has a **great working relationship with various HVAC suppliers**, which has helped us reduce the response time for our recent projects. A **positive relationship with the installing contractors is also needed**, and we have worked with all of the major HVAC contractors in the area. Therefore, we know we can successfully complete your project on time and budget. Our HVAC redesign will include any required Building Load Calculations of the renovation space for accurate sizing of new equipment. This will be used for the evaluations of the existing spaces and also to include any additional new conditions as described by the WVARNG personnel. McKinley Architecture and Engineering can also work with the Contractors and Testing Adjusting & Balancing (Rebalancing) Company to verify proper system operation. The purpose of the verification is to verify all systems and equipment are operating as intended, and to the designed efficiency.

McKinley has extensive experience with providing drawings and specifications for **safety and secure entrances and windows**. This includes doors and windows that were renovated to ensure building security, compliance with current building codes, energy efficiency, acoustics, as well as force protection. We have experience designing exterior and interior security doors, aluminum storefronts, overhead doors, man-traps, and access control systems on various buildings across the state, including State Police, E-911 Centers, State Government facilities, and multiple school renovation projects and new schools, just to name a few. We have a LEED Accredited Professional and 3 LEED Accredited Professionals specializing in Building Design & Construction who can help choose energy efficient solutions such as fenestration (windows) to achieve a quality thermal envelope and controlled introduction of daylighting (*studies have proven that only 7%-10% window to wall ratio is needed to achieve quality daylighting*), locally sourced materials, and much more. Potential issues could be expanding the width of the current entrance structure to accommodate and allow passage by persons with disabilities; compatibility with any existing systems such as the electrical for any video monitoring/surveillance systems; or lead times for hardware and equipment. We have been able to solve all of these issues on other renovations, and know we will design a project that solves your project's potential issues as well. Our team will strive to produce not only safe and secure windows and doors, but also aesthetically pleasing designs.

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily. All documents will be prepared with the current State Building Code and State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances.

With our **vast HVAC, windows, overhead doors, and storefront renovation experience, understanding of codes**, and our **great working relationship with various state agencies**; we are confident that we have the talent and technology needed to make these projects successful. Also, as your **MEP Engineers/Architects and single point of responsibility**, you can be reassured of **smooth project delivery and sensitivity to all relevant guidelines in our state**. We will meet your goals and objectives.



# Quality Control

**Quality control** at McKinley Architecture and Engineering is a constant process which **begins with the initial project activity and continues through document submissions, bidding, construction and owner occupancy.** The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

**During the design phases,** all personnel become fully versed in the WVARNG's program, project requirements and design standards. The design team is responsible for identifying for you any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, Thomas R. Worlledge, AIA, LEED AP BD+C, REFP, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with Architects, along with a Construction Administrator, is seen below*). Once a consensus is reached, the plans advance in the process.

**Prior to the completion of each phase,** a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Thom will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to you, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to the WVARNG for final review and approval. A set is also sent to the Fire Marshal and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.



**During the construction,** the processing of shop drawings and submittals will be controlled and monitored by Mr. Worlledge, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Bob Smith, your Construction Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.

# Commissioning

On staff, we have a **Qualified Commissioning Process Provider** who can provide independent commissioning services, not only on new facilities but also existing facilities.

**Your project manager is Tim E. Mizer, PE, RA, QCxP.** His **QCxP accreditation** was



earned at the University of Wisconsin-Madison. He has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently, and has a comprehensive knowledge of the full American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Commissioning Process. From this, we commission the project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals.

**For existing buildings,** the commissioning provider can troubleshoot the existing systems to determine the fault of non-performing equipment or the reasons for uncomfortable spaces.

For new buildings and their systems, commissioning entails the review of the design plans, verifying the installations, and the oversight of the testing of the mechanical and electrical systems to ensure the owner is getting the type and quality of product expected.





# Sustainable “Green” Design

**B**uildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings’ long-term profitability and value, which achieves the buildings’ **sustainability**.

McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as **indoor air quality, energy efficiency, resource depletion, and water quality**. With **commercial and governmental office project experience**, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

**Our Philosophy** is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. **Function, economics and versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

For a few recent sustainable awards, McKinley Architecture and Engineering was presented with the **2019 Governor’s Award for Leadership in Buildings Energy Efficiency** at the Innovation & Entrepreneurship Day at the Capitol! We were recognized for our commitment to sustainability and energy efficiency in the design of office buildings, schools, multi-use facilities, and a wide variety of commercial, industrial, government, and historical structures.



Our designs have also won **West Virginia Department of Environmental Protection’s Clean Energy Environmental Award, 2 Black Bear Awards for the Highest Achievement for the WV**

**Sustainable Schools program, 2 U.S. Department of Education Green Ribbon Schools, and a Gold Medal Green Building Award by Building of America, among others!**

We also have a project that is **Collaborative for High Performance School (CHPS) Registered**; the United States’ first green building rating program designed for schools.

Furthermore, we have designed 4 projects listed on the **U.S. Environmental Protection Agency’s ENERGY STAR** program: Building 55: West Virginia State Office Building in Logan, Hilltop Elementary School, Cameron Middle/High School, and Johnson Elementary School. To receive an ENERGY STAR, you need to perform in the top 25% of the most energy efficient projects in the program. **Building 55: West Virginia State Office Building is one of the most energy efficient buildings in the State, and is in the Top 5% of all Energy Star rated buildings in the Country!**



# Leadership in Energy and Environmental Design



**LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™** developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **LEED® Accredited Professionals**, including 3 who are **specialized in Building Design & Construction**:

- Kurt A. Scheer, PE, LEED AP - **Mechanical Engineer**
- Christina Schessler, AIA, LEED AP BD+C
- Jeffrey W. Wessel, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP - **Your Project Manager**



Our **LEED Certified** Projects are (LEED Rating System in parentheses):

- 🌿 **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
  - **The First LEED Certified School in the State of West Virginia!**
- 🌿 **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

Our current **LEED Registered** Projects are (LEED Rating System in parentheses):

- Bellann in Oakhill, WV (LEED EB O&M)
- Cameron Middle/High School in Cameron, WV (LEED for Schools 2.0)
- SMART Office in Williamson, WV (LEED CI)

The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field.



The LEED AP BD+C designation that Thom, Christina, and Jeff have achieved represents specialization in commercial design and construction.



**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP** has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



**Christina Schessler, AIA, LEED AP BD+C** has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission.

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# Construction Administration & On-Site Representation

**Construction Administrator Involved from the Beginning of the Design Phase**

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architects/Engineers**

**Responsible for All Construction Progress Meetings and Minutes**

**Monitor the Construction Schedule**

**Ensure that the Contractor is Following the Construction Documents**

**Verify Pay Application and Change Orders**

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



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

# Design Team Flow Chart



## 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*

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

## Engineering Team

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

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

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

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

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

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

## Construction Administration

**Robert E. Smith**

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

# 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 #48600

#### President:

West Virginia Society of Architects

#### Member:

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

#### 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:

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

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

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

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

United States Postal Service - multiple projects throughout WV, including Clarksburg

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

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

West Virginia University - University Police Building renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

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

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

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NED) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

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



# Jeremiah Hatfield, AIA, NCARB

## Architect

### EDUCATION:

Louisiana State University  
Bachelor of Architecture - 1999

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Kentucky  
Michigan  
Virginia

#### National Board Certification

### PROFESSIONAL EMPLOYMENT:

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Adkins Design, Inc.\*

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

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



# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

## Director of Engineering Services

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered **both** in **engineering** and **architecture** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a **Qualified Commissioning Process Provider**, he has been **formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He understands that the HVAC system's performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment.** He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

Harrison County Schools - new Johnson Elementary School

United States Postal Service - worked on a multitude of Post Offices in WV & PA, including dozens of HVAC projects (many involved Commissioning). This includes several projects in Clarksburg

West Virginia State Police - dozens of renovations, additions, and new detachments, including multiple HVAC modernization projects

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

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

Building 34: WV State Office Complex in Weirton

WVDHHR's Ohio County Office fit-out / renovations, including HVAC

Steel Valley Regional Transit Authority renovations

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Mattern Tire Service Center

WVU State Fire Training Academy

Wheeling Island Fire Station

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

The Towers Building renovations, including HVAC

West Virginia University - multiple renovations, additions, and new buildings, including multiple HVAC projects

West Virginia School Building Authority - Dozens of HVAC projects State-Wide, as well as new construction and renovations

# Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

## EDUCATION:

Penn State University  
B.S. Architectural Engineering - 2001

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Pennsylvania  
West Virginia

**Member:**  
US Green Building Council

**ASHRAE**

**ASPE**

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

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

## NOTABLE PROFESSIONAL EXPERIENCES:

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

Harrison County Schools - new Lost Creek Elementary School

Brooke County Judicial Courthouse renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

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

Light of Life Rescue Mission

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

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Wirt County Schools - Several ESSERF Projects County-Wide, including HVAC and Cooling Tower replacement

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

# Scott D. Kain

## Engineering Production Manager / Senior Plumbing Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV, and AASF#1 Maintenance Building & Hangar renovations

Harrison County Schools - new Johnson Elementary, Gore Elementary build-out, and new Lost Creek Elementary

United States Postal Service - multiple projects / new & renovations, including several Clarksburg projects

