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Header @ 1

List View

General Information [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 1464651

Procurement Type: Central Contract - Fixed Amt

Vendor ID:

Legal Name: MCKINLEY ARCHITECTURE & ENGINEERING INC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0211

SO Doc ID: GSD2500000001

Published Date: 8/6/24

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Status: Closed

Solicitation Description:

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

Proc Folder: 1464651
Solicitation Description: Building 74 Design Renovations Project
Proc Type: Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2024-08-13 13:30	SR 0211 ESR08062400000000908	1

VENDOR

000000206862
MCKINLEY ARCHITECTURE & ENGINEERING INC

Solicitation Number: CEOI 0211 GSD2500000001
Total Bid: 0
Response Date: 2024-08-06
Response Time: 15:26:00
Comments:

FOR INFORMATION CONTACT THE BUYER
Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@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				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments: Attached is our updated submittal, with signed Addendum 1.

Extended Description:
 Building 74 Design Renovations Project



CEOI 0211 GSD2500000001

**Building 74
Design Renovations Project**

August 2, 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 the renovation of Building 74, located at 324 Fourth Avenue in South Charleston, WV. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering 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, PA, we support a professional staff of **over 60 employees** which includes of **Architects, Engineers, Project Managers, Interior Designer, 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 **3rd consecutive year** we are a member of **PSMJ's Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's A/E/C Employer of Choice Award** for the **second consecutive year**, 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 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 projects**, including **building evaluations and assessments, project cost estimating, design services, and construction administration**. Many projects 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 **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**.

From these experiences, we have gained the knowledge to realize the **specialized multi-purpose nature of these facilities**. Some of the specialized scope we have designed for includes: sensitivity to the people using the facility, safety and security, public access vs. control access, cost and energy efficiency, compliance with current building codes, flexible environments for growth in services and operations, room layouts and efficient use of space, and much more.

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

We love what we do, so we care about the results you get. We are ready to begin **immediately** and can work to your schedule to get this project designed and constructed. **We will meet all your goals and objectives**. Thank you for reviewing our submission and considering McKinley for your project. **We are very excited about the possibility of working with the General Services Division on another State Office Building.**

Sincerely,



Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
(304) 830-5359
edellatorre@mckinleydelivers.com

FIRM PROFILE

HISTORY

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 60+ employees offering comprehensive professional services in architecture, mechanical-electrical-plumbing engineering, project management, interior design, construction contract administration, and more.

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 and 2024 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
- 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.

PROJECT MANAGEMENT

Our Project Managers are skilled professionals in the following areas:

Defining scope and the initial planning of a project are the foundation of a successful project. Project Managers collaborate with clients, principal architects, and design teams to understand project requirements. They are responsible for Scope Management. Throughout the project, they continuously assess and refine the scope, ensuring it remains aligned with the project's goals. They address any changes or deviations promptly with all stakeholders.

Project Managers create detailed financial plans, estimating costs for materials, labor, and other project elements. They track expenses, manage budgets, and allocate resources efficiently. Keeping the project within budget is critical and an ongoing focus of the Project Manager. Project Managers monitor expenses, negotiate contracts, and make informed decisions to avoid cost overruns.

They develop comprehensive project schedules, breaking down tasks and milestones. This involves coordinating with design teams, consultants, and contractors. Project Managers ensure that each phase progresses according to the timeline. They address delays promptly, adjusting schedules as needed.

Project Managers foster collaboration, resolve conflicts, and ensure everyone works cohesively. Architects collaborate with various consultants (structural engineers, MEP specialists, etc.). Project Managers facilitate effective communication between these experts, ensuring seamless integration of their contributions.

In summary, their multifaceted role combines creativity, leadership, and meticulous planning to transform architectural visions into reality.



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.

SUSTAINABLE DESIGN

Buildings designed today will need to meet the demands of the future. McKinley is positioned to identify and meet the demands. This approach helps to retain the buildings' long-term profitability. 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, governmental, office, and educational project experience, the McKinley team can work alongside local designers to provide sustainable design and construction guidance, offering full architectural design services and guided design workshops on sustainable design issues.

Our Philosophy is to provide our clients with experienced leadership and innovative design expertise to accomplish the goals of the project. Function, economics and versatility, as well as, strong aesthetic appeal which are crucial elements in the design process. McKinley believes that enhancement of the physical environment adds significantly to the enjoyment of life. We have dedicated our professional skills to attain these goals.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the U.S. Green Building Council is the nationally accepted standard for the design, construction, and operation of high performance green buildings.

