



West Virginia Purchasing Division

2019 Washington Street, East
Charleston, WV 25305
Telephone: 304-558-2306
General Fax: 304-558-6026
Bid Fax: 304-558-3970

The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at wvOASIS.gov. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at WVPurchasing.gov with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1098548

Procurement Type: Central Purchase Order

Vendor ID: 00000206862

Legal Name: MCKINLEY AND ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 09/16/2022

Response Time: 10:54

Responded By User ID: dcarenbauer

First Name: David

Last Name: Carenbauer

Email: dcarenbauer@mckinleya

Phone: 304-233-0140

SO Doc Code: CEOI

SO Dept: 0705

SO Doc ID: LOT2300000001

Published Date: 9/1/22

Close Date: 9/20/22

Close Time: 13:30

Status: Closed

Solicitation Description: EOI-WV Lottery 6th Floor/13th Floor Renovations

Total of Header Attachments: 1

Total of All Attachments: 1



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**State of West Virginia
 Solicitation Response**

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Solicitation Closes	Solicitation Response	Version
2022-09-20 13:30	SR 0705 ESR09162200000001396	1

VENDOR
 000000206862
 MCKINLEY AND ASSOCIATES INC

Solicitation Number: CEOI 0705 LOT2300000001
Total Bid: 0
Response Date: 2022-09-16
Response Time: 10:54:35
Comments:

FOR INFORMATION CONTACT THE BUYER
 Toby L Welch
 (304) 558-8802
 toby.l.welch@wv.gov

Vendor Signature X **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Architectural/ Engineering Services				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

In accordance with W. Va. Code 5G-1-1 (et seq) WV Lottery seeks A/E Services for renovations to the 6th and 13th floors of the WV Lottery HQ building as described herein.



West Virginia Lottery

CEOI 0705 LOT2300000001

EOI - WV Lottery

6th Floor/13th Floor Renovations

McKINLEY
ARCHITECTURE + ENGINEERING

in association with:



FOOD FACILITIES CONCEPTS, INC.

September 16, 2022

Toby L Welch
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Mr. Welch and Members of the Selection Team;

McKinley Architecture and Engineering has teamed up again with Food Facilities Concepts (*McKinley Team*), and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division with our Expression of Interest to provide you with Architectural and Engineering Services to perform an inspection of the WV Lottery Headquarters building 6th floor and 13th floor and provide an evaluation and methodology/approach of the needed renovations. **We are honored to be currently working with the WV Lottery at this Headquarters building, providing a method of correction for water pooling on the roof of the 13th floor, and are looking forward to showcasing our expertise for this project as well.** As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a **full-service architectural and engineering firm** that was formed on July 1, 1981, and are celebrating over 40 years in business. With offices in **Charleston** and Wheeling, WV, and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, an Interior Designer, Construction Contract Administrators, a Qualified Commissioning Process Provider**, an AIA Safety Assessment Program (SAP) Evaluator, Historic Preservationist, and more. Our staff also includes **2 LEED Accredited Professionals** and **3 LEED Accredited Professionals specializing in Building Design and Construction** who can add sustainability and energy efficient features into your project.

We are excited to announce that for the **3rd consecutive year**, McKinley appears on the **Inc. 5000 list the most prestigious ranking of the nation's fastest-growing private companies!** The Inc. 5000 represents nearly 40 years of exceptional American growth stories and represents a unique look at the most successful companies within the American economy's most dynamic segment—its independent small businesses. McKinley Architecture and Engineering is also pleased to announce that we are a member of **PSMJ's 2022 Circle of Excellence**, as a top-performing Architecture and Engineering firms in the nation! With our growing firm of 40 employees, you can see that we can handle your project.

We have designed **several projects that are similar to this project**, including office build-outs / renovations, dock doors and hardware, interior finishes (flooring, paint, etc.), and much more. We have vast **renovation** experience, including many projects **that occurred while the building was occupied.**

McKinley is on the **forefront of innovative design**, we know the **newest technology**, and we know **how and when to apply it effectively**. We have designed **LEED Certified** and LEED Registered projects. Furthermore, we have designed several projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program. Not only have we won multiple State and local awards and recognitions for our designs (such as the Governor's Award for Leadership in Buildings Energy Efficiency), we have also won many **National awards and recognitions**.

Food Facilities Concepts (FFC) was founded in 1989, and they **specialize in meeting the design requirements of the food service industry**. Their design team has experience in planning projects for governmental, commercial, hospitality and industry food service facilities, health care, long-term care, educational, as well as teaching facilities for culinary schools, all across the United States. They have the experience in working on and achieving various levels of **LEED and Green Globe Certified** projects. They also have many featured projects in West Virginia, such as The Greenbrier Resort's The Forum Restaurant, Charleston Area Medical Center, and more. Furthermore, **McKinley has utilized FFC as our Food Service consultant a multitude of projects** for over 15 years ranging from new construction to additions and renovations. Combined, we have teamed on over \$200 million in construction projects.

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

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will **meet all your goals and objectives**. Thank you for reviewing our submission and considering the McKinley Team for your project. We are very excited about the possibility of working with you.

Personal Regards,



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, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Commissioning, Construction Contract Administration, and more. We have a broad range of skill and experience for projects involving commercial, office, governmental, sustainable and energy efficiency, hospitality, and education to name a few. Over the years, our firm won multiple State and National awards and recognitions for our designs. McKinley has made the 2020, 2021, and 2022 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies! We have also made it on PSMJ's 2022 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation!



Firm Information

Ernest Dellatorre
Director of Business Development

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

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

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

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

Locations

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

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

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

Credentials

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

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

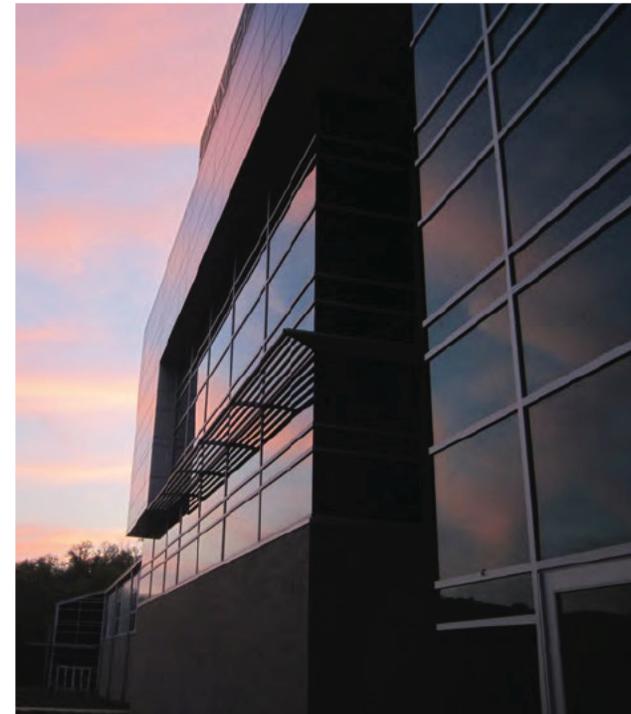
Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers

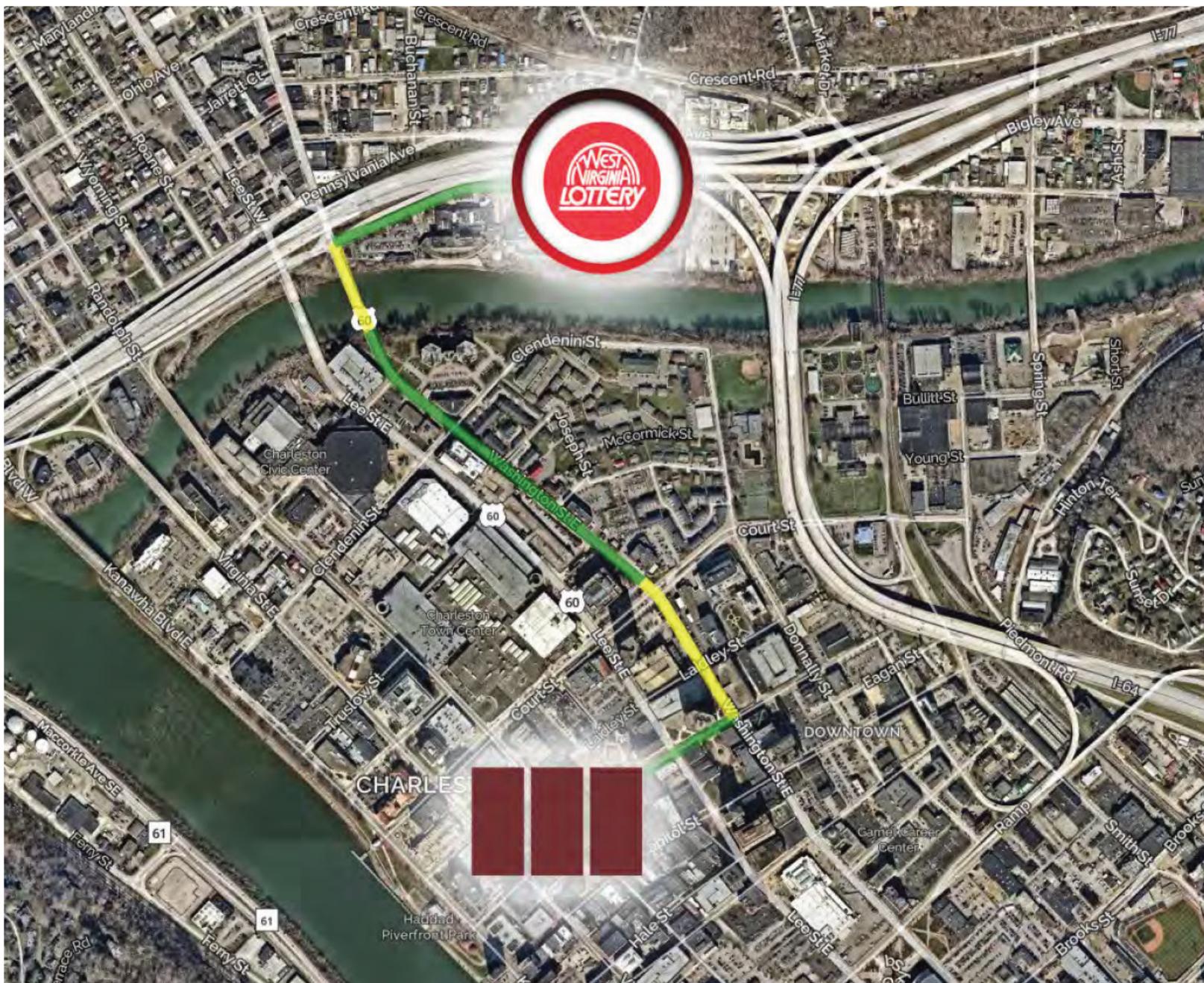


Proximity

Our Charleston office is located a few blocks away from the WV Lottery Headquarters Building. By virtue of our **proximity**, we can provide project services in an **economical, effective and efficient manner**, while also responding **expeditiously** to your project's needs. Also, many of our personnel are native to Charleston, currently live in Charleston, and are **currently working on the 13th floor roof project at the WV Lottery Headquarters**; therefore, our firm would take great pride in assisting with your design efforts on this project, as well.

Being from Charleston, we have vast experience with our local conditions and unique landscape. McKinley Architecture and Engineering has enjoyed success in Charleston and throughout West Virginia, because of our unique understanding of the region's architecture. The buildings complement their surroundings and work to create an unparalleled atmosphere for the clients.

In addition, we can also encourage the contractor to use local trades.



Qualifications

Founded in 1981, McKinley Architecture and Engineering provides design services for projects representing more than \$100,000,000 annually in construction value. Our professional staff includes Architects, Engineers, an Interior Designer, LEED Accredited Professionals (Sustainable and Energy Efficient "Green" Design), Historic Preservationist, Construction Contract Administrators, and more. We have a broad range of skills and experience for projects involving governmental, office, commercial, sustainable / energy efficient projects, municipal, event centers/conference centers, medical

/ health care, developments, emergency service, manufacturers, recreational operations, educational, and much more. We have provided professional services in all 55 counties of West Virginia. We have won multiple **State and Local awards and recognitions**, as well as multiple **National awards and recognitions**; for example, the J.B. Chambers Performing Arts Center at Wheeling Park High School was selected as an Outstanding Design by the American School & University Magazine's Architectural Portfolio.



The McKinley experience in commercial projects include Corporate Office Complexes, Business Parks, Manufacturing Facilities, Warehouses, Distribution Centers, Senior Centers, Daycare Facilities, National Call Centers, Retail Buildings, Restaurants, Cultural Centers, plus many more. Many of these hold multiple tenants. We have vast building experience with new buildings, adaptive reuse/renovations/build-outs, as well as additions projects.

Our services ranges from feasibility planning and concept design through construction administration. We understand that the success of commercial architecture is measured not just by architectural design alone, but also by the added considerations of all members of the design and development team.



A particularly important and integral part of commercial work is our understanding of the permitting process and agency procedures regarding zoning and building codes, traffic and parking requirements, and environment impact assessments. In addition, your facility may have many different criteria to address, such as sensitivity to the people using the facility, safety and security and access safety, as well as cost and energy efficiency.

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 client's program, project requirements and design standards. The design team is responsible for identifying for the WV Lottery 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. Worledge, 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 CA, 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 the WV Lottery, 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 you for final review and approval. A set is 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. Worledge, 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 Contract 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.



Interior Design



Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans.

Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs.



Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.

We can also design for **energy efficiency and sustainability**. For interior design & FF&E; **specific color and texture selections on the floors, walls, ceilings, and furnishings** can enhance the lighting in the space, can create a comfortable atmosphere, and can **incorporate a color palette with fresh accents to offer interest and contrast**. We have utilized **wall paint that has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner**, and contains an anti-microbial which inhibits the growth of mold and mildew. We have specified **carpet tile which minimizes waste, has 35% recycled content, and is Green Label Certified**, meaning it meets stringent indoor air quality requirements.



Sustainable “Green” Design

Buildings 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). 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**:

- John R. Jefferis, LEED AP, CCM, MPM
- Kurt A. Scheer, PE, LEED AP
- Christina Schessler, AIA, LEED AP BD+C
- Jeffrey W. Wessel, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP

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)

All of 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!

Construction Contract Administration & On-Site Representation

Construction Contract 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 Contract Administrators (CA)** 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 Contract 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 Contract Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

FOOD FACILITIES CONCEPTS, INC.

COMPANY PROFILE & SERVICES



Our Food Service Design Process consists of many integrated steps that produce solutions, which are functional, efficient and enduring.

PRELIMINARY PLANNING - The preliminary planning involves the development of the service concepts and the determination of the project scope and feasibility.

SPACE ANALYSIS - An analysis of each area takes into account the amount of space required, along with the relationship to other functions and special design features.

PROJECT DESIGN PHASES - A typical food service and/or interior design project is comprised of Programming, Schematic Design, Design Development, Construction Documents, Submittal Review, and Installation & Project Inspection.

DESIGN CRITERIA - Design criteria are developed to meet the specific management goals and objectives for the facility.

BASIC DESIGN PRINCIPALS - Each design component is evaluated for flexibility, simplicity, ease of sanitation, space efficiency and value.

EFFECTIVE LAYOUT - An effective layout creates a systematic flow within functional areas and provides easy access to raw materials, utensils and equipment components. It organizes efficient relationships with other departments and work areas to assure a productive facility.

EQUIPMENT PLACEMENT - The location of the food service equipment takes into consideration the precise configuration and spacing of each element for the optimum operation and the ease of cleaning and sanitation.

