

**WV Department of Administration,
General Services Division**

CEOI 0211 GSD240000005

**Building 55
2nd & 5th Floor Renovations**

RECEIVED

2024 APR 12 PM 12:36

**WV PURCHASING
DIVISION**

McKINLEY
ARCHITECTURE + ENGINEERING



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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1394409			Reason for Modification:
Doc Description: Building 55 2nd & 5th Flr. Renovations			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-03-15	2024-04-09 13:30	CEOI 0211 GSD2400000005	1

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

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

FOR INFORMATION CONTACT THE BUYER
Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor Signature X  **FEIN#** 55-0696478 **DATE** April 4, 2024

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



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

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Doc Description: Building 55 2nd & 5th Flr. Renovations			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-04-04	2024-04-17 13:30	CEOI 0211 GSD2400000005	2

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 CHARLESTON WV 25305
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April 4, 2024

Melissa Pettrey
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Team;

McKinley Architecture and Engineering are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Department of Administration, General Services Division, with our Expressions of Interest to provide you with architectural and engineering design and contract administration services for interior renovations located on the 2nd and 5th floors of Building 55, located at 130 Stratton Street, Logan, WV. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley Architecture and Engineering is a full-service architectural and engineering firm that has been providing design services since 1981. With offices in **Charleston**, Wheeling, and Martinsburg, WV, and Pittsburgh and Southpointe, PA, we support a professional staff of **over 50 employees** which includes of **Architects, Engineers, Project Managers, Interior Designer, an AIA Safety Assessment Program (SAP) Evaluator, Construction Contract Administrators**, and more. Our staff also includes several **LEED Accredited Professionals** who can add energy efficient aspects into your project.

We are excited to announce that for the **2nd consecutive year** we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's 2023 A/E/C Employer of Choice Award**, the industry's premier recognition of firms that have mastered workforce retention and productivity by achieving the highest level of employee engagement. We've made the **Building Design + Construction's 2023 Giants 400 Report** as a Top Architecture/Engineering Firm. Furthermore, we are also pleased to announce that for the **4th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

McKinley has vast experience with a multitude of **office building renovation and build-out projects**. Many projects that occurred **while the building was occupied**. We are 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, including this **Building 55**. 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**.

FIRM PROFILE

HISTORY

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 50+ employees offering comprehensive professional services in architecture, mechanical-electrical-plumbing engineering, project management, interior design, safety evaluation, planning, and construction contract administration.

We have a broad range of skill and experience for projects involving governmental, commercial/office, judicial, public safety, municipal, wellness and health care, training, sustainable and energy efficiency, education, historic preservation, and industrial markets.

McKinley has made the 2020, 2021, 2022, and 2023 Inc. 5000 lists of the nation's fastest-growing private companies.

We qualified for PSMJ's 2022 and 2023 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation, and PSMJ's 2023 A/E/C Employer of Choice Award.

We also made the Building Design + Construction's 2023 Giants 400 Report as a Top A/E Firm.



OFFICES

Charleston

129 Summers Street, Suite 201
Charleston, WV 25301 • (304) 340-4267

Wheeling

Fort Henry Building
1324 Chapline Street, Suite 400
Wheeling, WV 26003 • (304) 233-0140

Pittsburgh

5000 Stonewood Drive, Suite 220
Wexford, PA 15090 • (724) 719-6975

Martinsburg

300 Foxcroft Avenue, Suite 306
Martinsburg, WV 25401 • (681) 247-5618

CONTACTS

Ernest Dellatorre

Director of Business Development
edellatorre@mckinleydelivers.com
(304) 830-5359

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

Charleston Office Manager / Senior Architect
tworlledge@mckinleydelivers.com
(304) 830-5326

SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Interior Design
- Sustainable Design
- Historic Preservation
- Construction Contract Administration
- SAP Safety Evaluation
- Sports and Entertainment
- Learning Environment Planning
- Educational Facility Planning

ASSOCIATIONS

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.

ARCHITECTURE / ENGINEERING

At McKinley Architecture and Engineering, we pride ourselves on being the best. Clients choose us for their design projects because they want to have the confidence that comes from working with an industry leader. They trust McKinley Architecture and Engineering to get projects done right, within budget and on schedule. That's because the firm's highly experienced, diversified staff is equipped with the latest technology and is on the job from start to finish.