West Virginia State Police - multiple projects State-wide, including renovations, additions, and new construction

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

Building 34: WV State Office Complex in Weirton

West Virginia Health & Human Resources Wheeling Office renovations

WVDRS Wheeling District's new office space fit-out

City of Moundsville - New Municipal Public Safety Bldg

Tyler County Commission - Judicial Annex & Sheriff's Office

West Virginia University - University Police Building fit-out

West Virginia University - new State Fire Training Academy

Wheeling Island Fire Station

Brooke Co. Commission - Judicial Center & Historic Courthouse

Belmont County Commission - Courts & Offices build-outs

VAMC Beckley

WVU IOT - Maclin Hall & Conley Hall renovations

Panhandle Cleaning & Restoration warehouse/garage/office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Steel Valley Regional Transit Authority

Wheeling Island Hotel•Casino•Racetrack multiple projects

Orrick's Global Operations Center

Millennium Centre Technology Park



# Michael J. Clark Sr.

## Senior Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Harrison County Schools - new Johnson Elementary, Gore Elementary build-out, and new Lost Creek Elementary

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

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

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

Brooke County Schools - Several Projects County-Wide

Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations

Hampshire County Schools - Animal Vet Science Center

Hancock County Schools - New Manchester Elementary addition/renovations, Oak Glen High renovations, Senator Rockefeller Career Center HVAC renovations, Weir High renovations, & new Weirton Elementary, and many more additions/renovations

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

WVDRS Wheeling District's new office space fit-out

Carenbauer Wholesale Corporation warehouse addition/renovations

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

# Richard G. Berger

## Senior Mechanical Engineering Designer

### EDUCATION:

CCAC of Allegheny County  
Concentration: HVAC

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### McKinley Architecture and Engineering

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

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

Wetzel County Schools - Short Line School HVAC

Steubenville City School District - Steubenville High School commons renovations

Brooke County Judicial Center Courthouse

Tyler County Commission - Judicial Annex Building

City of Moundsville - Municipal/Public Safety Building

#### CJL Engineering\*

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

#### Lovorn Engineering\*

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

#### Stantec Corporation (formerly Burt Hill)\*

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

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

# David A. Ullom

## Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides a unique understanding for problem solving. Mr. Ullom will assist in the evaluation and designs of all of the mechanical systems (and possibly plumbing and fire suppression systems) in your facility.

### NOTABLE PROFESSIONAL EXPERIENCES:

Harrison County Schools – Gore Elementary addition and renovations

Harrison County Schools – Lost Creek Elementary

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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

Fayette County Schools – new Meadow Bridge K-12 project

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and additions

Ohio County Schools - Warwood Elementary and Middle School  
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and  
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - new Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

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



# 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

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
*Construction Administrator*  
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 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

Steel Valley Regional Transit Authority renovations

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects, including Clarksburg

The Towers Building renovations, multiple phases including HVAC, windows, and doors

Cameron American Legion Exterior Renovations

Cabela's Eastern Distribution Center

City of Steubenville - multiple projects

Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex (\$30M)

Brooke County Schools - District-Wide Construction Program (\$36 million), including new buildings, and renovations

Grant Co. Schools - multiple projects, including Maysville renovations, & Union Educational Complex addition/renovations

Hancock Co. Schools - District-Wide Construction Program (\$56 million), including new buildings, renovations, and additions

Marshall Co. Schools - Hilltop Elementary (LEED Certified).  
Cameron High (\$32 million / LEED Registered). District-Wide Construction Program (\$38 million), including new buildings, renovations, and additions.

Ohio Co. Schools - multiple projects County-Wide

Tyler Co. Schools - multiple projects County-Wide

The Linsly School - Campus-Wide addition/renovations

Harrison County Courthouse renovations

Jefferson County Courthouse renovations & Annex demo

Lincoln National Bank Building renovations

# HVAC Replacement Projects

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit a **partial assortment** of HVAC system replacement projects:

Barnesville School District	Linsly School - multiple projects
Bayer Heritage Federal Credit Union	Marshall County Court
Bennett Square	Marshall County Schools - multiple projects
Boone County Schools - multiple projects	Martins Ferry Stadium
Braxton County Schools - multiple projects	McDowell County Schools - Mount View
Braxton County Senior Center	McKinley Carter Wealth Services renovations
Brooke County Schools - multiple projects	Mt. Calvary Chapel
Capitol Theatre	Oglebay - Glassworks
Cardinal Health - multiple projects	Ohio County Schools - multiple projects
Carenbauer Wholesale Corporation	Orrick's Global Operations Center
Charleston Enterprise Center	Panhandle Cleaning & Restoration
Clay County Schools Middle School	PRT Technical Center renovation
Coldwater Creek Distribution Centers	Raleigh County Emergency Services Authority
Community Action Southwest Senior Center	Ritchie County Schools - MS/HS
Community Trust Bank - multiple projects	Sisters of St. Josephs Convent
Convenient Food Mart	Southern WV Community & Technical Center
Cornerstone Group - Highlands Office	St. Matthews Church Parish Hall
Coronet Foods - multiple projects	Steubenville MLK Recreation Center
Diocese of Wheeling/Charleston Rectory	Summers County Schools - Summers Middle
Dr. Chapman DDS Office Building	The Towers Building in Steubenville
Dr. Ganzer Medical Office Building	Tyler County Schools - multiple projects
First Choice America Federal Credit Union	Union Bank Sistersville Branch
First National Bank Williamson	USPS - multiple projects
Franciscan Multi-Tenant Building	Wagner Building
Franciscan Office Building	WV Department of Health and Human Resources
Fresh-Twist	WV Department of Highways
Glenville State College - RF Kidd Library	West Virginia Independence Hall
Grant County Schools - multiple projects	West Virginia Northern Community College
Grave Creek Mound Museum	WV State Police - multiple projects
Hampshire County Courthouse	West Virginia University - multiple projects
Hancock County Schools - multiple projects	Wetzel County Schools - multiple projects
Hope VI Units	Wood County Schools - multiple projects
Jefferson County Justice Center	<i>(and much more)</i>

2 Open-Ended IDIQ Contracts

# United States Postal Service

## Appalachian Area (West Virginia & Virginia) and Erie/Pittsburgh District in Pennsylvania

### Owner

United States Postal Service

### Construction Cost

Multiple projects completed under 2  
multi-year open-ended contracts

### Project Architects-Engineers

McKinley Architecture and Engineering



McKinley Architecture and Engineering has had **2 separate multiple year open-ended IDIQ agreements** with the **United States Postal Service**. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia], which was awarded on September 29, 2015, and is our **fourth consecutive** multiple year open-ended contract for WV. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232).

We have designed **dozens of facilities** for the USPS, including **new construction, additions, renovations, and rehabilitations** in numerous cities within these areas. We have completed studies, reports, general building renovations, HVAC and electrical systems improvements, utility infrastructure, roofs, elevators, building envelope improvements, and much more. **HVAC projects include commissioning, testing and balancing**. One recently completed example was a \$1.8 million **build-out / renovation project** for the Parkersburg Carrier Annex & Hub, which includes **new HVAC systems, testing and balancing, masonry wall, concrete work, exterior wall thermal and moisture protection, site concrete paving, etc.** In addition, we have designed over 100 Postal facilities for ADA compliance. We have also completed **Historic Preservation** work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

For the newest projects, they incorporate **energy efficient** design which follow the newest USPS Standards compliance to provide a **more efficient systems**. For example, the **energy saving on a recent HVAC replacement project** was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.

A majority of the projects we have completed for the USPS over the past 20+ years have been various HVAC projects, including these recent examples which were all completed while the buildings remained occupied!:

- Altoona, PA Post Office - \$350,000 HVAC project involved Air Handling Units be replaced along with an addition of a DDC Control System in a historic 1931 facility.
- Charleston Processing & Distribution Center - \$375,000 HVAC renovation project involved replacing thermofusers and the ceiling fan coil units with 8 fan powered VAV boxes and 3 single duct VAV boxes with hot water reheat coils; replacing 3 failed rooftop units with new RTUs with electric heat and economizers; installing 2 new 5-ton mini split AC units in an area without cooling; and extending the existing DDC control system to control these new items. The new RTUs have economizers to allow the unit to provide free cooling whenever the outside air temperature is below 55° F, by modulating the amount of outside air delivered through the unit.
- Clarksburg Finance Station - \$460,000 HVAC project involved the replacement of the outdated 120-ton water cooled chiller and two 107-ton cooling towers, with new energy efficient systems.



## 2 Open-Ended IDIQ Contracts

# United States Postal Service

-Huntington Processing & Distribution Center - \$201,000 HVAC project replacing hot water boiler with like-in-kind.

-Martinsburg Processing & Distribution Center (seen below) - \$280,000 HVAC project replacing 4 Packaged Rooftop Units with new, like-in-kind, Packaged Rooftop Units. While the RTUs are similar, there were some design changes made to bring the units in to USPS Standards compliance and to provide a more efficient system. The new units were installed on the existing RTU curbs and tied into the existing duct systems. In order to meet the USPS Standards, the units all utilized R-410A refrigerant. The energy saving mentioned above were achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F. The existing equipment consists of Packaged Rooftop Heating and Cooling Units with DX Cooling and Gas Heating. The workroom, which makes up the majority of the building square footage houses high amounts of equipment providing high levels of internal heat gain, requiring DX Cooling when the outside air temperatures are below the economizer enable setpoint. As a result, currently to maintain space comfort the RTUs must operate DX Cooling into the heating months or the units are turned off, to save energy. The new equipment provides increased operating efficiencies with the addition of Economizers.