McKinley was the first organization in West Virginia to join the USGBC. We have several LEED Accredited Professionals on staff, including three LEED APs who are specialized in Building Design & Construction. These professionals, along with skilled architectural/

engineering team, can efficiently and cost effectively achieve certification under this standard. McKinley can guide you through the process in order to develop sustainability goals specific to your project.

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

Our sustainable designs have also won two U.S. Department of Education Green Ribbon Schools, a Gold Medal Green Building Award by Building of America, WV Department of Environmental Protection's Clean Energy Environmental Award, and two Black Bear Awards for the Highest Achievement for the WV Sustainable Schools program, among other.

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.

McKinley has designed four 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.



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.



PROJECT APPROACH

Our large professional staff at McKinley Architecture and Engineering can state that we will devote the talent and time necessary to provide the West Virginia Department of Administration, General Services Division with a successful Building 74 renovations project.

If we are chosen for this project; we are available to start immediately and will provide the necessary hours to complete your project on time. In addition to those key team members whose resumes are seen in this submittal; we can also attribute more professionals as required. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems.

We are a West Virginia firm - McKinley's corporation is conveniently headquartered in Wheeling, West Virginia, and has offices in Charleston and Martinsburg (as well as Pittsburgh, Pennsylvania).

We believe our strength lies in the quality of the people we employ. Our seasoned staff of over 60 employees has an unsurpassed knowledge of the business and the dedication it takes to make each project a success.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project.

We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client, consultants, and contractors.

Our experiences and approach to design requires a dialog with the West Virginia Department of Administration, General Services Division, as well as the end users of the facilities (WV Division of Natural Resources).

Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your needs and budget. We do not only depend on our experience, but on the day to day experiences of those who use the building.

We have found that this hands on approach allows us to focus on your needs and desires and to achieve a better outcome for our client.

We know this Team possesses the required expertise to address all facets of your project - architectural/engineering services; interior and exterior building evaluations and assessments; renovating building envelopes, windows, roofs, parking areas, electrical, mechanical, plumbing systems, etc.; providing cost estimates; construction administration services; etc.

We have provided similar interior and exterior renovations to dozens of projects across the State.

We have also provided recommendations to accomplish renovations in an existing occupied building, from phasing plans to renovating on a floor-by-floor basis, and we will provide you the best plan to have the least interruption for the WVDNR tenants.

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, CSM, along with support staff, will track and manage the design discussions and decisions throughout the projects from inception to completion.

TJ, along with Thomas R. Worlledge, AIA, LEED AP BD+C, REFP, your Project Architect, will 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. This is especially crucial to meet your Fall 2025 deadline.

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.

TJ, your Project Manager, is responsible for developing the project schedule and monitoring project progress. Deadlines are established for each design phase: programming, schematic design (SD's), design development (DD's) and construction documentation

(CD's). The schedule needs to be based on the GSD's occupancy goals of Fall 2025.

In-house meetings are held to review the design in each phase - and also between phases - especially when changes are made to the design that will impact any of the engineering disciplines. In-house notes are kept by attendees for later review. We encourage you to participate in these meetings.

In addition, our Quality Assurance Program also starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid.

We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the GSD to also participate in these meetings.

Also during the design phases, services include material selection for durability and aesthetics, detailing for longevity, training for proper maintenance, equipment location for easy access, equipment warranties, and lastly, a commitment from the GSD and WVDNR to abide by each manufacturer's cyclical regimen for long term warranties. Each of these requires a discussion between the GSD / WVDNR and design professional during the design phases.

The entire McKinley Team is involved in the design process from the beginning so that they know why the project was designed and how the building is intended to be used. This insight is especially advantageous to the on-site Construction Contract Administrator (CA). Our CAs review payment requests and assembly of the project close-out documents.

The CA's are responsible for day-to-day coordination between the contractors and professionals. In addition, they also initially review change orders and contractor's cost proposals.

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 TJ and Thom, 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.

Furthermore, our 11-Month Walk-Through is a process where our professionals return to your facilities eleven months after the projects are completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly.

It should be noted that McKinley Architecture and Engineering has been performing our eleven month walk-through as part of our Standard of Care; long before it was adopted as an AIA 101 Standard.

The project completion time frame expectation for Project Closeout is defined in the front end of the Project Manual in the Specifications so that the contractors are aware of the Fall 2025 requirements before submitting a bid.