Food Facilities Concepts, Inc. specializes in meeting the design requirements of the institutional food service industry. Our design team has experience in planning projects for health care, long-term care, educational, hospitality and industry food service facilities, as well as teaching facilities for culinary schools.

We have expertise in all phases of design - from determining project feasibility through installation management. Food Facilities Concepts, Inc.'s design projects encompass small and large scale endeavors; from the renovation of small, outdated serving areas, to the total development of expansive food service departments for new multi-unit facilities.

We have made a commitment to provide the best services possible. Following are some of the advantages of working with
Food Facilities Concepts, Inc.

PRINCIPAL INVOLVEMENT - Your project will be designed by the principal of our firm. This total personal involvement enables prompt, comprehensive development of your design.

QUALITY OF DOCUMENTATION - We utilize the most advanced food service CAD and BIM modeling design programs to produce precise detailed drawings and documentation.

EXPERIENCE - The principal of our firm has more than fifteen years of food service design experience. As the food service consultant for numerous architects, our staff is also knowledgeable in construction design and coordination requirements.

INTERIOR DESIGN - Our interior design department is available to assist your design team in selection and specification of furnishings and interior finishes that will compliment and endure in their environment.

FEES - Our fees are typically fixed, as opposed to a percentage of equipment costs. This fee structure helps keep food service equipment costs in line, as our fee is unrelated to the cost of the specified equipment.



FOOD FACILITIES CONCEPTS, INC.



Foodservice Design Consulting

Company Profile



FoodFacilities Concepts, Inc. was established in 1989. The founders of the company were two former food service equipment sales people. The company was established when the founders realized that the industry was in need of design professionals focused on the specific needs of their clients and not focused on equipment sales numbers while designing facilities.

A corporate ethos was established from the onset and is still in use today. This includes:

Keeping principal involvement and primary contact throughout the duration of the project.

Focus on the needs of the client based on menus, client vision, and customer needs.

Establish fees based on size and complexity of the project, not equipment costs.

What makes us different from others in the industry?

Dedicated to providing clients with design focused service custom tailored to meet their needs and budget.

Holistic design approach that considers the client's ethos.

Close collaboration with the client and entire design team throughout the design process to ensure the food service equipment is implemented in a manner that does not detract from the customer experience.

Not a stocking equipment dealership allows us to specify any brand or type of equipment that best suits the needs of the client.

Principal involvement and point of contact throughout the entirety of the project.

We have achieved a 95% repeat client base.



Utilization of most current BIM and Construction Management Tools

Revit BIM modeling is utilized in the version required by the project team. Equipment is modeled in three dimensional allowing the design team to create elevations, isometrics and renderings.

Our team utilizes and is familiar with a wide array of construction administration tools for reviewing and commenting on submittal. These tools can be utilized in realtime submittal and drawing review sessions.

Sustainability

We have the experience in working on and achieving various levels of LEED and Green Globe Certified projects. This experience allows us to make recommendations for sustainable and energy efficient products to meet the specific certification or general guidelines established by the client.

CONTACT

412-276-9090

mventresca@ffcinc.biz

www.ffcinc.biz

Find us on Facebook

Design Team Flow Chart



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

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB # [REDACTED]

President:

West Virginia Society of Architects

Member:

The American Institute of Architects
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. Worledge 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 believe 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:

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

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

Charleston Enterprise Center office 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)

WVSU's Gus R. Douglass Economic Development Center

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV

West Virginia State Police - new Logan Detachment

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

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

Big Sandy Arena & Convention Center

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

West Virginia University - University Police Building

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

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)

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

Architect / Specialized LEED Accredited Professional

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, 2023.



Emily Papadopoulos
Executive Director

*Included is a copy of Thom Worlledge's (*lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 2874). In addition, a listing of all the professionals' degrees and licenses are found on their resumes. *We would be happy to provide copies of licenses of other professionals, and our Firm's licenses, if you wish to see them.*

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Kentucky
Michigan
Virginia
West 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:

McKinley Architecture and Engineering

WV Lottery Building roof

Ft. Henry Building renovations & restoration

Fayette County Schools - Institute of Technology renovations

Fayette County Schools - Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Outdoor Classrooms

Fayette County Schools - Windows & Doors replacements

Hancock County Schools - New Manchester Elementary addition

Hancock County Schools - Weirton Middle addition

Summers County Schools - HS/MS addition & renovations

Wayne County Schools - ESSERF Work

Wayne County Schools - Window replacements

Wetzel County Schools - Paden City Elementary Multipurpose Addition

Wood County Schools - Pre-Bond Services

Adkins Design, Inc.*

Mr. Hatfield 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.

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

Lindsay Cornell

Interior Designer

EDUCATION:

Fairmont State University
Bachelor of Science, Family and Consumer Science
with Interior Design Specialization - 2012

Fairmont State University
Associate of Applied Design, Interior Design - 2012

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Interior Designer
Charleston, WV (2022 to present)

Pickering Associates
Interior Designer and Architectural Drafter
Parkersburg, WV (2016-2019)

Crown Event Rentals/Crown Florals
Administrative Assistant
Parkersburg, WV (2014, 2015-2016)

SUMMARY OF EXPERIENCE:

Ms. Cornell is an interior designer who believes the functionality and beauty of a space are not mutually exclusive concepts. She has experience designing interiors across a broad variety of sectors including healthcare, commercial offices and facilities, banking, education, and religious structures. She has knowledge and experience with application of ADA regulations, and state building code and industrial standards as they apply to interior furnishings, space planning and finishes.

NOTABLE PROFESSIONAL EXPERIENCES:

University of Charleston Innovation Center*

Camden Clark Medical Center Emergency Department Addition*

Ross Foundation Office Renovation*

Pickering Associates*

Ms. Cornell's duties providing drafting support for the architecture department to create full sets of architectural drawings, meeting with clients to assess the needs and desires for their project, reviewing design documents to select appropriate interior finishes, maintaining samples library and coordinating with material representatives to update materials monthly as needed, taking corrective action on design concepts and selections based on customer feedback, as well as developing applicable solutions to design problems that best meet the clients' needs.

Self Employed Entrepreneur - Artist*

Ms. Cornell planned and directed all functions of art production, developed and implemented sales and marketing plans and programs, and collaborated with customers regarding art to ensure the final product was satisfactory.

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

Building 34: WV State Office Complex in Weirton

WVDHHR's Ohio County office build-out

Celoron Plaza Office Park:

- Orrick's Global Operations Center
- Bennett Square - multiple phases / tenant build-outs
- Wagner Building - multiple phases / tenant build-outs
- Dr. Ganzer Medical Office Building renovations
- Catholic Heritage Center multi-use complex
- Maxwell Centre - multiple phases / tenant build-outs

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building

City of Weirton - Park Drive / Three Springs Drive Development

Marshall County Schools - Hilltop Elementary School (LEED Certified)

WVSU's Gus R. Douglass Economic Development Center / DigiSo

Noah's Bistro

The Towers Building, several phases

Millennium Centre Technology Park

West Virginia Independence Hall

City of Moundsville - Municipal/Public Safety Building

Ft. Henry Building office renovations

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Fort Henry Building - Fourth Floor office build-out

NOAA 3rd Floor renovations

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

Summit Building office renovations

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

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

Light of Life Rescue Mission

Williamson Hospital mechanical renovations

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

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

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Several Projects County-Wide

Pittsburgh City County Building - Booster Pump

Pittsburgh Laborers Union 258

Carnegie Robotics - Third Floor renovation

Clopay mechanical upgrades

Alan M. Gaber, PE

Senior Electrical Engineer

EDUCATION:

Ohio Northern University
B.S. Electrical Engineering
with a Computer Science Option - 1986

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wexford, PA (2022 to present)

Stantec Architecture
Electrical Engineer
Butler, PA (2018-2022)

Penn-Ohio Electrical Contractors
Electrical Engineer
Masury, OH (2013-2018)

HHSDR Architects & Engineers
Electrical Engineer
Sharon, PA (1995-2013)