-Monongahela, PA Main Office - \$330,000 HVAC project replacing hot water boiler with 2 high efficiency condensing boilers in a historic 1913 facility; we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period (with the upgrade from 83% to 95% efficient boilers the system operates more efficiently). While cutting the openings in the structural slab for the supply and return duct, the contractor created and/or noticed cracks; therefore we performed an emergency engineering site visit the next day on the condition of the concrete, provided a sketch for the required structural reinforcements, and the reinforcements were installed.

-Williamson Main Office - \$422,000 HVAC project replacing hot water boiler with high efficiency condensing boiler.



BEFORE

and AFTER



## Multiple Clarksburg Projects

# United States Postal Service

## Clarksburg, West Virginia

### Owner

United States Postal Service

### Construction Cost

Multiple projects completed under multi-year open-ended contracts

### Project Architects-Engineers

McKinley Architecture and Engineering

As mentioned on the previous pages, since the 1980s, we have worked dozens of times for the USPS in multiple facilities in Harrison County, including the Clarksburg Finance Station, Eastpointe, Bridgeport, and more.

One of our most recent projects for the USPS is the **Clarksburg Finance Station elevator renovation**. This \$375,000 project started out only as an elevator study, which included the site investigation of the existing elevator components. We then provided a report with condition/code assessment including compliance with current USPS standards, options for repair/replacement with recommendations, photos and budget cost estimates, including design and construction administration costs. After reviewing the study, the USPS chose the complete replacement option. Replacement, known as a "modernization" in the elevator industry, required a WV State Historic Preservation Office review since the building is listed on the National Register. The document preparation also included collaboration with on-site staff to provide for on-going occupancy of the building so that the Federal Judge and US Marshals may continue operations during the fit out.

Another Clarksburg project example is an HVAC project. The main objective of this \$460,000 project was the **replacement of the 120-ton Water Cooled Chiller**, which was 24 years old. The typical useful life for a water-cooled chiller, located indoors is approximately 15 to 20 years. This replacement included new piping from the existing shutoff valves to the Chiller, strainer, thermometer, pressure gauge and flexible connectors. In addition to the chiller, was the replacement of two 107-ton **Cooling Towers**. These towers had rust on them, patches had been welded onto the panels, the controls had been rewired and there were clamps holding the motor mounts in place. This task involved new shutoff valves to the Cooling Tower and Pumps, strainer, thermometer, pressure gauge and flexible connectors; moreover, new piping from the existing shutoff valves. Also, this project involved the **replacement of 4 Pumps (2 new Condenser Water Pumps and 2 new Chilled Water Pumps)**, the **installation of new 6' wide door out of the mechanical room**, and a **Hydronic System Balancing**. The demolition included the existing chiller, 2 cooling towers, 4 pumps, and miscellaneous piping, fittings and equipment.





# Johnson Elementary School

## Bridgeport, West Virginia

### Owner

Harrison County Schools

### Size

66,000 SF

### Construction Cost

\$16.8 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

City Construction Company

We have completed a few projects for **Harrison County Schools** over the years, including new construction, and additions/renovations/adaptive reuse. For one example, the **new Johnson Elementary School** is a **66,000 SF building** that accommodates over 600 students. **This was named NCWV Media's Public Project of the Year.** We designed multiple **"High Performance School"** components, such as natural daylighting, good indoor air quality, and thermal control of each classroom. Johnson Elementary was designed as **Collaborative for High Performance School (CHPS)**, and also received an **ENERGY STAR Rating of 90**, which means it is in the **Top 10% of the most efficient projects documented in the U.S. Environmental Protection Agency's ENERGY STAR program!**

The building was designed with **advanced safe school features** including **security vestibule or man-trap at the main entrance**, **layered security zones**, **hardened construction**, **a video surveillance system**, **exterior site and building lighting**, and more.

The building was placed on the site for **optimum daylighting** and the potential for future expansion. Insulated concrete forms were used for the exterior walls and the interior bearing walls. The exterior of the building is a brick veneer with fiber cement panels.

The school is comprised of 28 classrooms, special education, computer labs, music, media, large training room, administrative offices, health and nurses rooms, a large gymnasium, cafeteria with a stage, and kitchen. There are Promethean touchscreen interactive whiteboards in every classroom.

A **unique feature** is a timber pedestrian "covered bridge" that connects the two second floor classroom wings. The bridge is a wooden replica paying homage to covered bridges in West Virginia, especially the Simpson Creek covered bridge that sits just outside the city limits.





Harrison County Schools

# Gore Elementary School

## Clarksburg, West Virginia

### Owner

Harrison County Schools

### Size

61,300 SF

### Construction Cost

\$8 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

City Construction Company

For another Harrison County Schools project, this \$8 million project is to **adaptively reuse and convert United High School to the new Gore Elementary School**; combining Adamston Elementary School and Wilsonburg Elementary School. The project, located in Clarksburg, West Virginia, includes **55,200 SF of renovations**, along with **6,100 SF of new additions**. This is designed for an enrollment of 553 students. The project is currently under construction.

The school building includes classroom upgrades, kitchen and dining areas, as well as a gym and other various interior renovations to the existing buildings. The interior includes adding a fire sprinkler system, **upgrading the HVAC, and infilling and replacing the windows**. There are **new safe school features including a new man-trap addition at the main entrance with a security vestibule**. A new fire alarm and sprinkler system will be installed throughout the building. On the exterior will be a new building façade. Furthermore, there will be parking and separate drop off loops for the buses and parents.

A 2-story classroom wing **addition** was designed to accommodate the number of students. Some of the 1st floor classrooms of the two story classroom wing addition will be combined with toilets to make 2 PreK and 2 Kindergarten classrooms, and the remainder of the classrooms on the 1st floor will be three 1st grade and three 2nd grade classrooms and/or Special Education rooms. The 2nd floor will house three 3rd, 4th, and 5th grades, as well as a media center and computer lab and a Special Ed room. The 2nd floor of the new classroom wing addition holds the 5th grade classrooms.



McKinley Architecture and Engineering ©2018

### Gore Elementary School Renovation

Harrison County, West Virginia

**McKINLEY**  
ARCHITECTURE + ENGINEERING

We also designed multiple **"High Performance School"** components and **energy efficient features**, such as **Full MEP upgrades to high-efficiency HVAC** and new ceilings with LED lighting systems, **ventilation and high-efficiency filters for good indoor air quality**, **window infills with high-performance glass**, **daylight windows for natural daylighting**, added wall insulation for energy efficiency, and more. The HVAC system will be upgraded to a four-pipe system with the addition of a chiller and new unit ventilators capable of providing the ventilation air required by code.

**McKINLEY**  
ARCHITECTURE + ENGINEERING

Statewide On-Call Agreement

# WVDOT, Division of Highways

## State-wide, West Virginia

### Owner

West Virginia Department of Transportation,  
Division of Highways

### Construction Cost

Multiple projects completed under  
2 multi-year open-ended contracts

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Engineer

Tim E. Mizer, PE, RA, QCxP

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.

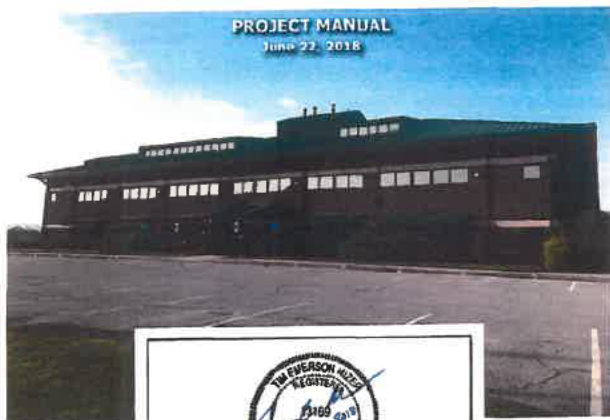
**For one task**, we designed the HVAC replacement to the existing 2-story, 8,820 square foot **WVDOH Equipment Division Facility in Buckhannon** (State Project N081-BLD/GR-0.00 00). We designed a new Variable Refrigerant Flow (VRF) air handling unit with remote condensing unit to condition the offices and conference room. A complete digital controls system was installed, with a desktop computer to allow authorized users access to the system.

**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.

West Virginia Department of Transportation,  
Division of Highways

District 6 Headquarters  
HVAC Renovations  
Moundsville, West Virginia

PROJECT MANUAL  
June 27, 2018



**McKINLEY**  
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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

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# WV Department of Health and Human Resources Office Building

Wheeling, West Virginia

## Owner

WV Department of Administration:  
Real Estate Division

## Size

56,783 SF

## Construction Cost

\$2 million

## Project Architects-Engineers

McKinley Architecture and Engineering

## Project Architect

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



We were asked by our client to **renovate** a former 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 **West Virginia Department of Health & Human Resources'** new Ohio County office. The 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 project was built in **three phases: the exterior was completed first (including new doors, windows, skin, etc.), next the interior (including secure doors and windows), and then the parking lot** so the project could be fast tracked to meet the Owner's 2013 move-in requirements. The building 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. **The showroom windows were mostly in-filled because of the sensitive nature of the materials in the building, but windows high on the wall provide natural daylight in the space.** 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.