Architectural design today is meeting of minds. At McKinley Architecture and Engineering, a talented range of professionals work together to deliver projects on time, on budget, and with a high degree of personal attention. We believe that design is an evolutionary process where client and architect learn from each other through frequent communication. Understanding budgets, schedules, goals and ideals, we pursue the optimum balance of these forces in the design of buildings.

McKinley Architecture and Engineering has also provided **engineering design** and **contract administration services** for numerous clients as well as other design firms. Our engineering staff has had special opportunities and experience related to various typical and atypical building types. Our engineering department has designed the first Chilled Beam HVAC System in West Virginia, a Variable Refrigerant Volume / Air-Cooled DX Multizone System with a cost reduction of 30% compared to existing mechanisms, and a building with all interior and exterior LED lighting which came in for the same cost as conventional lighting, just to name a few. We have a well rounded range of experiences and are not afraid to take on new challenges.

CONSTRUCTION CONTRACT ADMINISTRATION



- 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

Our **Construction Contract Administrators** have an extra responsibility than what most firms' Construction Administrators have; our CAs are a part of the design process from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project.

Our CAs have an important role as being the **liaison between the Owner, Contractor, and Architect.**

The primary objective of the Construction 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.

INTERIOR DESIGN

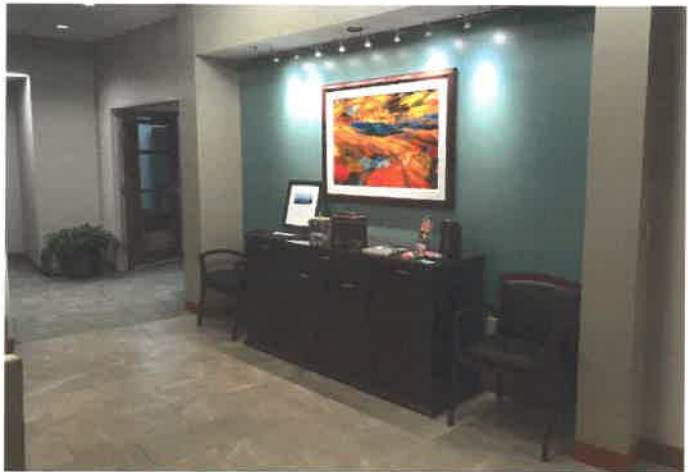
Interior design services begin with a strategy session to determine the owner's project requirements, timetable, and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships, and future needs. An inventory of existing conditions is used to develop accurate drawings and plans.

The current ADA and building codes will be applied to the developed plans for wayfinding (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 a 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 with very low volatile organic compounds (VOCs), which keeps the air we breathe cleaner, and contains an anti-microbial that 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.



Briefly described, the Phases McKinley Architecture and Engineering proposes for a project include Pre-design/ Programming, Schematic Design, Design Development, Construction Documents, Advertising/Bidding, Assisting with Selection of Contractor, Construction (Administration) and Occupancy.

We offer a multi-discipline approach to the design phase services, because our architects and engineers are both in house we can offer a more refined approach to building planning, programming and design.

Your Project Manager, TJ Tharp, along with support staff, will track and manage the design discussions and decisions throughout the projects from inception to completion.

The Project Manager and Project Architect, Thom Worlledge who was the architect for the building, coordinate project-related tasks and progress, perform code reviews and write the project specifications.

When awarded a project, a series of preliminary steps begins; but all projects are unique and will vary according to the goals of the client.

An initial meeting to review contract, the schedule and a budget is helpful so that a schematic design meeting can be planned.

Assuming programming meetings end with a solid foundation, schematic designs are prepared and reviewed with the client. Schematic plans are dated and attendees are listed on the reviewed drawings. If notations are made on the drawings they are scanned and used for records; copies of the drawings can be issued as an attachment with meeting minutes.

We can include a formal signature box on each sheet issued in each phase if necessary but typically only the final review documents are officially approved by the GSD either via a letter, email or signed sheets. We are open to other approval processes as well.

The next phases of design development and construction documentation have similar - but more refined - steps.



The background knowledge on the project helps the CA better understand the end product, helps him communicate with the contractors and it provides valuable constructability insight for our designers when questions are brought back from the field, and verify that close-out documents are submitted in a timely manner upon Substantial Completion.

Our Construction Contract Administrators have an extra responsibility than what most firms' Construction Administrators have; our CAs are a part of the design process from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project and why certain design decisions were made; this helps with on-site decisions.