Sturgeon Engineering, Inc.
Engineer-in-Training
Grove City, PA (1987-1995)

United Engineers & Constructors
Engineer-in-Training
Philadelphia, PA (1986-1987)

SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are **concise, efficient and within the client's budget**. Each phase of his career has exposed him to different aspects of electrical design for the building construction industry, from utility company commercial service design, to commercial, industrial & institutional building design, and electrical construction management. Mr. Gaber's experiences also include K-12 & post secondary education, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - new Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

NOAA renovations

YWCA renovations

Ft. Henry renovations-restoration

Fayette County Schools - new Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High gym renovations

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School

Hancock County Schools - Weir High gym addition

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Middle addition & renovations

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

Summers County Schools - Hinton Elementary cafeteria

Summers County Schools - Talcott Gym renovation

Scott D. Kain

Senior Plumbing Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Building 34: WV State Office Complex in Weirton

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

Celoron Plaza Office Park:

- Orrick's Global Operations Center
- Bennett Square - multiple phases
- Wagner Building - multiple phases
- Dr. Ganzer Medical Office Building renovations

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building

Noah's Bistro

WVDHHR's Ohio County office build-out

WVDRS Wheeling District's new office space fit-out

Ft. Henry Building - multiple phases / several tenant build-outs

Wheeling Island Hotel•Casino•Racetrack - multiple projects

City of Weirton - Park Drive / Three Springs Drive Development

Millennium Centre Technology Park

Holiday Inn Express & Suites - 5 projects in 4 States

Big Sandy Arena & Convention Center

City of Moundsville - New Municipal Public Safety Bldg

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Belmont County Commission - Courts & Offices build-outs

Panhandle Cleaning & Restoration

Hilltop Elementary School (LEED Certified)

Cabela's Eastern Distribution Center

West Virginia State Police - multiple new detachments

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

Wheeling Island Hotel•Casino•Racetrack - multiple projects

WVDRS Wheeling District's new office space fit-out

City of Moundsville - Municipal/Public Safety Building

United States Postal Service - Several Projects State-Wide

The Towers Building, several phases

Cornerstone Office - Highlands

Carenbauer Wholesale Corporation warehouse addition/renovations

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

Tyler County Commission - Judicial Annex Building

West Liberty University - Several Projects

The Linsly School - Banes Hall addition/renovations

Brooke County Schools - Several Projects County-Wide

Grant County Schools - Several Projects County-Wide

Hancock County Schools - Several Projects County-Wide

Harrison County Schools - new Johnson Elementary

Ohio County Schools - Several Projects County-Wide

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

Summit Building office renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Center Courthouse

Main Street Bank - Toronto

Williamson Hospital mechanical renovations

YWCA Renovations

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

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - Capon Bridge E.S. gym addition

Hancock County Schools - Weir High mechanical upgrades

Harrison County Schools - Gore Elementary School build-out

Ohio County Schools - Wheeling Middle renovations

Steubenville City School District - Steubenville High School
commons renovations

Wetzel County Schools - Paden City E.S. Multipurpose addition

Wetzel County Schools - Short Line School HVAC

Wirt County Schools - County-Wide ESSERF Projects

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.

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

David A. Ullom

BIM Coordinator / Fire Protection Engineering Designer

EDUCATION:

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

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Ft. Henry Building renovation

Summit Building office renovations

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

City of Moundsville - Municipal/Public Safety Building

Belmont County Divisional Courts & Offices renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

City of Weirton - Park Drive / Three Springs Drive Development

Keep Smiling Dental office

Main Street Bank - Toronto

YWCA renovations

Stifel Fine Arts Center renovation

PLS Logistics fit-out

Fayette County Schools – New Meadow Bridge K-12 project

Hampshire County Schools - Several Projects County-Wide

Harrison County Schools – Lost Creek Elementary addition and renovations

Harrison County Schools – Gore Elementary addition and renovations

Ohio County Schools - Several Projects County-Wide

Steubenville High School commons renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Robert E. "Bob" Smith

Construction Contract 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

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

Village Administrator:
City of Mingo Junction

Commander:
American Legion Post 351

PROFESSIONAL EMPLOYMENT:

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

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building office renovations, multiple phases

Follansbee City Building renovations

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

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

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building

City of Weirton - Park Drive / Three Springs Drive Development

DiCarlo Office building

Jefferson County Jobs & Family Services renovations

Belmont County Courts & County Offices

Jefferson County Courthouse renovations & Annex demo

Harrison County Courthouse renovations

Cabela's Eastern Distribution Center

Lincoln National Bank Building renovations / preservation

Cameron American Legion renovations

City of Steubenville - multiple projects

West Virginia Army National Guard - AASF#1 HVAC renovations

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

Hancock County Schools - multiple projects County-Wide

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

Ohio County Schools - multiple projects County-Wide

Michael Ventresca

Foodservice Design Consulting

FCSI | PRINCIPAL-IN-CHARGE



CONTACT



EDUCATION

Associates in Specialized Technology of
Computer Aided Drafting and Design, ITT
Pittsburgh, PA

ASSOCIATIONS

Foodservice Consultants Society International

INDUSTRY TRADE SHOW ATTENDANCE

National Restaurant Association
National Food Equipment Manufacturer's Show

CONTINUING EDUCATION (Most Recent)

Designing Kitchens of the Future, FCSI Training
Latest in Refrigeration Technologies
Operational Impacts of Customer-Facing
Technologies
Waves of Change in Food Service
You Want to Cook Where Ventless Webinar –
How to Succeed in Food Waste Prevention –
Mars AirCurtain Solutions
Designing Open Kitchens
Bar Design Fundamentals
Ventless Dishmachines Webinar
Induction Cooking and Holding Technology

Michael has over 22 years experience in the food service industry. His experience ranges from small scale renovations, managing installations, and the planning of restaurants and large scale hospitality facilities. Michael is the owner and principal in charge of all projects at FFC, Inc. He will be involved in the entire process from schematic design through construction administration.

Michael initiates the design process by focusing on the clients needs, vision, and menu prototype. He develops layouts focusing on process flow through the facility with flexibility in equipment selections and how equipment is built-into a facility from an MEP perspective. His experience with detailing drawings, managing large scale installations of equipment, and years of construction administration work allow him to lead his team in developing a set of highly detailed construction and bid documents. Special attention to minimizing the impact of commercial equipment in hospitality facilities to enhance the guest experience is a particular area of focus that Michael employees. This includes how equipment is integrated and utilizing equipment with certain characteristics that lower the impact to guests. Michael was the lead food service designer in the first Reset Certified restaurant in the world.