Allied Plate & Glass was hired for the Phase I secure exterior doors and hardware (as well as windows). There are exterior doors at 3 locations, which are heavy-duty hollow-metal doors and frames. There is front glaze aluminum storefront framing for 3 entrances, 6 exterior fixed frame windows, and 4 sections of continuous fixed frame windows. This included 112 pieces of glass (both tempered and annealed) in the doors, frames, and windows. The entrances have door frames that are 2" x 4-1/2" thermally broken front glaze transom door frames with front glaze sidelites. The doors and sidelite glazing are 1" overall thickness insulated *tempered* units, where the transom glazing is 1" overall thickness insulated *annealed* units. The entrance frame size at 101B is 100" x 129", at 179B is 136" x 129, and at 125A is 138" x 129". All doors are 72" x 84" pairs with continuous hinges and rim panic devices, wide stile doors, 1-3/4" thick with 10" bottom rails & 6" cross-rails. There are two sets of custom hardware, which includes head receptors and aluminum sill flashing with end dams.

Deluxe Doors was hired for the Phase II secure interior doors, windows, and hardware. This included 80 interior door openings of knocked down primed steel frames, red oak clear pre finished wood doors and hardware and glazing. Furthermore, there are closers and reinforced frame heads to 17 doors, passage lever sets to 2 doors, and electrified trim to 2 doors. The video conference room includes a hollow metal, knocked down, primed frame with one way mirror. The reception window (shown to the right) includes aluminum tracking with security glass. The door contact and reader interface was installed by a security contractor.



# Open-Ended Contract West Virginia State Police

## Owner

West Virginia State Police

## Construction Cost

These projects were completed under  
3 multi-year open-ended agreements

## Project Architects-Engineers

McKinley Architecture and Engineering

McKinley Architecture and Engineering have completed design services on **dozens of renovations, multiple new detachments, and several additions** on West Virginia State Police detachments throughout the State. For all 72 facilities throughout the State of West Virginia, we examined the buildings, completed an assessment of needs, and then determined the future needs for each facility. Some buildings have **E911 Centers** which have a higher level of security. We understand the need for security throughout the entire buildings, especially where the public enters the detachment. There are various levels of secure windows and doors. The windows are usually bullet-proof glass, some are tinted and insulated secure-lined glass, some allow daylight but also obstruct exterior vision (looking in). At the WVSP Academy, we designed a shooting range control center with a watch tower that is windowed on three sides with full view of the range (with insulated & safety glass), as well as a staging area that is enclosed with a glass wall toward the range. In addition at the WVSP Academy, we renovated 3 buildings and includes all new windows which are both energy efficient and secure, and completed ADA renovations. In addition, we design multiple energy-efficient and sustainable design aspects to the various buildings, such as the Logan Detachment uses a daylight clearstory to let natural daylight into the internal squad and conference rooms (seen to the bottom right). Typically we use block for force and bullet protection; but in an existing building where we have to use gypsum board partitions we would use fiberglass ballistic panels and expanded metal mesh behind the gypsum board, and on the inside of the wall we would use plywood under for extra blast protection. Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above. We have extensive experience designing secure interior and exterior doors and associated access control systems on dozens of WVSP Detachments.

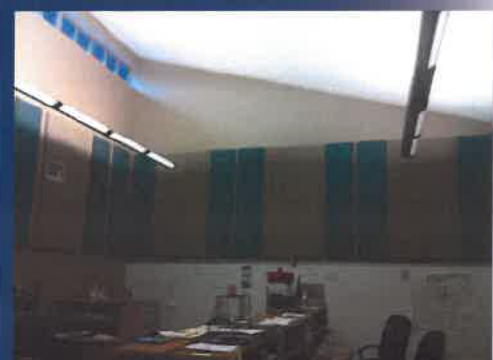
Architectural and Engineering design for new addition and renovations to the detachment in **Pendleton (Franklin)**. The **3,170 SF addition** was for a **911 Center (E911)** that included 2 offices, a communications room, a transmitter room, a kitchen and a vestibule. The **3,840 SF of renovations** included providing security for the secretary, replacing door hardware to more secure hardware, a bunkroom, ADA upgrades, exit and emergency lights, and an emergency generator to name a few.



A new 3,465 SF **Mason County Detachment** in Point Pleasant includes secured/separate access to the main WVSP areas which has a squad room with gun storage, Sergeant's office, evidence room, additional/separate evidence lockers, interview room, kitchen, day room, restrooms, file room, garage, and secretary's room with view of commons area. The commons area includes a separate access vestibule, lobby, restroom, conference room, mechanical room, and an additional storage area.



The new 13,000 SF **Logan Detachment** is now the Back-Up Data Center for the WVSP Headquarters facility in South Charleston; therefore, it needed much of the same security, emergency and power distribution systems since the facility must remain in operation 24/7. We designed secured entrances, doors and windows; a 350 kW backup generator for the entire building; an uninterruptible Power Supply (UPS) room; raised access floors; and more. There is a daylight clearstory window system to let natural daylight into the internal rooms.





# Building 55 West Virginia State Office Complex



## Logan, West Virginia

### Owner

State of West Virginia

### Size

53,200 SF approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

Massaro Corporation

### Commissioning Agent

Iams Consulting, LLC



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 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.

There were secure exterior and interior doors and windows, with various hardware and glazing. The exterior doors and storefront included aluminum, galvanized hollow metal, or steel (garages) doors and frames materials. The interior doors are mainly wooden with hollow metal frames. Many are fire rated for 60 or 90 minutes.

At the request of the Owner, the building was designed to be energy efficient and meet sustainable design goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified** for energy use, lighting, water, material use, as well as incorporating a variety of other sustainable strategies. To help achieve this, the HVAC System included the installation of custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls. For a few other features, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. The windows are both energy efficient and secure. One of the unique features of the building is the daylight system. The design takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that 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



# Building 55 West Virginia State Office Complex



September 5, 2014

**Sent Via CMRRR: 7013 2630 0000 2069 4021**

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

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

Mr. Hildreth:

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

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

#### Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

#### Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

#### Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

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



# Building 55 West Virginia State Office Complex



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

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

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

Very truly yours,

Rizwan Virani  
Managing Director



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

# Orrick's Global Operations Center

## Wheeling, West Virginia

### Owner

Orrick, Herrington & Sutcliffe LLP

### Size

88,000 SF approx.

### Construction Cost

\$8 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

David B. McKinley, PE

### Contractor

John Russell Construction

This 100 year old warehouse was adaptive reused and **renovated** to create some of the most creative office space in the State. This former historic warehouse is now a **high tech "back office"** for a **major multinational law company**.

The greatest challenge was to convert the once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This **\$8 million** dollar project won a **West Virginia AIA Merit Award**. The entire exterior shell was designed and constructed in **6 months** to attract a new tenant, which included **reconstructing 120 dilapidated steel windows and glazing**. A complete interior renovation included **new HVAC and systems**, floor redesign, etc. This building soon became Orrick'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; therefore, security was a major concern.

Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. The security system features we had to incorporate, understand, and design by included: a card access system that allows single card with multiple-levels of access programmed into that card, with card readers at the front door, server rooms and network operations center, elevators, loading dock, stairs, and other sections; there is not a full time receptionist; glass break and motion detectors on the ground level; an intercom at the front door; and finally, security cameras are placed at the loading dock, rear parking lot, and front door.

We designed the interior and exterior doors to comply with various levels of ANSI 250.8 for level and model, ANSI A250.4 for physical-endurance level, NFPA 80 for clearances for fire-rated doors, and other relevant codes. The exterior doors, panels, and frames were fabricated from metallic-coated steel sheets. The exposed faces of the interior doors and panels, including stiles and rails of nonflush units, were fabricated from cold-rolled steel sheet. Reinforce doors and frames received surface-applied hardware. For glazing, there are nonremovable stops on outside of exterior doors and on secure side of interior doors for glass, louvers, and other panels in doors, as well as screw-applied, removable, glazing stops on other side of interior doors.