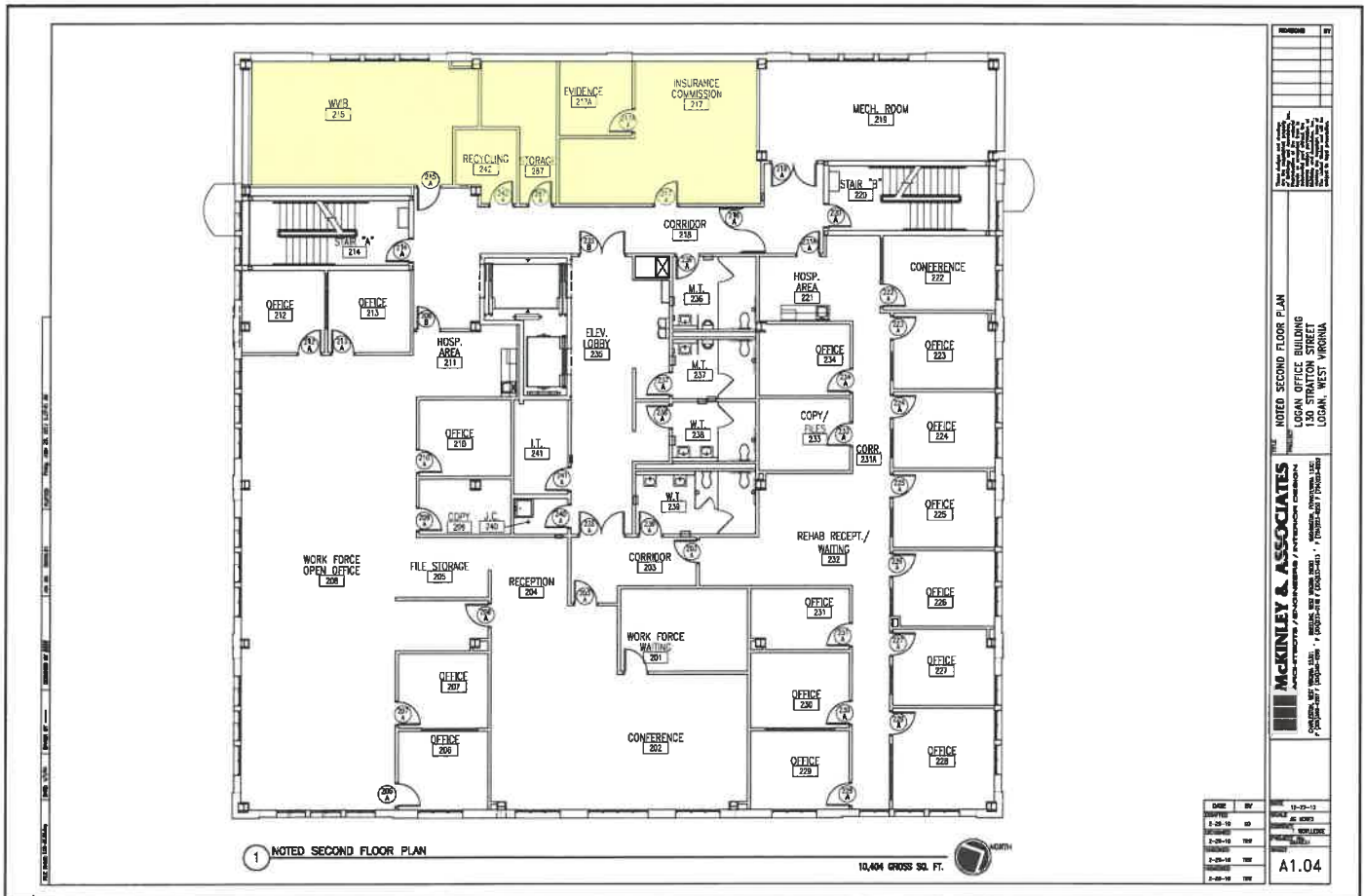
Our CAs have an important role as being the liaison between the Owner, Contractor, and Architect/Engineers. The primary objective of the Construction Contract Administration services is to ensure completion of work the way the client wants it - as scheduled and as budgeted.

Your Construction Contract Administrator, Emma Gwaltney, will be on site and will evaluate the quality of the work to verify that it meets the level you require; in addition, she will monitor the contractor's progress to ensure that they are following the Construction Documents.

Also during the construction, the processing of shop drawings and submittals will be controlled and monitored by the Project Manager, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule.

The design professionals review all submittals, clarification requests and issue sketches and bulletin drawings. The design professionals also review and approve final change orders and contractor's cost proposals.