Select Experience

The Sewickley Tavern Sewickley,
Pennsylvania

Nemacolin Woodlands Resort
Farmington, Pennsylvania

The Greenbrier
White Sulphur Springs, WV

Bruneaux Restaurant
Sewickley, Pennsylvania

Franco's Restaurant
McMurry, Pennsylvania

Cioppino's
Pittsburgh, Pennsylvania

Rochester Smokehouse
Rochester, Pennsylvania

USCB School of Hospitality Hilton
Head Island, South Carolina

WVU Hatfield's Restaurant
Morgantown, West Virginia

Raddison Hotel
Morrisville, North Carolina

Balvanera
Pittsburgh, Pennsylvania

Village Juice
Winston Salem, North Carolina

Campbell Univ. Catering Kitchen
Buies Creek, North Carolina

Red Ring Restaurant
Pittsburgh, Pennsylvania

The Diamond Bar Rochester,
Pennsylvania

30 East Main Restaurant
Uniontown, Pennsylvania

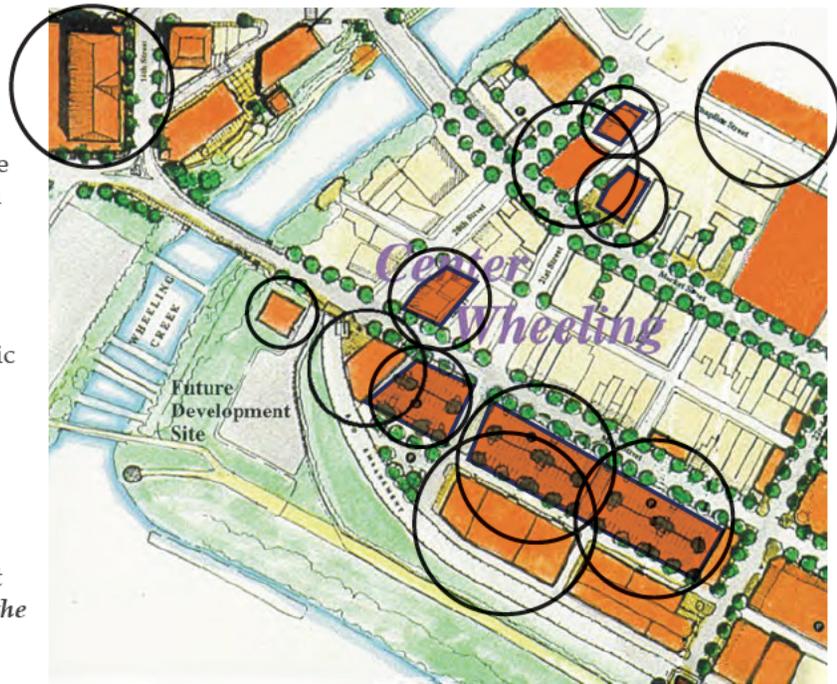
Celoron Plaza Office Park

Wheeling, West Virginia

Where Wheeling Creek meets the Ohio River, French explorer Pierre-Joseph Céloron de Blainville laid claim to all of the territory to the west of the Ohio River for the King of France. This area is now known as the Celoron Plaza Office Park.

Formerly a warehouse district, the Celoron Plaza area is the premier development site in Wheeling that offers prime views of the Ohio River and a strategic geographic location providing access to Interstate 470, the heavily used Wheeling Heritage Walking/Biking Trail and the Wheeling Civic Center.

McKinley Architecture and Engineering is proud to have participated in creating the new 10-acre Celoron Plaza Office Park and the majority of its state of the art facilities (most of our various projects are "circled" in the map to the right), where we worked with various local and national investors.



The development interest from both the private and public sectors included the City of Wheeling, Economic and Community Development Department, Ohio Valley Industrial and Business Development Corporation, Wheeling National Heritage Area Corporation, the Maxwell Partners, Catholic Diocese of Wheeling/Charleston, Orrick Corporation, and more. In addition, some funding was from a Brownfield Economic Development Initiative Grant.

The Celoron Plaza Office Park is located within the **Centre Market Square Historic District** (NRHP#: 84003651) in the National Register of Historic Places; therefore, the goal was to save as many buildings as possible, and to adaptively reuse them to fulfill the clients needs. McKinley Architecture and Engineering designed multiple building renovations/adaptive reuse projects, and the tenants and functions included **multiple commercial offices, a high tech "back office," conference/event space, a bank, retail establishments, museum-quality exhibit space, and more.** We also planned for the demolition of dilapidated buildings that were beyond saving, and designed new parking plazas in their places.

A few of the projects McKinley Architecture and Engineering worked on were:



The Maxwell Partners, a private development group, completed the **renovation / adaptive reuse / build-out** of the **Wagner Building**, an historic 1915 former sugar warehouse, into **Class A office space**. After being vacant for over 30 years, McKinley completed this **\$6.2 million** (original renovation project cost) adaptive reuse project by totally renovating this **7-story brick and concrete structure in phases** (on a floor-to-floor basis), and turned it into a **60,000 SF corporate center** that includes **beautiful Class "A" office suites** as well as a **new bank**. Project also included **floors, paint, new windows, doors, HVAC and systems upgrades, ADA upgrades, restrooms, elevators, new parking lots, a drive-thru for the bank, and more.** This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. We planned for **flex space**; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on **multiple renovations** over the years, and recently worked on a new office build-out on the 5th floor for a new client.

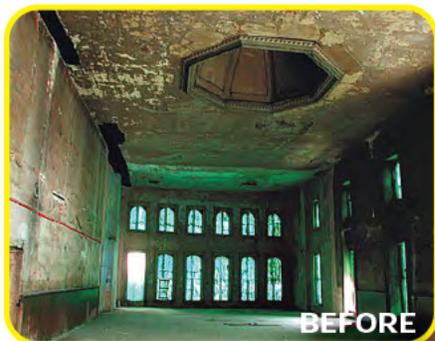
Celoron Plaza Office Park



The Maxwell Partners also invested several million dollars into the award-winning rehabilitation of a former YMCA building in the Celoron Plaza. This \$2.3 million total renovation / restoration / adaptive reuse / build-out of a 5-story, 51,000 SF structure, now known as Maxwell Center, became the home for over 100 professionals in 4 firms: Wheeling's largest law firm, another law firm, an accounting firm, and another large professional firm. The various companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, some included parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, paint colors and wall coverings. Some of the other interior finishes and furnishings included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others. All design work and construction contract administration was completed by our firm. Project also included floors, new windows, doors, HVAC and systems upgrades, ADA upgrades, restrooms, elevators, etc. We were recognized and awarded a West Virginia AIA Honor



Award, Governors Award for Historic Preservation, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, Civitans Award - Grand Victorian Property Improvement Award, City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



BEFORE

Also, at the Celoron Plaza Office Park, the Catholic Diocese of Wheeling/Charleston invested into the Catholic Heritage Center, a 40,000 SF multi-use complex. This \$2.9 million total renovation / restoration / adaptive reuse / build-out project of a 100 year old former auto parts warehouse (former Seymour Auto Parts Building) was remodeled to include retail establishments that rent out the 1st floor; commercial offices and diocesan archives on the 2nd floor; a 3,700 SF of museum-quality exhibits, more commercial offices, and a conference/ballroom/events area on the 3rd floor; as well as a lecture/conference room on the 4th floor. The basement is mainly for storage. Project also included floors, painting, doors, windows, systems upgrades, ADA, restrooms, elevators, etc. The various companies had various program/space requirements we had to design. For example, the exhibits / archive spaces utilized a specialized HVAC heating, cooling and humidity controls. In addition, a chemical fire suppression (rather than water sprinkler) was utilized in the most sensitive of the archive spaces, while pre-action water sprinkler systems were used for less sensitive archive areas and conventional wet pipe systems were used for non-sensitive spaces such as general offices, corridors, etc.

& AFTER



Celoron Plaza Office Park



AIA West Virginia
A Chapter of the American Institute of Architects

2002
**MERIT
AWARD**
FOR EXCELLENCE IN
ARCHITECTURE

Finally, for one last example project we worked on in Celoron Plaza, was Orrick's Global Operations Center. This former Wheeling Stamping Company's manufacturing plant/warehouse complex was adaptive reused and renovated to create some of the most creative office space in the State. This 4-story, 88,000 SF building is now a high tech "back office" for a major multinational company, and includes dozens of offices, multiple open work areas, conference rooms, kitchens and dining rooms, etc. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This \$8 million project won a WV AIA Merit Award.

The Orrick Corporation performed a nationwide search to establish a 24/7 Global Operations Centers to become the first U.S. firm to consolidate back office functions at an off-site facility location. To start, we quickly worked with a project team consisting of the Ohio Valley Industrial and Business Development Corp., Wheeling National Heritage Area Corp., and more regional economic development partners to attract a new tenant. The entire exterior shell was designed and constructed in less than 6 months to attract Orrick, and they chose Wheeling! The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, and construction of a new public entrance and parking lot were just the beginning. The entire brick envelope was sealed and painted with a red brick paint following the repointing. Insulating and replacing of the roof of the entire facility was also required. Galvanized metal wall panels and downspouts now enhance the industrial style of the building. The siding is now juxtaposed by a new 4-story all glass entrance, which allows a glimpse of the atrium balconies and walkways inside.