BEFORE and AFTER



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# Raleigh County 911 and Emergency Operations Center HVAC

Beaver, West Virginia

**Owner**

Raleigh County Emergency Services Authority

**Size**

12,855 SF

**Construction Cost**

\$250,000

**Project Architects-Engineers**

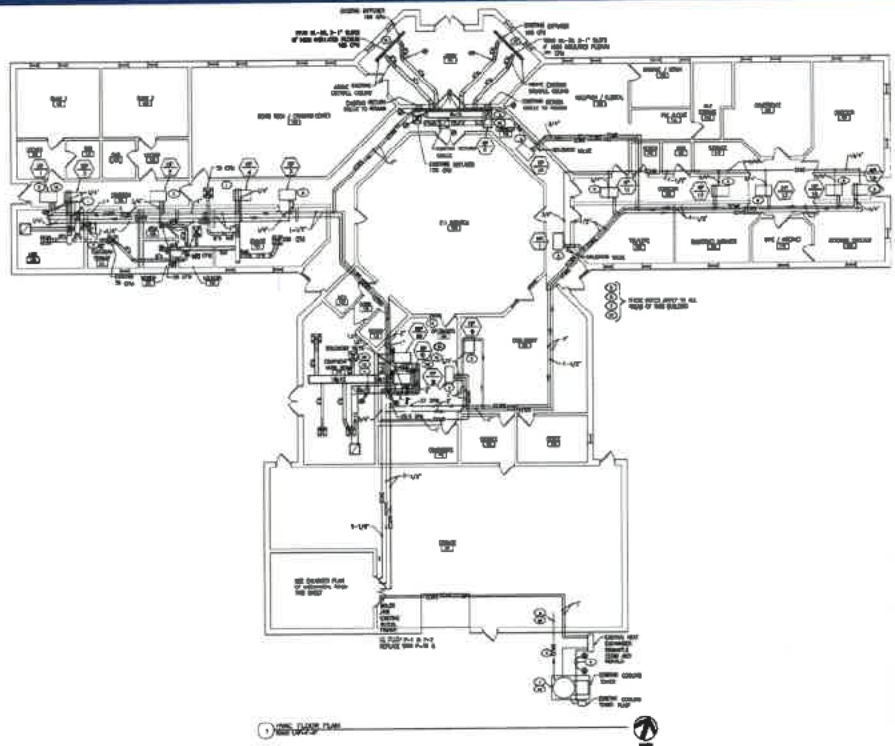
McKinley Architecture and Engineering

**Project Manager**

Tim E. Mizer, PE, RA, QCxP

**Contractor**

Pennington Plumbing & Heating



McKinley Architecture and Engineering was commissioned to investigate and provide Construction Documents to repair the ill-functioning HVAC system in the Raleigh County Emergency Services Authority's office building (911 Center and Emergency Operations Center).

Upon investigation of this 13,000 SF facility, it was determined that many of the heat pumps were undersized within the 911 Center's most critical areas (such as the Dispatch Room). More importantly, it also was determined that the building was not constructed architecturally as designed and this deficiency greatly influenced the total building's HVAC system's performance.

The project included the replacement of 2 Water Source Heat Pump Units and adding 1 new Water Source Heat Pump Unit, relocating a Water Source Heat Pump Unit from above a critical computer area, installing a new main boiler and utilizing the existing boiler as back-up boiler, replacing 2 building loop circulating pumps, installing a new HVAC Control System, replacing the cooling tower filter, replacing the cooling tower water level control and adding a water hammer arrester on the line to prevent water line rattling, installing new heat pump flow control hose kits, and adding pitched Roof Insulation at R-25 thickness. Since the facility is a 911 Center, it must remain in operation 24/7; therefore, the pumps were replaced one at a

time so that the building could stay in operation, while the building remained occupied.

In addition to HVAC renovations, the project also includes associated electric work, miscellaneous interior renovations and insulation work.





# The Towers Building

## Steubenville, Ohio

### Owner

Jefferson County Commissioners

### Size

76,300 SF

### Construction Cost

\$6.1 million approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Project Engineer

Tim E. Mizer, PE, RA, QCxP

As mentioned on the previous page, we have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, and currently have an engineering and architectural services open ended contract with them. Another project example is multiple phases of renovations and upgrades to **The Towers Building**. This is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner. Therefore, McKinley was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, **mechanical** and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations addressed repair options, efficiency and energy saving solutions.** We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings. After this, we have **designed multiple phases of renovations for the building;** a main roof replacement, mezzanine roof replacement and new lobby skylight, building envelope repairs, a **new boiler**, new ADA handicapped ramp, and an **overall HVAC replacement**. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out

/ renovations for the Jefferson County Board of Elections. **The construction was performed with the building in operation.** These projects were completed over time, with different General Contractors. For one example, the **new boiler** project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is **high energy efficiency**, and has a much **smaller footprint**.

The **\$3.4 million HVAC replacement** project included **renovations to the entire building**. The **demolition** included the removal existing **cooling tower**, exhaust fan, rooftop unit, and associated ductwork and piping from upper roof (tower); removal of existing exhaust fan and gravity ventilating intake hoods from lower roof (mezzanine); removal of basement air handling units, chilled water piping and pumps, condenser water piping and pumps, ductwork, chiller, and VAV boxes throughout the building. **The new HVAC system** included the installation of variable refrigerant flow system (VRF) throughout the building; installation of new dedicated outside air system (DOAS-1) on the upper roof (tower) and an air handling unit (AHU-1) in the basement with the condensing unit installed on the lower roof (mezzanine); installation of new and the reworking of existing ductwork; new shut-off and control valves installed on the existing hot water perimeter finned-tube baseboard; and installation of a new DDC Control system throughout the building. The electrical work included disconnecting existing power from demolished equipment and the installation of new circuits to the new equipment, which included adding a sub-panel on every floor. There was also partition extensions, ceiling removal and replacement, fire sealant work, and fireproofing repairs.



BEFORE & AFTER



**McKINLEY**  
ARCHITECTURE + ENGINEERING

West Virginia University

# University Police Building

## Morgantown, West Virginia

### Owner

West Virginia University

### Size

11,768 SF

### Construction Cost

\$450,000

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

McKinley Architecture and Engineering assisted West Virginia University in renovating a new space for the University Police Department. First, a site visit was conducted in order to determine the physical condition of building regarding building code violations, fire and life safety issues, and American with Disabilities Act (ADA) compliance. The main purpose of this study was to determine the areas of code violation as they pertain to life, safety and welfare of the inhabitants. An Architect and Engineers visited the site and documented extensive notes and photographs were taken in order to best evaluate, draw conclusions and formulate recommendations.

The design of this three-story building included security walls, force protection, and ballistic materials that were built into the existing gypsum board walls to provide security for the dispatch/emergency communication center. The waiting area required bullet/explosion proof drywall and glass windows; the transaction windows have a bullet resistant standard stainless steel frame, glazing, talk window, and pass thru. Also, a double door was added walking into the waiting area. Only exit/entrance doors will be on card swipe to allow entry into the building; all other doors are lock set with key. The dispatch room has card swipe access. There is an overnight evidence room off the existing double doors; this room has electronic lock and a different card swipe into the Secure Evidence. The next room is Fire Arms and storage; this room has card swipe and floor to deck above for security reasons, and the storage room also has a standard lock set for door. The front doors have card swipe access to the upper floors.



BEFORE



and AFTER



BEFORE



and AFTER

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# West Virginia University Colson Hall

## Morgantown, West Virginia

**Owner**  
West Virginia University

**Size**  
35,000 SF approx.

**Construction Cost**  
\$5.6 million

**Project Architects-Engineers**  
McKinley Architecture and Engineering

**Project Architect**  
Denis Gill, AIA

**Contractor**  
TEDCO Construction

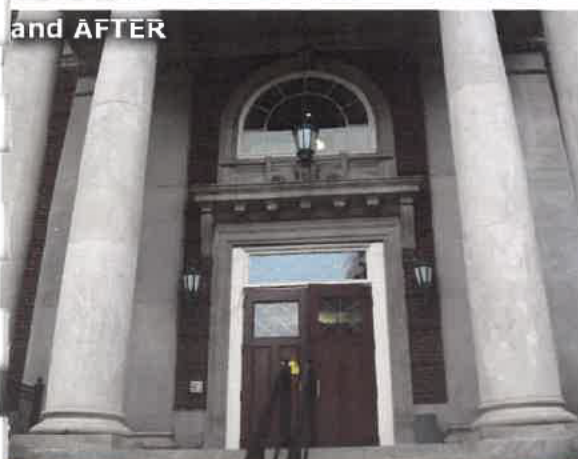
McKinley Architecture and Engineering has completed many project for West Virginia University and their affiliated campuses through multiple Open-End Architectural / Engineering Services contracts, along with additional projects outside those open-ended agreements. We have completed HVACs / boilers, doors, windows, renovations, repairs, alterations, fit-outs, historic preservations, additions, and new buildings.

For one project, McKinley Architecture and Engineering completed a \$5.6 million renovation/restoration project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major mechanical and electrical systems design. Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements. Exterior repairs and renovations included doors, windows, bricks, lighting, stair and railings, and more.