Architects and engineers perform their own final inspections in addition to periodic site visits to confirm compliance with bid documents.



We understand that the success of commercial and governmental 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 and governmental work is our understanding of the permitting process and agency procedures regarding building codes.

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.

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.

We have several LEED Accredited Professionals on staff, whom were designated by the United States Green Building Council. These professionals, along with our skilled architectural/engineering team, can and will efficiently and cost effectively develop sustainability and energy conservation goals specific to your project.

They can help choose energy conservation solutions such as lighting fixtures which use less electricity, low maintenance materials, locally sourced materials, and much more.

Our design team will also strive to achieve the best overall indoor air quality; studies have shown that it not only has health benefits but also enhances the working environment.

To achieve this our team specifies systems and materials that limit the pollutants from entering the building, and our HVAC engineers control the quality and quantity of fresh air into the building maximizing the air quality and energy efficiency.

We offer thoughtful design options that enhance the space, protect the environment, and meet the budget constraints.

McKinley Architecture and Engineering has built its reputation over the past 43 years on our ability to deliver projects on time, budget, and with minimal amount of change orders.

Many of our projects over the past five years have been completed on schedule and with less than 1% change orders, which is well below the national average. We've also had projects with net negative change orders on the entire project.

For equipment, McKinley Architecture and Engineering always strives to improve the services we provide. Here is a partial list of our Modeling Software as well as other equipment/software we use:

Adobe Creative Cloud, Architectural Graphic Standards, ASCE Standard, Autodesk BIM 360 and Collaborate Pro, Autodesk Building Design Suite Premium (BIM) and Ultimate with Clash Protection (BIM), Autodesk Revit Architectural (BIM), Autodesk Revit MEP (BIM), 3D Studio Max, Autodesk Autocad Architecture, Autodesk Autocad MEP, Autodesk Ecotect Analysis, Bluebeam, Carmel Design Build, Climate Consultant, COMcheck, Cummins Power Suite, EELabs, Enercalc, Enscape, eQUEST, HAP, Lite Pro, Lumion, Masterspec, Matterport, Microsoft Sharepoint, NavisWorks, part3, Ram Advantage, SketchUp, Storm Water Detention/Retention Design Tool, Sweet's, VDI (Virtual Desktop Infrastructure), Visual Professional Edition (Light Modeling/Calculation Software), and more.

By utilizing this software suite of programs, we can access our drawings and job files on mobile devices on-site, which will streamline our design and construction contract administration processes.

For some of our clients, they request access to the VDI, which gives a limited virtual access to their project.

We are confident that McKinley Architecture and Engineering has the talent and technology needed to make this Building 55 West Virginia State Office Complex interior renovation project successful.



T.J. THARP CSM

ASSOCIATE PROJECT MANAGER

Mr. Tharp is an associate project manager with many years of experience in managing large-scale construction projects. He has a proven track record directing project-wide operations administering multi-million dollar budgets, negotiating contracts, controlling expenses, and boosting efficiency and productivity. TJ will be responsible for the coordination and the completion of your project on time, within budget, and within scope. He will ensure instruments of service are meeting contractual requirements and he is key in managing client relationships and expectations.



EDUCATION

University of Phoenix
B.S. Business Administration –
Certified in Project Management

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Certified Project Manager in the
LEAN Process
Certified ScrumMaster

MILITARY SERVICE AND AWARDS

United States Marine Corps 2004-
2008
Honorable Discharge
Purple Heart Recipient
Meritorious promotions, Letters
of commendation, Letters of
recognition, Overseas deployment
to Iraq, Combat Veteran, Global War
on Terrorism Award, Good Conduct
Award, Navy and Marine Corps
Commendation Medal