Our Construction Contract Administrators monitor progress during the project and verify that closeout documents are submitted in a timely manner upon Substantial Completion, and they can specify tools and goals (such as deadlines or monetary values) to encourage compliance.

For the Building 74 project, we at McKinley Architecture and Engineering feel the best practice to achieving the greater use of Space, Technology and Systems

is to discuss these options with you early on in the Programming and Schematic Design Phases.

Because of our team's experience with similar projects we are able to discuss with the GSD / WVDNR the latest trends and technology in similar facilities.

The McKinley experience in commercial projects include Corporate Office Complexes, Business Parks, Retail Buildings, Manufacturing Facilities, Warehouses, Distribution Centers, Cultural Centers, Senior Centers, Daycare Facilities, National Call Centers, and more.

We have vast building experience with renovations, adaptive reuse, rehabilitation, build-outs, as well as building additions and new building projects.

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 74 exterior and interior renovation project successful.

ORGANIZATION CHART



**T.J.
THARP**
CSM
ASSOCIATE PROJECT MANAGER
MCKINLEY

ARCHITECTURAL TEAM



**THOM
WORLLEDGE**
AIA, LEED AP BD+C, REFP
SENIOR ARCHITECT
MCKINLEY



**JEREMIAH
HATFIELD**
AIA, NCARB
ARCHITECT
MCKINLEY



**T.J.
CLEGG**
GRADUATE ARCHITECT
MCKINLEY



**ALY
MITTON**
INTERIOR DESIGNER
MCKINLEY

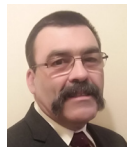
ENGINEERING TEAM



**TIM
MIZER**
PE, RA, QICP
DIRECTOR OF ENGINEERING
MCKINLEY



**KURT
SCHEER**
PE, LEED AP
SENIOR MECHANICAL ENGINEER
MCKINLEY



**ALAN
GABER**
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY



**SCOTT
KAIN**
SENIOR PLUMBING DESIGNER
MCKINLEY



**DAVID
ULLOM**
FIRE PROTECTION DESIGNER
MCKINLEY



**MICHAEL
CLARK**
SENIOR ELECTRICAL DESIGNER
MCKINLEY

CONSTRUCTION ADMINISTRATION



**EMMA
GWALTNEY**
CONSTRUCTION ADMINISTRATOR
MCKINLEY



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



THOMAS R. WORLLEDGE

AIA, LEED AP BD+C, REFP

SENIOR ARCHITECT

A skilled Architect with over 40 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! As a recognized sustainable design expert, he has 2 LEED Certified projects, multiple LEED Registered projects, has articles published in National trade publications, was a featured speaker at multiple National conferences, and much more.



EDUCATION

Virginia Polytechnic Institute & State University
Master of Architecture

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #48600

President:
West Virginia Society of Architects

Member:
The American Institute of Architects
US Green Building Council
Sustainable Building Industries Council
Recognized Educational Facility Professional

Founder & Chairman of the Board:
US Green Building Council's WV Chapter

Former voting member:
ASHRAE 90.1 Int'l Energy Code Committee

YEARS OF EXPERIENCE

40 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office Complex

LEED Certified
ENERGY STAR Rating of 91

West Virginia Department of Health & Human Resources

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

Charleston Area Alliance

Charleston, WV
Charleston Enterprise Center
WV AIA Design Award

West Virginia State Police

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

West Virginia State Police

Dunbar, WV
West Virginia State Police Academy - Renovations to Buildings A, B, and C

West Virginia State Police

Dunbar, WV
West Virginia State Police Academy - New Multi-Purpose Training and Wellness Building

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency Management Services Center

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Jefferson County Commission

Steubenville, OH
Jefferson County Jail Renovations

McKinley Properties LLC

Charleston, WV
Summitt Center office build-out

Veterans Affairs Medical Centers

State-Wide, WV
Multiple VAMCs around WV

Veterans Affairs Medical Centers

State-Wide, PA
Multiple VAMCs around PA

United States Postal Service

State-Wide, WV
Several Projects

Marshall County Schools

Sherrard, WV
New Hilltop Elementary School
LEED Certified
ENERGY STAR Rating of 86
Won multiple State and National Awards & Recognitions

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

Fairmont State University

Fairmont, WV
"University Terrace" 3 Building Apartment Complex - \$30M



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



ALY MITTON

INTERIOR DESIGNER

Mrs. Mitton is an Interior Designer who believes in creating functional yet eye-catching designs that elevate the interior space. She strives for the interior experience to be healthy, safe, and inviting as well as being ADA compliant and ergonomically sound. She has experience designing a broad variety of interior projects including education, hospitality, commercial offices, residential homes, and retail spaces. Her skills include AutoCAD, Revit, the Adobe Suite, FF&E selections, sketching and hand rendering.