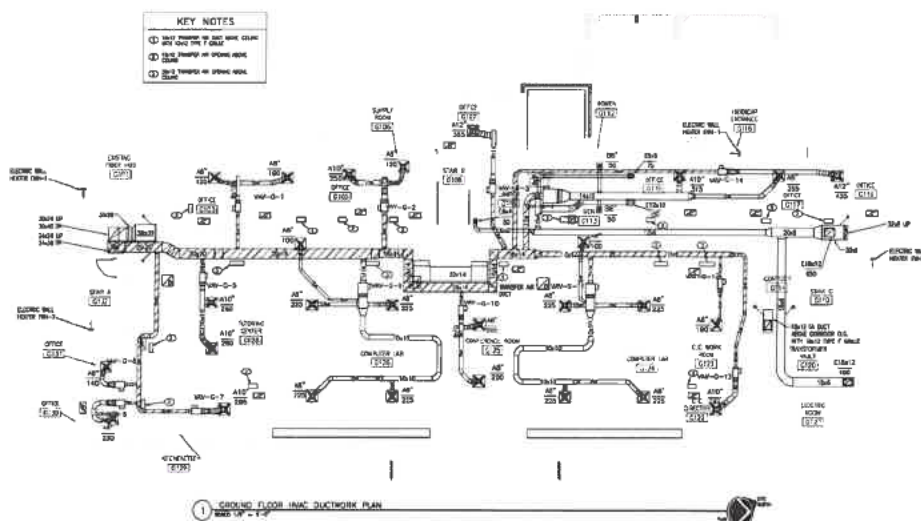
The HVAC System consists of 2 Variable Volume Air Handling Units with Hot Water and Chilled Water Coils, and Enthalpy Controlled Economizer. The AHUs provide heating and cooling through a series of Variable Air Volume Boxes with Hot Water Reheat Coils. The exterior spaces also have finned tube radiation to compensate for the building envelope loss. The Chilled Water is provided from the campus Chilled Water Plant and is fed through the building with 2 Base Mounted pumps with variable speed drives, configured as duty / standby. The Hot Water is developed through a Shell-n-Tube Heat Exchanger. The steam, from the Campus System is converted to Hot Water and distributed throughout the building with 2 Base Mounted pumps with variable speed drives, configured as duty / standby. A complete Direct Digital Control System was installed to provide all programming and alarm notification.



BEFORE



and AFTER



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# Southern WV Community & Technical College

## Williamson Campus

### Williamson, West Virginia

#### Owner

Southern WV Community & Technical College

#### Size

60,000 SF

#### Construction Cost

\$763,635

#### Project Architects-Engineers

McKinley Architecture and Engineering

#### Contractor

Elco Mechanical Contractors, Inc.

The Owner was also experiencing water penetration in several areas of the 60,000 SF facility; **due to our findings during the HVAC renovations**, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design. Moreover, the 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks. The Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley Architecture and Engineering to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day.

For the HVAC portion of this \$763,635 Southern WV Community & Technical College project, we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced. Due to the restrictions from the funding source, the project was designed in a shortened timespan. The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley Architecture and Engineering identified the problem areas, prioritized them, and designed solutions. The end result was occupant comfort in all areas of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue.



BEFORE



and AFTER



# Southern WV Community & Technical College Wyoming/McDowell Campus

## Saulsville, West Virginia

### Owner

Southern WV Community & Technical College

### Size

22,800 SF

### Construction Cost

\$293,700

### Project Architects-Engineers

McKinley Architecture and Engineering

### Contractor

Elco Mechanical Contractors, Inc.



This HVAC renovation project included the replacement of a 75 ton rooftop unit, including duct modification, roof work, crane, electric, piping, and more. Also involved was the replacement of a boiler plant with a new high efficiency plant, including 2 condensing boilers, 2 pumps, breeching, concrete pads, and hydronic accessories. In addition, a new DDC controls system was installed and custom programming was written for this 22,800 SF project. Due to the restrictions from the funding source, the project was designed in a shortened timespan. We reduced the energy usage for the building by installing high efficiency equipment and controlling the entire HVAC system via custom programming that utilizes energy saving techniques.



BEFORE

and AFTER



Brooke County Schools

# Brooke High School HVAC

## Wellsburg, West Virginia

### Owner

Brooke County Schools

### Size

278,000 SF

### Construction Cost

\$5 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Engineer

Tim E. Mizer, PE, RA, QCxP

### Contractor

R&B Mechanical, Inc.

For the Brooke High School HVAC project in Wellsburg, West Virginia, McKinley's role had originally included preliminary planning stages to secure a successful bond vote and state funding requests. Brooke High School HVAC is 1 of 2 projects within Brooke County Schools' \$36 million District-Wide Construction Program (funded with a \$18 million local bond vote passed in the November 2014 election, and supplemented with matching \$18 million from WV School Building Authority). We gathered data, analyzed, and performed services to help promote HVAC upgrades at Brooke High as well as a new Middle School. We worked on brochures and flyers to be distributed before the election, and provided evidence that this work is a solid investment; which helped aid in the successful Bond passage.

This 278,670 SF of HVAC replacement/renovations for Brooke High School included major HVAC/mechanical, electrical, and plumbing engineering design, and associated architectural design. The vocational shops and science labs were brought up to Code. The design meets the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2011 National Electric Code (NFPA 70), and WV State Fire Code. The \$5+ million project involved the removal of the existing hydronic heat pump system equipment and replace such with a new Variable Refrigerant Flow (VRF) System, we replaced 19 Air Handling and ERV units with electric heating and cooling to gas units serving the required ventilation in the classrooms. There were approximately 200 VRF indoor consoles to replace floor mounted water source heat pumps. There were alteration and reconfigurations to the existing ceiling ductwork for the installation of the new VRF Units. There was also demolition of other existing equipment and material.

Furthermore, the HVAC replacement/renovation package also includes HVAC control modifications, exhaust fans, exhaust valves, louvers and gravity ventilators, grilles, register, and diffusers, new gas piping and painting, and electrical modifications. There was testing, adjusting, and balancing of the installed equipment. This project was designed with **energy efficiency** in mind; the VRF system to cool/heat the building has an anticipated energy cost reduction of 30% compared to existing mechanisms. The project was completed in September 2016. The entire work was **less than 1% in total non-elective change orders!**



**McKINLEY**

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Brooke County Schools

# Brooke High School HVAC



BEFORE

& AFTER



BEFORE



& AFTER



Hancock County Schools

# District-Wide Construction Program +

## Hancock County, WV - county-wide

### Owner

Hancock County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Architect

Gregg P. Dorfner, AIA, REFP

**McKinley Architecture and Engineering has completed over \$71 million in projects over the years for Hancock County Schools.** Most recently, multiple projects were completed as a part of a **\$56 million District-Wide Construction Program** (funded with a \$37 million local bond vote supplemented with \$19 million from WV School Building Authority). This bond call is a result of the Comprehensive Education Facilities Plan (CEFP) that was developed by our firm. **There were several windows and doors renovations in many schools. Several projects had HVAC upgrades. The entire \$56 Program was less than 1% in total non-elective change orders!**

The Program included a new Weirton Elementary School (\$26.5 million), A.T. Allison Elementary additions and renovations (\$5.3 million), New Manchester Elementary additions and renovations (\$6.2 million), Oak Glen Middle wrestling room (\$784,675), Oak Glen High renovations (\$1.7 million), Oak Glen High Multi-Sports Complex/Stadium (\$4.63 million), Weir Middle School renovations (\$669,486), Weir High renovations (\$2.4 million), Weir High Multi-Sports Complex/Stadium (\$4.8 million), Senator John D. Rockefeller IV Career Center HVAC project (\$1.1 million), and 3 former elementary school demolitions.

We incorporated multiple **energy efficient "green"** components into these projects, such as low flow plumbing fixtures, energy monitor on the main electrical gear, dimmable lighting with occupancy sensor control, and T-5 & T-5 HO fluorescent bulbs used as primary light sources throughout school to name a few.

**Several of the buildings were brought up to today's standard of school safety and security. This included a redesigned secure main entrances, new exterior doors and interior doors with insulated security glass, the addition of Man Traps at every public entry point, security cameras and video monitoring of all access points, door position monitoring, new security windows, and a building-wide access control system which controls and records all access to the building.**



Before



and After

One of the District-Wide Construction Program projects was the addition/renovation project to the Allen T. (A.T.) Allison Elementary School (seen to the left). Improvements include restroom upgrades, ADA compliance, HVAC, plumbing, electrical, life safety, security, etc. The 56,000 SF building was brought up to today's standard of Security.



Ohio County Schools

# Madison Elementary School

Wheeling, West Virginia

**Owner**

Ohio County Schools

**Size**

74,820 SF approx.

**Construction Cost**

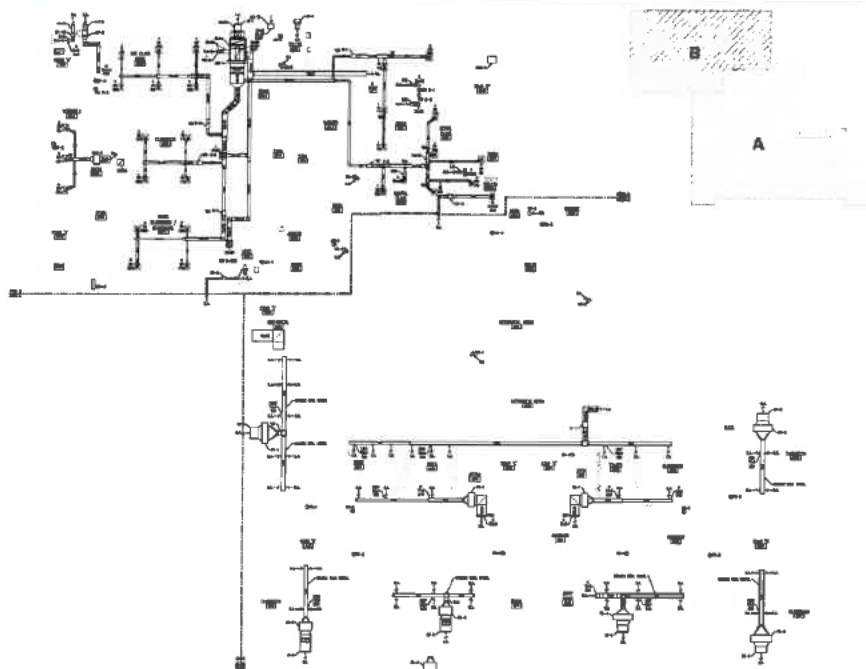
\$3.7 million

**Project Architects-Engineers**

McKinley Architecture and Engineering

**Contractor**

Climatech, Inc.