YEARS OF EXPERIENCE

20 years

SELECTED EXPERIENCE

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

Jefferson County Commission

Steubenville, OH
McCullough Children's Home

Ohio Valley Regional Transportation Authority

Wheeling, WV
OVRTA roofing & exterior
rehabilitation

Voto Sales

Steubenville, OH
Voto Sales

Friends of Wheeling

Wheeling, WV
722-724 Main Street renovations

Vineyard Church

Wheeling, WV
Vineyard Children's Center & Cafe

City of Glen Dale

Glen Dale, WV
Glen Dale Pool

Barnesville Exempted Village School District

Barnesville, OH
Barnesville High School Football
Field

Bridgeport Exempted Village School District

Bridgeport, OH
Bridgeport High School roof

Clay County Schools

Clay, WV
Clay Elementary School HVAC
renovation

Mason County Schools

County-Wide, Mason County, WV
County-Wide Safety/Security
Entrances

Ohio County Schools

Wheeling, WV
Wheeling Middle School
renovations

Steubenville City Schools

Steubenville, OH
Steubenville High School
Commons upgrade

Wayne County Schools

Kenova, WV
Buffalo School additions and
renovations

Wayne County Schools

Wayne, WV
Wayne Elementary School
classroom additions

Wood County Schools

Parkersburg, WV
North Parkersburg Elementary
School

Wood County Schools

Parkersburg, WV
New Lubeck Elementary School

Wayne County Schools

Vienna, WV
New Vienna Elementary School

Wyoming County Schools

Mullens, WV
Mullens PK-8 School

Wyoming County Schools

Oceana, WV
Oceana Middle School SAS



JEREMIAH HATFIELD

AIA, NCARB
ARCHITECT

Mr. Hatfield values clients and enjoys assisting them with their projects at all levels of design and construction and with all building types, including educational, governmental, commercial, offices, hospitality, and residential projects. 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.



EDUCATION

Louisiana State University
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
West Virginia
Kentucky
Michigan
Virginia

National Board Certification

YEARS OF EXPERIENCE

24 years

SELECTED EXPERIENCE

State of West Virginia

Charleston, WV
WV Lottery Building roof

West Virginia Department of Transportation, Division of Highways

Huntington, WV
District 2 Headquarters

Fort Henry Building

Wheeling, WV
Office build-out

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology renovations, including roof

Fayette County Schools

Meadow Bridge, WV
New Meadow Bridge PK-12 School

Fayette County Schools

Hico, WV
Midland Trail High School gym renovations

Fayette County Schools

Oak Hill, WV
Oak Hill High School gym renovations, including roof

Fayette County Schools

Smithers, WV
Valley PK-8 School renovations

Fayette County Schools

County-Wide Windows & Doors replacements

Fayette County Schools

6 Outdoor Classrooms County-Wide

Hancock County Schools

Weirton, WV
Weir Middle School addition

Wayne County Schools

Wayne, WV
Buffalo Elementary School addition and renovations

Wayne County Schools

Fort Gay, WV
Tolsia High School Gym

Wayne County Schools

Wayne, WV
Wayne Elementary School classroom addition

Wayne County Schools

Wayne, WV
Wayne High School Vo-Ag Metal Building

Wayne County Schools

County-Wide Windows replacements

Wyoming County Schools

Oceana, WV
Oceana Middle School security upgrades

Wyoming County Schools

Clear Fork, WV
Westside High School Practice Facility

Wyoming County Schools

New Richmond, WV
Wyoming County East High School field renovations



KURT SCHEER PE, LEED AP
SENIOR MECHANICAL ENGINEER

Kurt is a Mechanical Engineer with 20 years of experience in the architectural/engineering industry with a focus on mechanical systems design. In addition, he 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, Kurt has experience with LEED Certified projects and energy modeling.



EDUCATION

Penn State University
 B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
 Pennsylvania
 West Virginia

Member:
 US Green Building Council

ASHRAE

ASPE

YEARS OF EXPERIENCE

22 years

SELECTED EXPERIENCE

Brooke County Commission
Wellsburg, WV
 Brooke County Judicial Center

Tyler County Commission
Middlebourne, WV
 Tyler County Judicial Building

City of Moundsville
Moundsville, WV
 Municipal/Public Safety Building

Fort Henry Building
Wheeling, WV
 Fourth Floor office build-out

City of Steubenville
Steubenville, OH
 Municipal Building interior renovations

City of Weirton
Weirton, WV
 Park Drive/Three Springs Drive development and streetscape

WV High Technology Foundation
Fairmont, WV
 NOAA renovations

Williamson Hospital
Williamson, WV
 Mechanical Renovations

City of Cadiz
Cadiz, OH
 Cadiz Fire Department

Nicholas County Division of Homeland Security
Summersville, WV
 E-911 and Emergency Management Services Center

YWCA
Wheeling, WV
 Various renovations

Wyngate Senior Living Community
Weirton, WV
 Weirton Senior Center HVAC renovations

Carnegie Robotics
Pittsburgh, PA
 Third floor renovations

Glenville State University
Glenville, WV
 School of Health Sciences study

Glenville State University
Glenville, WV
 Mollohan Building Renovations

Glenville State University
Glenville, WV
 We Proudly Serve

West Liberty University
West Liberty, WV
 Elbin Library HVAC renovations

Fayette County Schools
Meadow Bridge, WV
 New Meadow Bridge PK-12 School and health clinic

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

Wirt County Schools
 ESSERF Projects



SCOTT D. KAIN

ENGINEERING PRODUCTION MANAGER

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. He joined McKinley in 2001.