EDUCATION

Utah State University
Caine College of the Arts
Bachelor's of Interior Architecture
and Design
Minors in Art & Landscape
Architecture

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

LEED Green Associate

Former Member:
ASID Student Chapter
IIDA Student Chapter
USGBC Student Chapter

YEARS OF EXPERIENCE

7 years

SELECTED EXPERIENCE

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
development

McKinley Architecture & Engineering

Mars, PA
North Pittsburgh Corporate Office

Cabell County Schools

Milton, WV
New Milton Elementary School

Berkeley County School

Hedgesville, WV
Hedgesville PK School

Berkeley County Schools

Martinsburg, WV
Martinsburg High School

Berkeley County School

Gerrardstown, WV
Mountain Ridge Elementary
School

Berkeley County Schools

Hedgesville, WV
Tomahawk Intermediate School

Pura*

Pleasant Grove, UT
Pura Corporate Headquarters

Mixhers*

Springville, UT
Mixhers Headquarters

Driven Auto Sales*

Springville, UT
Driven Auto Sales Car Dealership

Tamarak Capital*

Saint George, UT
Pura Vista Residence (Parade of
Homes)

Cache County*

Logan, UT
Cache County Children's Justice
Center

Madbrook Donut Company*

Salt Lake City, UT
Madbrook Donut Company
Headquarters

Capita Financial Network*

Salt Lake City, UT
Capita Financial Network
Headquarters

Orgill Family*

Dear Valley, UT
Orgill Residence

Walia Family*

Washington
Walia Residence

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



TIM E. MIZER

PE, RA, QCXP
DIRECTOR OF ENGINEERING SERVICES

Mr. Mizer is a very talented and unique professional being both a Professional Engineer and Registered Architect, which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, 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. He joined McKinley in 1995.



EDUCATION

Kansas State University
B.S. Architectural Engineering
University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
Ohio
West Virginia
Registered Architect in:
Ohio
Qualified Commissioning Process
Provider

YEARS OF EXPERIENCE

40 years

SELECTED EXPERIENCE

State of West Virginia

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

WV Department of Administration

Wheeling, WV
WV General Services Division
Buildings 32, 34, 37, & 55 HVAC
Assessments

West Virginia Department of Health & Human Resources

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

West Virginia State Police

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

West Virginia State Police

Dunbar, WV
West Virginia State Police
Academy - New Multi-Purpose
Training and Wellness Building

Brooke County Commission

Wellsburg, WV
Brooke County Judicial Center

Tyler County Commission

Middlebourne, WV
Tyler County Judicial Building

Belmont County Commission

St. Clairsville, OH
Belmont County Courts & Offices
build-outs

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Wheeling

Wheeling, WV
Wheeling Island Fire Station

West Virginia University

Morgantown, WV
University Police Building build-
out renovations

Jefferson County Commission

Steubenville, OH
Tower Building renovations &
build-out

Ohio County Development Authority

Triadelphia, WV
The Cornerstone Group -
Highlands Office Building

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out

The Maxwell Partners

Wheeling, WV
Wagner Building build-out

The Maxwell Partners

Wheeling, WV
Maxwell Centre build-out

McKinley Properties LLC

Wheeling, WV
Bennett Square Business Center
build-out

Orrick, Herrington & Sutcliffe LLP

Wheeling, WV
Orrick's Global Operations &
Innovation Center build-out



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



ALAN M. GABER PE

SENIOR ELECTRICAL ENGINEER

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. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business.