The **Madison Elementary School 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 **HVAC replacement** was a major goal of the **\$3.7 million** project. The existing heating system consisted of steam radiators, served from a single steam boiler located in the basement of the school. The entire lower level of the school, including the boiler room was located below the flood plain. The only air conditioning in the building was provided by individual window AC units, and ventilation air was not adequate.

The renovations to the building included relocating the Boiler Room to the main level, to bring it out of the flood plain. This required structural reinforcement of the floor from below, installation of a concrete floor, sound dampening panels around the perimeter of the room, floor drains, and new lighting. The remainder of the **HVAC renovations** included the installation of Custom Air Handling Units with chilled and hot water coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, Variable Air Volume boxes with hot water heating coils, packaged Rooftop Units and Direct Digital Controls. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights. The Air Cooled Chiller also needed to be elevated above the flood level, so a structural platform was installed with an integral sound wall, so the chiller will not be seen or heard. There was also HVAC testing, adjusting, and balancing, as well as performance commissioning. **The renovations were partially completed while school was in session. The project involved a lot of coordination with the State Fire Marshal.**



**BEFORE  
and AFTER**



# Hilltop Elementary School



## Sherrard, West Virginia

### Owner

Marshall County Schools

### Size

49,700 SF

### Construction Cost

\$8.4 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

Grae-Con Construction

### Commissioning Agent

Iams Consulting, LLC



The 49,700 SF Hilltop Elementary School didn't start out as a green school but the design intent was to incorporate good sustainable design practice. During design coordination with the engineering team members the energy model that was developed compelled the designers to reduce the chiller capacity and system design; thus reducing energy use while saving money. It was not until after construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. A lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the indoor environmental quality conducive to learning, and to minimize maintenance. Since we incorporated good sustainable design practices from the beginning of design, this allowed for an easy transition, and for the project to be successfully completed. Hilltop Elementary is the first LEED Certified school in the state of West Virginia!

For the LEED Certification, we received points for the HVAC system design and commissioning, such as Thermal Comfort Controllability, Design, & Verification, as well as Mold Prevention. The HVAC System consists of 3 Single Zone Packaged Rooftop Units and a Series of Fan Coil Units, having ventilation air provided by a Dedicated Outside Air Unit. The Packaged Rooftop Units have Electric Heat, DX Cooling, Enthalpy Controlled Economizer with CO2 Override (on the Cafeteria Unit) and Hot Gas Reheat for Dehumidification Control. Upon a space RH value above 60% the DX Cooling will be energized, and Hot Gas Reheat will be utilized to prevent overcooling of the space. We are also preventing elevated humidity by limiting the ventilation air in the seldom occupied spaces, with the use of CO2 control. Upon a CO2 level of 800 ppm, the outside air damper will modulate open. However, the majority of the time the ventilation air will be kept at a minimum, since the space is seldom used at full capacity, greatly limiting the humidity. The Maximum Calculated RH value for the Classrooms served by the Fan Coil Units is 60%. The ventilation air is delivered to the spaces through a Dedicated Outside Air Unit. The Dedicated Outside Air Unit includes a Total Energy Wheel. When the outside air humidity levels are elevated, the Energy Wheel will provide the first level of dehumidification. Based on the interior sensible loading, the reduced airflow and cooling supply air temperature, the resulting RH in the space will not exceed 60%.

We also received multiple other LEED points in areas such as: low-emitting materials, acoustical performance, daylighting & views, lighting system design, light pollution reduction, optimized energy performance, recycled content, regional materials, innovation in design, and much more. The School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is less than \$170/SF. This amount was well below the national average for elementary school construction, sustainable or not. Also, this project had less than 1% in non-elective change orders!

HES won a 2010 Gold Medal Green Building Award by Building of America. HES also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. HES received the 2012 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools nation-wide to be awarded the first-ever U.S. Department of Education Green Ribbon Schools! Moreover, on Hilltop won a 2013 Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks.





Wetzel County Schools

# Security Doors and Windows

## Wetzel County, WV - county-wide

### Owner

Wetzel County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP

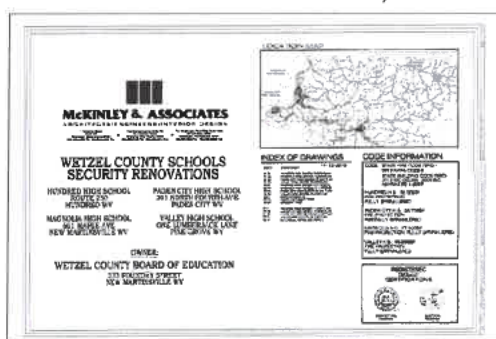
McKinley Architecture and Engineering recently completed 9 projects for Wetzel County Schools of roughly \$7 million dollars in upgrades, achieved substantial completion on time or early, and were on budget with less than 1% Change Orders.

For one project, we completed **County-Wide School Access Safety Plan updates** including preliminary floor plans and elevations, as well as budget estimates, for safety and security renovations/additions to every school in Wetzel County from elementary, middle, high, and vocational technology facilities. From this study McKinley Architecture and Engineering and Wetzel County has further prioritized the order of renovations, and recently completed the first construction phase of this

county-wide undertaking. All 4 High School (Hundred, Magnolia, Paden City, & Valley) facilities just received safety and security enhancements, including door and window replacements with security glazing and frames, access controls, video intercom and surveillance systems, door position and latch monitoring, fire separation, vandal resistant hardware, and other security enhancements. There were various electrical requirements (such as for access controls, power supply, wiring), as well as

mechanical work (such as for duct connections at the louvers). These 4 projects were \$1.25 million total budget. Future phases of construction will include all of the above mentioned items as well as entry mantrap additions to other school facilities around the county.

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



and AFTER



and AFTER



**McKINLEY**  
ARCHITECTURE + ENGINEERING



Tyler County Schools

# Multiple HVAC Replacements +

## Tyler County, WV - county-wide

### Owner

Tyler County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP

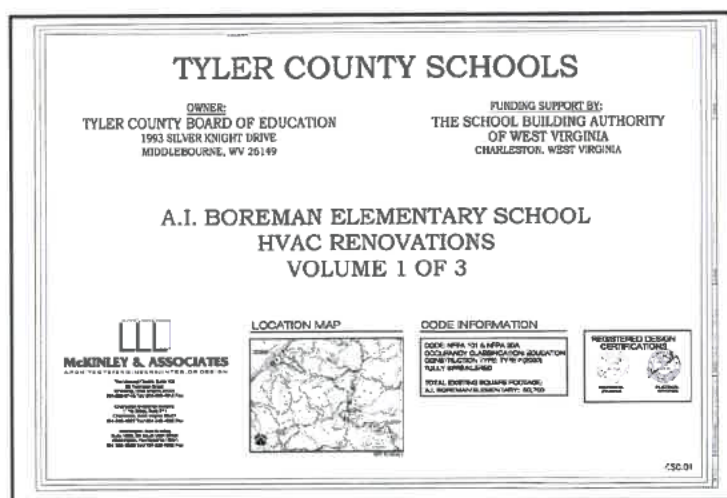
McKinley Architecture and Engineering has an on-going relationship with Tyler County Schools, and we have completed multiple projects for them since 2003, including their 10-year Comprehensive Education Facilities Plans (CEFP 2010-2020 and CEFP 2020-2030), various renovations, HVAC upgrades, School Access Safety project, and more. We also have a 5-year open-ended contract for implementing projects which resulted from that CEFP, as well as for other projects. Some projects were a County-wide School Access Safety project, A.I Boreman Elementary School HVAC repairs and roof, Board of Education Administrative Office renovation, new Bus Maintenance Garage, Sistersville Elementary School HVAC repairs and roof, Tyler Consolidated renovations, new Tyler Consolidated High School Athletic Complex, and Tyler County Pre-K HVAC repairs and upgrades to name a few.

For one project, the \$2.5 million HVAC project for Tyler County Schools involved the replacements of the existing HVAC Systems at A.I. Boreman Elementary, Sistersville Elementary, and Tyler County Pre-K Schools in Sistersville and Middlebourne, West Virginia. Boreman and Sistersville included the replacement of existing HVAC Equipment, including but not limited to RTU's and VVT Boxes, duct modifications and a new DDC Control System. Tyler County Pre-K School included New AHU with DX Cooling, new VAV Boxes with Hot Water Reheat, New Boiler Plant and DDC System. The contractor was Johnson Boiler Works.

A.I. Boreman Elementary School is a 50,700 SF facility. The HVAC project included the replacement of 17 Packaged Rooftop Units which includes gas heating, DX cooling, economizer with barometric relief & curb adaptor. There was also replacement of 31 VVT Dampers, duct modifications, controls, electrical work, miscellaneous construction (ceilings), as well as the demolition of existing systems being replaced.