EDUCATION

Technology Education College /
Ohio State University
Associates in Mechanical Design

YEARS OF EXPERIENCE

29 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex
LEED Certified
ENERGY STAR Rating of 91

Nassimi Realty

Wheeling, WV
General Services Administration -
Social Security Office build-out

West Virginia Department of Health & Human Resources

Wheeling, WV
Ohio County Office Building fit-out
/ renovations

Brooke County Commission

Wellsburg, WV
Brooke County Judicial Center

Tyler County Commission

Middlebourne, WV
Tyler County Judicial Building

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

West Virginia University

Morgantown, WV
University Police Building build-
out renovations

City of Wheeling

Wheeling, WV
Wheeling Island Fire Station

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out

Jefferson County Commission

Steubenville, OH
Tower Building renovations &
build-out

Ohio County Development Authority

Triadelphia, WV
The Cornerstone Group -
Highlands Office Building

McKinley Properties LLC

Wheeling, WV
Bennett Square Business Center
build-out

Panhandle Cleaning & Restoration

Triadelphia, WV
Panhandle Cleaning & Restoration
warehouse, office, and garages

West Virginia State Police

Logan, WV
New Logan Detachment / Back-
Up Data Center for the WVSP
Headquarters

Veterans Affairs Medical Centers

Beckley, WV
VAMC Beckley

Dr. Ganzer

Wheeling, WV
Dr. Ganzer Medical Office Building
renovations



MICHAEL J. CLARK, SR.

SENIOR ELECTRICAL ENGINEERING DESIGNER

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician who brings a cross-trained background to our projects; being skilled in both the design and the construction ends gives him a unique ability to understand all aspects of a project. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. 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.



EDUCATION

Eastern Gateway Community College
A-ATS Electro-Mechanical Engineering
Jefferson Community College
A-ATS Electrical Trade Technology

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Certified in SMAW Weld Process & Basic Welding and Applications 2002
West Virginia Journeyman License
Ohio Fire Alarm License
OSHA 30 Certified