The building was partially occupied while renovations continued. On the interior, the original facility was almost void of the vertical circulation needed of a modern day, team oriented work environment. Now, an exposed steel atrium/elevator/stair core connects the 4 floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow natural daylight to filter in through usually solid steel construction. Two exposed, glass backed elevators with stainless steel interior finishes now traverse the 4 floors giving passengers a dynamic view through the atrium and walkways out to Main Street. Architecture and engineering was completed in-house at McKinley, and design included a completely new mechanical/HVAC system, electrical, fire suppression systems, floors, walls, doors, ADA, restrooms, elevators, etc. The stainless steel and galvanized finishes of the exposed spiral ductwork, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial design concept.



BEFORE



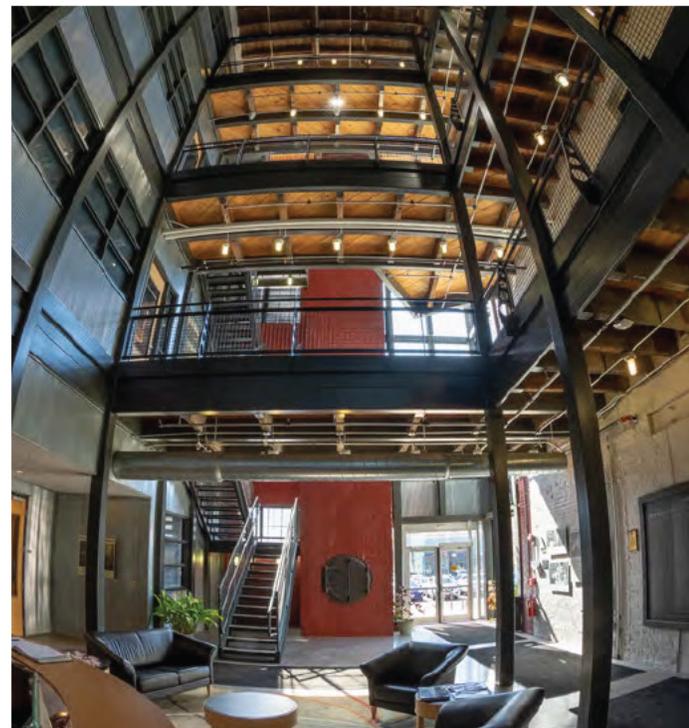
and AFTER



BEFORE



and AFTER



Fort Henry Building

Wheeling, West Virginia

Owner
Fort Henry LLC

Size
45,046 SF

Project Architects-Engineers
McKinley Architecture and Engineering

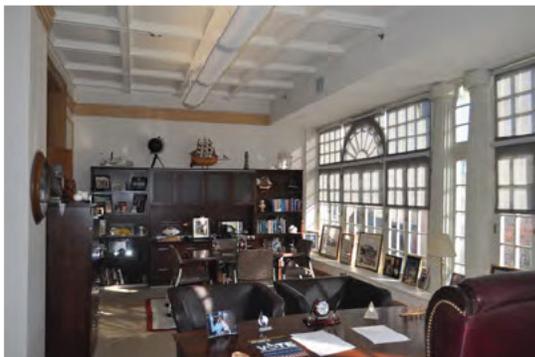
Project Architect
Christina Schessler,
AIA, LEED AP BD+C

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

Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); our goal is to maintain the historic character of the interior and exterior by retaining any **historic fabric, mouldings, finishes, windows, door frames, stone and masonry**, etc. All of the **renovations** being done are to comply with the United States Secretary of the

Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district." We have been grateful that the State Historic Preservation Office has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the windows, porch and additional funding for the porch.

To date, we have been successful in attracting several tenants, which has enabled us to commence with the **office fit-outs / development** of the project. There is an anchor tenant, the **West Virginia Division of Rehabilitation Services**, which occupies the entire second floor for their **District 3: Wheeling - Headquarters & Branch Office**, 2 other tenants occupy portions of the first floor, and we are **designing 2 other build-outs for additional tenants**. Because the building had been in disrepair for many years, these **renovations** included upgrades required to get the building up to current codes and standards, 2 ADA lobby entrances, **carpeted and tiled floors, painting, doors, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more**. The tenant space renovations included **office build-outs, work areas, kitchenettes/break rooms, conference rooms, restrooms, lobbies, and data systems** among other scope.



Bennett Square business center

Wheeling, West Virginia

Owner
McKinley Properties, LLC

Size
22,000 SF

Construction Cost
\$7.5 million

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Christina Schessler,
AIA, LEED AP BD+C

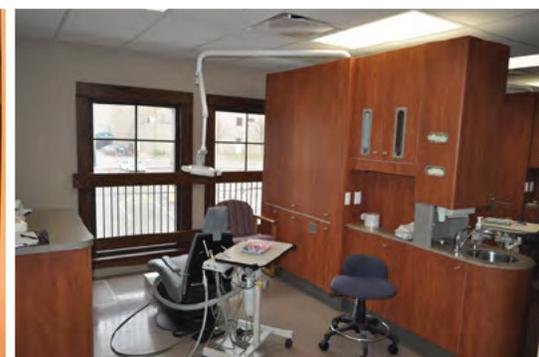
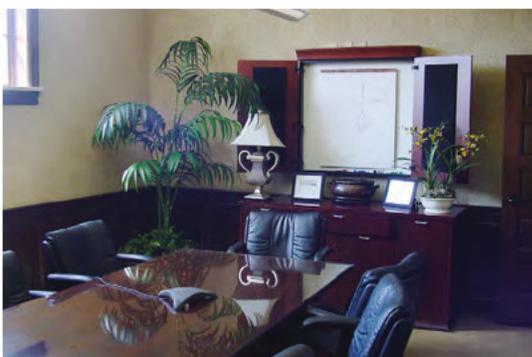
Contractor
Walters Construction



BEFORE



Bennett Square is a historic 3-story, 22,000 SF renovation / rehabilitation / adaptive reuse / build-out project of the former Ohio County Public Library Building; the building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. The finished \$7.5 million project houses "Class A" professional, technological, and medical office space in beautifully restored surroundings. The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013. Bennett Square quickly became a cornerstone of the Wheeling business community with several key businesses occupying the spaces. Phase I included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. There are offices, conference rooms, restrooms, etc. Renovations included both restored and new windows, doors, a new roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, carpet, stairwell upgrades, ADA upgrades, and a new elevator. Phase II completed the technology office fit-out on the second floor with offices, conference room, major server rooms, and data. This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. Finally, a dental office is a fit-out on the third floor. Planning included business offices, exam/operatory rooms, custom casework, as well as specialty HVAC, electrical and data, plumbing for gases, and much more. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.



Belmont County Divisional Courts & County Offices

St. Clairsville, Ohio

Owner

Belmont County Commissioners

Size

2 Buildings
40,000 SF

Construction Cost

\$5.2 million

Project Architects-Engineers

McKinley Architecture and Engineering
Brandstetter Carroll

McKinley Architecture and Engineering led the team that designed the **renovations/adaptive reuse/build-outs** to **2 existing buildings** (the former Health Plan office buildings). The combined budget for both buildings is \$5.2 million.

The 25,000 SF **Building 1** was recently completed. It combines all three Belmont County Divisional Courts (Western/Eastern/Northern Division Courts) and the Prosecutors Office in a State-of-the-Art (Secured) Building. In addition, a separate secure In-custody Area is included for movement and holding of prisoners during trial and hearing days. The Judges have a private entrance and private parking. All personnel can move around the building without entering the public space via a "back-of-house" corridor. Entrance to the building for all other persons is via one location equipped with security feeds, an x-ray machine and a metal detector. Each Clerk Suite has been equipped with bullet proof transaction windows, individual work stations and a high density storage system for current records. The public space allows access to two large courtrooms, restrooms, an ATM, and small conference rooms for consultation with the Public Defender or private attorneys.