Sistersville Elementary School is a 49,200 SF facility. The HVAC project included the replacement of 12 Packaged Rooftop Units which includes gas heating, DX cooling, economizer with barometric relief & curb adaptor. There was also the replacement of 31 VVT Dampers, duct modifications, controls, electrical work, miscellaneous construction (ceilings), as well as the demolition of the existing systems being replaced.

Tyler County Pre-K School is an 8,700 SF facility. The HVAC project included the Installation of one 25 Ton Variable Speed AHU which includes gas heating, DX cooling, & economizer with barometric relief. There was also the installation of 10 VAV boxes with reheat, ducts, controls, electrical work, miscellaneous construction (ceilings), as well as the demolition of existing systems being replaced.



HVAC Rooftop Unit Replacement



Tyler County Schools

# County-Wide School Access Safety

## Tyler County, WV - county-wide

### Owner

Tyler County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

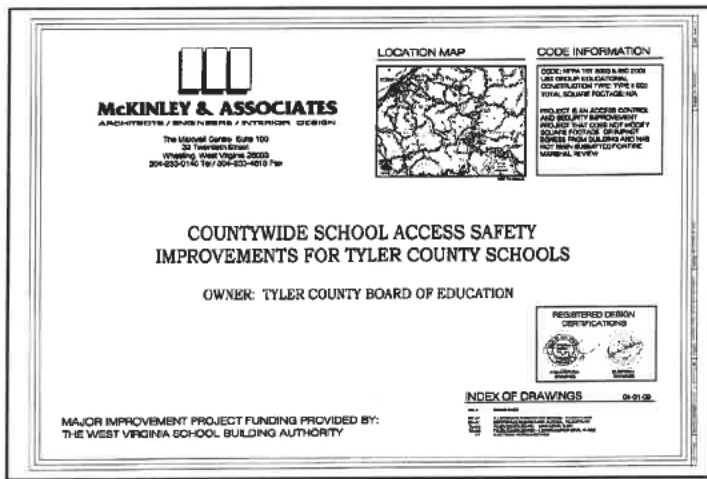
### Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP

As mentioned on the previous page, McKinley Architecture and Engineering has an on-going relationship with Tyler County Schools, and we have completed multiple projects for them since 2003.

For another project, we completed a County-Wide School Access Safety Plan updates and implementation Project. To start, we completed a study including preliminary floor plans and elevations, as well as budget estimates, for safety and security renovations/additions to every school in Tyler County. From this study, we completed the design and construction phases of this county-wide undertaking.

This \$770,000 project consisted of renovations and additions which included school access safety improvements to all of the county's pre-Kindergarten, Elementary, Middle and High Schools. Work included door replacements, window replacements, and forced entry resistant glazing replacements. A new centrally monitored access control, and credential/ID system with video, audio and card stations for staff, visitor and student access was a central component of the upgrades. Exterior entry points were consolidated, and existing key access locations were "re-keyed" to re-established district key control. Site egress and vehicular safety bollards were also added. A new "mantrap" and automatic ADA door operators were also included in upgrades.



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# References

We feel that the best way to demonstrate our strengths and leadership in **HVACs, windows, aluminum storefronts, and overhead doors design** is by referring to our clients. We have an ever-growing list of repeat clients. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; we encourage you to call our references:

*(Several Projects County-Wide, including new Johnson Elementary, schools renovations, etc.)*

Ms. Dora Stutler  
Harrison County Schools  
P.O. Box 1370  
Clarksburg, WV 26302  
304 / 326-7300

*(Open-Ended IDIQ Contracts, including multiple HVAC, windows, doors, & Clarksburg projects)*

Mr. Michael Douglass  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336 / 665-2875

*(Several Projects County-Wide, including HVACs, windows, & doors replacements, etc.)*

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

*(HVAC Projects)*

Mr. Joshua Smith, PE  
WVDOT Division of Highways  
1900 Kanawha Boulevard, East  
Building 5, Room 350  
Charleston, WV 25305  
304 / 887-2325

*(Several Projects County-Wide, including HVACs, windows, & doors replacements, etc.)*

Mr. Rob Robinson  
Brooke County Schools  
1201 Pleasant Avenue  
Wellsburg, WV 26070  
304 / 737-3481

*(Building 55: West Virginia State Office Complex - **LEED Certified**)*

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

*(Several Projects County-Wide, including HVACs, windows, & doors replacements, etc.)*

Ms. Amanda Kimble  
Tyler County Schools  
P.O. Box 25  
Middlebourne, WV 26149  
304 / 758-2145

*(Several Projects County-Wide, including HVACs, windows, & doors replacements, etc.)*

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



Here you will find a copy of Thom Worlledge's (*your Project Manager*) West Virginia Board of Architects' Registration & Authorization to provide Architectural Services in West Virginia. On the following page is Tim Mizer's (*lead Engineer*) and Kurt Scheer's (*Mechanical Engineer*) West Virginia State Board of Registration for Professional Engineers. In addition, Thom's and Kurt's LEED AP Certificates are found in an upcoming page. We can also provide more copies of certifications/degrees/licenses of other Professionals if you wish to see them; a listing is found on each person's resume. Furthermore, copies of our firm's various licenses are found on the following pages:

## The West Virginia Board of Architects

certifies that

Thomas Worlledge

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

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

Certificate Number



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



Emily Papadopoulos  
Executive Director



**West Virginia State Board of Registration  
for Professional Engineers**

**TIM E. MIZER**  
**WV PE #** [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2022**



**West Virginia State Board of Registration  
for Professional Engineers**

**KURT A SCHEER**  
**WV PE #** [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2022**





THIS CERTIFICATE BEARING WITNESS THAT

**Thomas Worlledge**

has attained the requirements of

**LEED AP BUILDING DESIGN + CONSTRUCTION**

by demonstrating knowledge of green building practices required for  
LEED AP certification and the ability to apply and communicate this knowledge  
in the design and construction process.

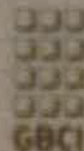
*John R. ...*

*Patricia ...*

May 5, 2012

2012

May 4, 2012



**The U. S. Green Building Council**

hereby certifies that

**Kurt Scheer**

has successfully demonstrated knowledge of the  
green building design and construction industry and the  
Leadership in Energy and Environmental Design (LEED™) 2.0  
Green Building Rating System, Resources and Process required  
to be awarded the title of

**LEED™ 2.0 Accredited Professional**



*Steven Winter*  
Steven Winter, Chairman

*Christine Ervin*  
Christine Ervin, President & CEO



## 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/soa/businessentitysearch/validate.aspx> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

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

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

BUSINESS REGISTRATION ACCOUNT NUMBER:

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



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

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

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

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

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

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

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# CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY ARCHITECTURE AND ENGINEERING, INC**

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

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

**January 1, 2022 - December 31, 2023**

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

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



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

*Scott E. Thomas Jr.*

BOARD PRESIDENT

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	Pauli 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@pauliassociates.com	
INSURED	McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: CINCINNATI INS CO		10677
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

### COVERAGES

### CERTIFICATE NUMBER:

### REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD W/O/D	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input 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	06/15/2021	06/15/2022	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	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 \$

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

### CERTIFICATE HOLDER

### CANCELLATION

AI 005479

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

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ACORD 25 (2016/03)

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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2021

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

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

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		<b>CONTACT</b> NAME: Steven Galica PHONE (A/C, No. Ext): 216-306-0047 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sgatica@oswaldcompanies.com		
<b>INSURED</b> McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
		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
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE OTH-ER 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 \$1,000,000 Aggregate \$2,000,000 Deductible \$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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**McKINLEY**  
ARCHITECTURE + ENGINEERING



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: 995514

Doc Description: Clarksburg Armory Windows & HVAC Renovations EOI

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2022-01-21	2022-02-08 13:30	CEOI 0603 ADJ2200000009	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 : 32 20th Street - Suite 100

City : Wheeling

State : West Virginia

Country : USA

Zip : 26003

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 233-0140

Extension: 115

**FOR INFORMATION CONTACT THE BUYER**

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

Vendor  
Signature X

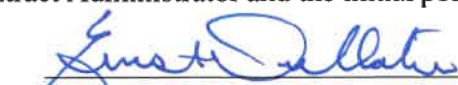
FEIN# 55-0696478

DATE 7 February 2022

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



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

  
\_\_\_\_\_  
(Name, Title)

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

32 20th Street - Suite 100, Wheeling, WV 26003  
\_\_\_\_\_  
(Address)

(Address)

(304) 233-0140 x115 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) / (Fax Number)

(Phone Number) / (Fax Number)

edellatorre@mckinleydelivers.com  
\_\_\_\_\_  
(email address)

(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)

7 February 2022  
\_\_\_\_\_  
(Date)

(304) 233-0140 x115 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

## PURCHASING AFFIDAVIT

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

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

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

**DEFINITIONS:**

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


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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature:  Date: 7 February 2022

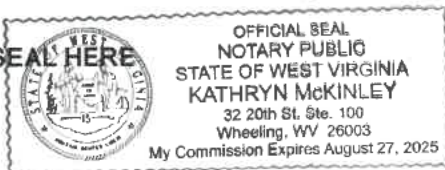
State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 7 day of February, 2022.

My Commission expires August 27, 2025

AFFIX SEAL HERE



NOTARY PUBLIC 

*Purchasing Affidavit (Revised 01/19/2018)*