YEARS OF EXPERIENCE

40+ years

SELECTED EXPERIENCE

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic Courthouse

Tyler County Commission

Middlebourne, WV
Judicial Building

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

State of West Virginia

Logan, WV
Building 55: WV State Office Complex

LEED Certified
ENERGY STAR Rating of 91

Fayette County Schools

Meadow Bridge, WV
New Meadow Bridge PK-12 School and school-based health clinic

Hancock County Schools

Weirton, WV
New Weirton Elementary School and school-based health clinic

Chapman Dental Group

New Martinsville, WV
Dr. Chapman's Office Building

Holiday Inn Express Hotels

5 Hotels in 4 States
Holiday Inn Express Hotels & Suites

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out renovations

Wheeling Island Hotel-Casino-Racetrack

Wheeling, WV
Multiple projects

Carenbauer Wholesale Corporation

Wheeling, WV
Warehouse addition and office renovations

Bennett Square

Wheeling, WV
Bennett Square build-out renovations

Brooke County Schools

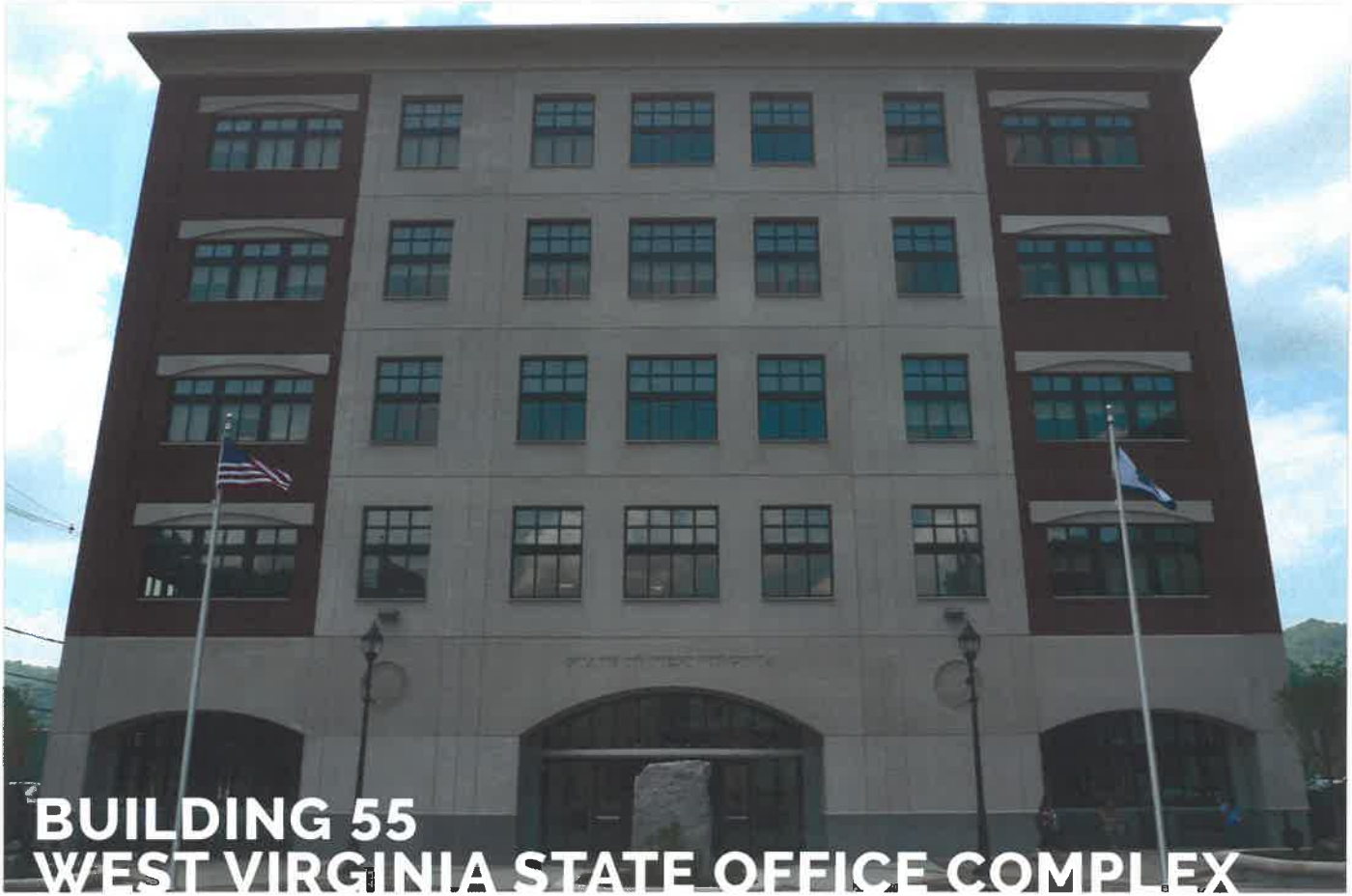
Wellsburg, WV
New Brooke Middle School

Hampshire County Schools

Romney, WV
New Animal Vet Science Center

Harrison County Schools

Bridgeport, WV
New Hilltop Elementary School
ENERGY STAR Rating of 90
NCWV Media's Public Project of the Year
Collaborative for High Performance School registered



BUILDING 55 WEST VIRGINIA STATE OFFICE COMPLEX

STATE OF WEST VIRGINIA



CLIENT

State of West Virginia

LOCATION

Logan, WV

PROJECT DATA

53,200 SF

LEED Certified

ENERGY STAR Rating of 91

AIA Craftsmanship Award



City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, WV. 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.

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





McKinley Building 557441 - Logan, West Virginia - © McKinley

For another feature, the plaza uses recycled brick pavers from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry.

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 completed, the firm alliantgroup completed an Energy Efficient Commercial Building Tax Deduction study regarding the energy efficient features of the building (*seen on the following pages*), and they projected the building's total energy costs and power costs to have savings of \$34,231 annually!



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

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

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

Very truly yours,



Rizwan Virani
Managing Director



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TYLER COUNTY JUDICIAL BUILDING TYLER COUNTY COMMISSION



CLIENT
Tyler County Commission

LOCATION
Middlebourne, WV

PROJECT DATA
\$10.0 M

McKinley Architecture and Engineering will provide the Tyler County Commission with architectural and engineering design services for renovations to the Tyler County Courthouse, and connected Sheriff's Office/911 building, and for the design of a new Judicial Building.