Construction was also recently completed on the 15,000 SF **Building 2**, which combines the **Board of Elections office and the Clerk of Courts**. This is a renovation of a one story concrete block building, including **new interior walls, finishes, HVAC systems, electrical systems upgrades and fire suppression system modification**. Security for the entire building was important; especially for the Board of Elections during voting seasons. The **office spaces** are secured from the client area by an access control system. The reception windows / transaction counters include stainless steel finishes with security glass. The ballots are stored in a secure inner room with two sets of lock so two employees must open it for additional security. The building also securely houses voting machines. There is an **overhead garage door** for their storage area.



Park Drive Development

Weirton, West Virginia

Owner
City of Weirton

Size
48 Acres approx.

Project Architects-Engineers
McKinley Architecture and Engineering
TERRADON Corporation

Project Manager
Tim E. Mizer, PE, RA, QCxP

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

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

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

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

Three Springs Park Drive
- Retail Area A -
Weirton, WV

- Conceptual Site Plan -



Panhandle Cleaning & Restoration

Triadelphia, West Virginia

Owner

Panhandle Cleaning & Restoration

Size

40,600 SF

Construction Cost

\$3.5 million

Project Architects-Engineers

McKinley Architecture and Engineering

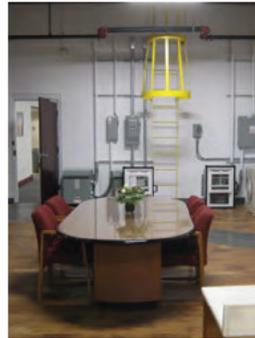
Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Panhandle Cleaning & Restoration invested \$3.5 million in a renovation and a new prefabricated metal building expansion project for an office building, warehouse, workshop, and garage. This expansion of the original business now allows Panhandle to employ about 100 workers.

An 8,600 SF, 2-story office building is attached along the high side of the warehouse. This includes multiple offices, open work areas, large and small conference rooms, training room, reception and waiting area, kitchen/breakrooms, copy room, restrooms, storage, etc. The office building includes custom furnishings and finishes, flooring, paint, etc.

The new warehouse's exterior measures 130'x200', which includes a 6,400 SF 2-story workshop mezzanine within the structure, providing 32,000 total square feet. There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes. The exterior warehouse walls are finished with masonry infill and metal siding. Interior warehouse space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 1/2 story clear height along one end of the warehouse. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing, mechanical, electric and data systems, as well as specialized components and considerations we had to design, such as flex spaces, flooring, roller conveyors, casework, workbenches, various countertop heights, mobile rolling racks, rinse stations, and specialty electric to name a few.



Cabela's Eastern Distribution Center

Triadelphia, West Virginia

Owner
Cabela's

Size
1,200,000 SF

Construction Cost
\$40 million

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architects
Gregg P. Dorfner, AIA, REFP
Ray Winovich, RA



Located at The Highlands off of Interstate 70 is a \$40 million commercial warehouse/distribution center that was built in 2 fast-tracked phases. The building measures 1,200,000 square feet (600,000 SF for each of Phase I and Phase II), making it one of the largest buildings in West Virginia! The warehouse features 30-FT high-bay ceilings to accommodate large automated storage/retrieval mezzanines and high-tech racking; the building's floor was designed to withstand continuous fork lift traffic. The project was developed on a deep-fill, greenfield site with massive retaining walls, and new utilities.

We worked closely with the site engineers to coordinate exterior vehicle circulation and fire protection systems. This included particular attention to building and dock access for the 90 dock positions. The project also included a large parking and shipping area around the facility; 300 trailer parking spaces and 750 employee parking spaces. Security lighting was designed for these areas, with careful attention paid to illumination levels to permit camera operation in the parking lot areas.



Carenbauer's Distribution Warehouse

Wheeling, West Virginia

Owner

Carenbauer Wholesale Corporation

Size

11,800 SF

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Ray Winovich, RA

We completed an **11,800 square foot warehouse expansion** - as well as **existing warehouse and office building renovations** - of the Carenbauer Wholesale Corporation building. Carenbauer's presently carry over 100 brands of beer in 250 different types of packages, and they represent 15 different breweries across the US and world.

The building addition included a large open-span cold storage warehouse with a 26' clear height ceiling. This room needs to have temperature setpoints for every month of the year, ranging from 60 to 67 degrees.

The building addition holds a point-of-sales storage room and mezzanine, a staging area, and a **loading dock with 3 bays**. The docks included **levelers, bumpers, trailer restraints, bollards, etc.** There was **new site access road to get to these loading docks**. The addition is connected to the existing structure **via motion-activated overhead metal rolling doors**. The building's floor was designed to withstand continuous fork lift traffic.

The **renovations** included the **offices, kitchen, conference room, and men's restroom**, as well as new **women's restroom and a new warehouse manager office**. Upgrades were made to electrical, HVAC, and plumbing in all areas of the addition. There was **new flooring, wall paint, and other aesthetic improvements**.



West Virginia 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. Worledge, AIA, LEED AP BD+C, REFP

We were asked by our client to **adaptively reuse/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 **Department of Health and Human Resources' (DHHR) new Ohio County office**. The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. **We worked with our client to fit the DHHR's program into the space and maximize the use of the space.** We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the structure.

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

The showroom windows were mostly in-filled because of the **sensitive nature** of the materials in the DHHR's office, but windows high on the wall provide **natural daylight** in the space daylighting, for just one example of the building's **multiple energy-efficient features**. The fit-out was divided into **three distinct spaces**: **secure office space, Client space, and training areas**. There are **dozens of individual offices, open office work areas, a large video conference room, smaller conference rooms, training rooms, interview rooms, and much more**. 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.



BEFORE



and AFTER



BEFORE



and AFTER



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

City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This recently completed office building has become that inspiration. The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core.

This new 5-story office 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 agencies include the Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board.

There are dozens of offices, multiple open work areas, conference rooms, etc. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants. In March 2014, this project became **LEED Certified**.



At the request of the Owner, the building was designed to be energy efficient "green" and meet sustainable design goals. To help achieve this, the HVAC system included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls. In addition, a tight building envelope was created with closed cell foam insulation and thermal efficient windows.

One of the unique features of the building is the daylight system which 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.

Our interior designer chose carpeting and tile flooring, wall colors, and FF&E to enhance the lighting in the space, can create a comfortable atmosphere for the tenants.

It is interesting to point out a stained glass window feature in this entry, which won a 2013 AIA Craftsmanship Award. It is custom designed to reflect the culture and history of the area (images of a coal tippie, arrowheads, West Virginia Quilt Star, old Logan courthouse, etc.) and use as much glass from West Virginia Manufacturers as possible.

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, and they projected the building's total energy costs and power costs to have savings of \$34,231 annually!



Charleston Enterprise Center



Besides the paint, what makes this office “green”?

McKinley Architecture and Engineering has been practicing “green” for years and has won multiple state and national awards for energy efficient design. For one project example, we won a West Virginia Chapter of the American Institute of Architects Merit Award for repurposing unused warehouse space into a striking modern office building, located in the Charleston Area Alliance’s Charleston Enterprise Center. This included architecture, complete interior design and renovations, as well as mechanical, HVAC, and electrical systems design, and more.

One of the best ways to build green is to adapt an existing building; twenty percent of a building’s energy consumption is embodied in the building’s physical structure itself. The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, the centrally located conference room “Lantern” glows all day long from natural sunlight from above. This room’s ceiling acts as a reflector, bouncing natural light throughout the space.

In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from “Homosote”, a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage. The office chairs are new, but the “Zody” chair by Haworth is the first chair to be Cradle to Cradle Gold Certified. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle.

Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC’s) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is Green Label Certified, meaning it meets stringent indoor air quality requirements. The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



BEFORE



& AFTER



References

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



WV State Office Building in Logan (LEED Certified)

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



Orrick's Global Operations & Innovation Center

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



Millennium Centre Technology Park

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



County Offices & Courthouse

Mr. J.P. Dutton
Commissioner
Belmont County Commissioners
101 West Main Street
St. Clairsville, OH 43950
740 / 699-2155

References



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



County-Wide Projects, including Offices
Mr. Thomas E. Graham
Commissioner
Jefferson County Commissioners
301 Market Street
Steubenville, OH 43952
740 / 283-8500



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



Carenbauer's Distribution Warehouse & Offices
Mr. Carl Carenbauer
Owner
Carenbauer Wholesale Corporation
1900 Jacob Street
Wheeling, WV 26003
304 / 232-0522



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



The Sewickely Tavern

Sewickley, PA

SIZE
2,500

DESIGN SERVICES
Food Service
Consulting and
Construction
Management

PROJECT FEATURES
Fine Dining - High
Performance
Restaurant

Food Facilities Concepts, Inc. worked closely with the owner in demographic and market saturation studies prior to developing the theme, menu, and support equipment for the restaurant. An existing historic building was renovated to develop the restaurant. Equipment selections were made to help conserve energy to complement the buildings high performance energy sustainability model. Custom counters, walk-in cooler/freezers, beer system, and ventless cooking equipment were utilized in order to work with the existing buildings structure and low basement heights.





Bruneaux

Sewickley, PA

A complete renovation of the basement and ground level former restaurant space was completed to create this modern french-american inspired restaurant. Design elements included an open kitchen concept with a VIP seating area for intimate interaction with the chef. Specialized equipment was specified to support the sous vide cooking of signature dishes on the menu.

SIZE
2,100

DESIGN SERVICES
Food Service
Consulting and
Construction
Management

PROJECT FEATURES
Fine Dining
Restaurant





Nemacolin Woodlands

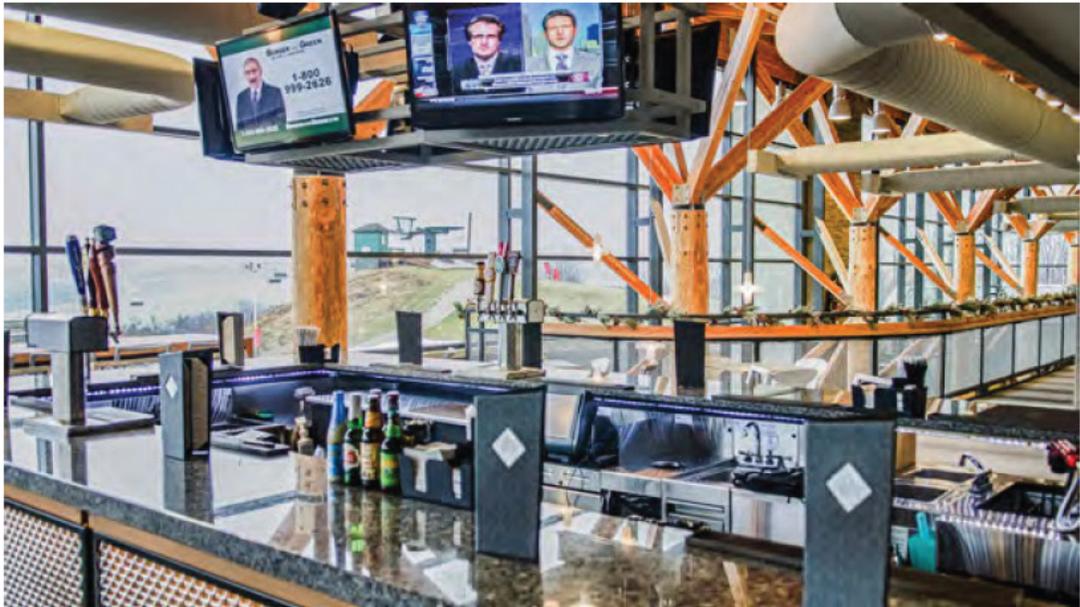
Multiple Projects | Farmington, Pennsylvania

Nemacolin Woodlands Resort offers a variety of different activities and venues. Food Facilities Concepts, Inc. has worked on multiple projects to create the desired look and feel at a number of venues around the resort located in Farmington, PA. Each project being fast tracked to minimize downtime. FFC, Inc played a vital role in each project with selecting equipment and detailing custom counters that could be sourced in order to meet the clients aggressive schedules.

SIZE
Varies

DESIGN SERVICES
Food Service
Consulting

PROJECT FEATURES
Resort





Forum Restaurant

THE GREENBIER | White Sulphur Springs, West Virginia

The Greenbrier Resort wanted to change the concept of one its restaurants to compliment other changes occurring on the property. The challenge was that the project needed to be completed prior their upcoming PGA tour event. This left less than an eight week window to design and implement the changes.

SIZE
5,900

DESIGN SERVICES
Food Service
Consulting

PROJECT FEATURES
Resort

The new concept, The Forum, offers an Italian menu as opposed to the more traditional fare previously offered in this facility. In order to accommodate the new menu, the kitchen had to be remodeled including replacing the cooking equipment and developing appropriate chef work stations with new refrigeration. A coal fired stone hearth oven with work and pick-up station were added in the main dining room. A bar and wine storage/sommelier station were also added to support the new format. All of this design and construction work was expedited in order to be open for an upcoming PGA tour event.



USCB School of Hospitality

UNIVERSITY OF SOUTH CAROLINA BEAUFORT | HILTON HEAD ISLAND, SC

Designed to and achieved two Green Globes energy certifications. The School of Hospitality was designed to support the growing demand for qualified hospitality employees to service the island and surrounding areas. Design of the school from an energy and aesthetic standpoint was important to the client to allow the school to blend into the natural surroundings and have a minimized carbon footprint.

Food Facilities Concepts, Inc. worked closely with the design team in developing the program to meet the strict energy usage guidelines of the Green Globes certification. The first floor food service program included a multipurpose teaching/demonstration/events kitchen, central storage, and beverage production lab. The upper level includes a quick serve fast casual bistro/coffee shop. The teaching lab was developed to provide students individual work stations as well as to hold private teaching events for the community and be reconfigured as needed for catering of special events. The beverage lab is designed as a full service bar that includes four stations of identical equipment for students to mix and serve drinks.

Images sourced from www.liollo.com

SIZE
40,000 sf

DESIGN SERVICES
Food Service
Consulting

PROJECT FEATURES
Mixed Use Culinary
Education, Public
Event Space, and
Student Amenities

SUSTAINABILITY
FEATURES
Green Globe

AWARDS
Two Green Globe
Sustainability
Certifications





Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1098548			Reason for Modification:
Doc Description: EOI-WV Lottery 6th Floor/13th Floor Renovations			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2022-09-01	2022-09-20 13:30	CEOI 0705 LOT2300000001	1

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR

Vendor Customer Code: *000000206862
Vendor Name : McKinley Architecture and Engineering
Address :
Street : 129 Summers Street - Suite 201
City : Charleston
State : West Virginia **Country :** USA **Zip :** 25301
Principal Contact : Ernest Dellatorre
Vendor Contact Phone: (304) 340-4267 **Extension:** 115

FOR INFORMATION CONTACT THE BUYER

Toby L Welch
 (304) 558-8802
 toby.l.welch@wv.gov

Vendor Signature X

FEIN# 55-0696478

DATE September 16, 2022

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

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

(Name, Title) 
(Printed Name and Title) Ernest Dellatorre, Director of Business Development
(Address) 129 Summers Street - Suite 201, Charleston, West Virginia 25301
(Phone Number) / (Fax Number) (304) 233-0140 x115 | (304) 233-4613
(email address) edellatorre@mckinleydelivers.com

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

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

McKinley Architecture and Engineering

(Company)


(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development September 16, 2022

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)



CERTIFICATE OF LIABILITY INSURANCE

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

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

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Steven Galica	
	PHONE (A/C, No. Ext): 216-306-0047 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sgalica@oswaldcompanies.com	
INSURED MCKIN-1 McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Con inental 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> 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 Aggregate Deductible \$1,000,000 \$2,000,000 \$25,000

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

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

ACORD 25 (2016/03)

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