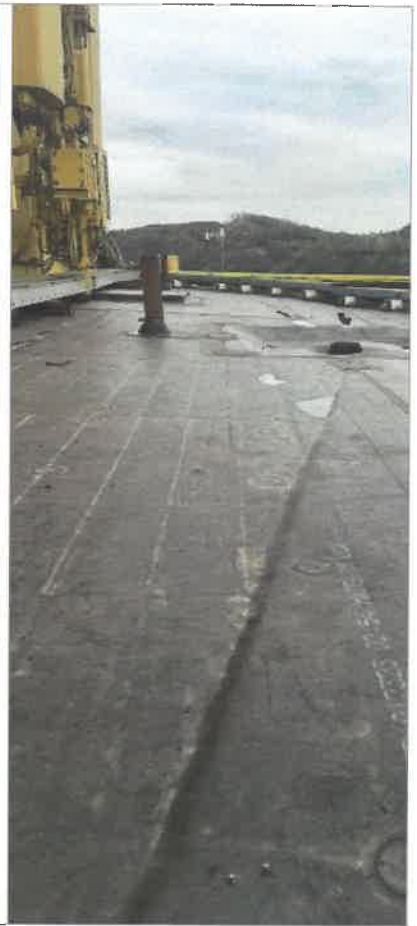
The first phase is the Judicial Building, which was recently completed, and had a Ribbon-Cutting Ceremony on August 30th.

The original intention was for the proposed building to be located directly behind existing courthouse, which is currently an asphalt parking lot; however, the site consists of fill that wasn't placed, and the addition would take all the courthouse parking. Therefore, we worked with the Commissioners to study other potential sites, and decided to build the facility on Main Street.

Replacing aging and insufficient facilities, the new brick and stone clad facility will primarily house the county magistrate and family courts in new courtrooms for each with space for public officers, staff, public transactions, and in-custody. McKinley worked with local members of the judicial system, commissioners, law enforcement and State Supreme Court in planning the Secure and modern spaces appointed for the dignified and efficient carriage of justice in 21st century proceedings.

The general contractor effectively coordinated the work on a tight site. The skilled tradesmen expertly executed the McKinley Teams' designs of street arcade masonry archways (honoring the aesthetics of the nearby historic courthouse), intricate wood paneling and terrazzo finishes, and efficient MEP systems to name a few.





WV LOTTERY HEADQUARTERS

WEST VIRGINIA LOTTERY



CLIENT
West Virginia Lottery Commission

LOCATION
Charleston, WV

PROJECT DATA
4,000 SF roof

CONTRACTOR
Harris Brothers Roofing

McKinley Architecture and Engineering worked with the West Virginia Lottery Commission to provide a method of correction for the pooling of water on the roof of the WV Lottery HQ Building.

We first completed a roof assessment which included identifying the roof structural and decking issues, water pooling investigation, curbing detail for all mechanical equipment located on the roof, and rain-water collection system analysis.

We provided plans for a low maintenance EPDM roof that meets current code and addresses all issues discovered in our Roof Assessment Report.

The construction involved the replacement of the upper roof on the high rise building, above the 13th floor. This portion of the roof is separated into 4 sections, since the penthouse is in the middle. Project also included ladders, safety rail, and secondary roof drain scuppers.

There is a lot of equipment on the roof that had to be worked around, including cell towers. This included extra planning and coordination with cellphone tower providers.

Project was completed in October 2023.





OFFICE, WAREHOUSE, WORKSHOP, AND GARAGE BUILDING

PANHANDLE CLEANING & RESTORATION



CLIENT

Panhandle Cleaning & Restoration

LOCATION

Wheeling, WV

PROJECT DATA

32,000 SF

\$3.5 M

Panhandle invested in an office building renovation and a new prefabricated metal building expansion project for a warehouse, workshop, garage, and office building.

This renovation / expansion of the original business now allows Panhandle to employ about 100 workers.

A new 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.

Panhandle required specialized components and considerations we had to design, such as flex spaces, furnishings and finishes, casework, workbenches, various countertop heights, flooring, roller conveyors, mobile rolling racks, rinse stations, as well as specialty plumbing, mechanical, electric, and data systems, to name a few.



BEFORE



AFTER



& fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more.

The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope.

We have been grateful that the City of Wheeling, WV State Historic Preservation Office, US National Park Service, and the USDA have acknowledged our plans for the work, and we have been awarded a few grants to save this structure.

The City of Wheeling has also recognized our commitment to our faith in the City and the revitalization of downtown Wheeling, and former Mayor Andy McKenzie presented us with a plaque during his "State of the City" address in 2016.