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
Ohio
Pennsylvania

YEARS OF EXPERIENCE

36 years

SELECTED EXPERIENCE

Brooke County Commission

Wellsburg, WV
Brooke County Judicial Center

City of Steubenville

Steubenville, OH
Municipal Building interior
renovations

City of Moundsville

Moundsville, WV
Municipal/Public Safety Building

City of Cadiz

Cadiz, OH
Cadiz Fire Department

West Virginia Department of Transportation,

Huntington, WV
Division of Highways, District 2
Headquarters

West Virginia Department of Transportation,

New Martinsville, WV
Division of Highways, District 6
Facility

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

Glenville State University

Glenville, WV
School of Health Sciences study

Fayette County Schools

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

Cabell County Schools

Milton, WV
New Milton Elementary School

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology
renovations

Hampshire County Schools

Slanesville, WV
New Ice Mountain Elementary
School

Hampshire County Schools

Romney, WV
New South Branch Elementary
School

Hampshire County Schools

Augusta, WV
New Windy Ridge Elementary
School

Ohio County Schools

Wheeling, WV
Elm Grove Elementary School
renovations

Summers County Schools

Talcott, WV
Talcott Elementary School Gym
renovation

Tyler County Schools

Sistersville, WV
Tyler Consolidated MSHS Gym
Entrance & Practice Room
addition

Wayne County Schools

Fort Gay, WV
Tolsia High School Gym



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



DAVID A. ULLOM

FIRE PROTECTION ENGINEERING DESIGNER

Mr. Ullom, our BIM Coordinator and Fire Protection Engineering Designer, 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.



EDUCATION

Fairmont State University
B.S. Mechanical Engineering
Technology
Pierpont Community and Technical
College
Associates Degree in Applied
Sciences: Drafting and Design

YEARS OF EXPERIENCE

13 years

SELECTED EXPERIENCE

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Cadiz

Cadiz, OH
Cadiz Fire Department

WVU Medicine

Glen Dale, WV
WVU Reynolds Memorial Hospital
- School of Nursing

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic
Courthouse

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

Jefferson County Commission

Steubenville, OH
Jefferson County Justice Center
renovations

Jefferson County Commission

Steubenville, OH
Jefferson County Jail renovations

Trinity Health System

Steubenville, OH
Crisis Rehabilitation Unit

General Services Administration

Warwood, WV
Social Security Administration
Office build-out / renovations

Main Street Bank

Toronto, OH
Toronto branch

Fayette County Schools

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

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

Harrison County Schools

Clarksburg, WV
Gore Elementary School

Harrison County Schools

Lost Creek, WV
New Lost Creek Elementary
School

Ohio County Schools

Wheeling, WV
Elm Grove Elementary School
renovations

Ohio County Schools

Wheeling, WV
Triadelphia Middle School annex
addition & renovations

Ohio County Schools

Wheeling, WV
Wheeling Park High School
addition and renovations

Ohio County Schools

Wheeling, WV
Woodsdale Elementary School
addition and renovations

Steubenville City School District

Steubenville, OH
Steubenville High School
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



EMMA M. GWALTNEY

CONSTRUCTION CONTRACT ADMINISTRATOR

Ms. Gwaltney is a decisive, detail-oriented construction contract administrator with five years of industry experience in commercial, industrial, and public projects. She builds strong relationships between clients, designers, and contractors, creating effective teams to complete construction projects on time, within budget, and to the highest quality standards. Her areas of expertise include project and financial management, data-driven analysis, and cross-functional communication.



EDUCATION

Washington University, Olin Business School
Master of Business Administration
University of Pennsylvania
Bachelor of Arts,
Architecture and French Studies

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Pro Forma Modeling Fundamentals
Certification from Urban Land Institute

YEARS OF EXPERIENCE

10 years

SELECTED EXPERIENCE

Everystory Partners

Charleston, WV
Kanawha Valley Memorial Garden

Cabell County Schools

Milton, WV
New Milton Elementary School

Clay County Schools

Clay, WV
Clay Elementary School
renovations

Fayette County Schools

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

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology
renovations

Fayette County Schools

Smithers, WV
Valley PK-8 School renovations

Fayette County Schools

County-Wide Windows and Doors
replacements

Mason County Schools

Ashton, WV
Ashton Elementary School
Security Entrance

Summers County Schools

Hinton, WV
Hinton Elementary Cafeteria

Summers County Schools

Hinton, WV
Summers County MSHS addition
and renovation

Wayne County Schools

Fort Gay, WV
Tolsia High School Gym

Wayne County Schools

Wayne, WV
Wayne Elementary Classroom
additions

Wayne County Schools

County-Wide Windows
replacements



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 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



| continued Building 55 West Virginia State Office Complex |

energy recovery ventilator, and direct digital controls. In addition, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. In March 2014, this project became **LEED Certified**.

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.



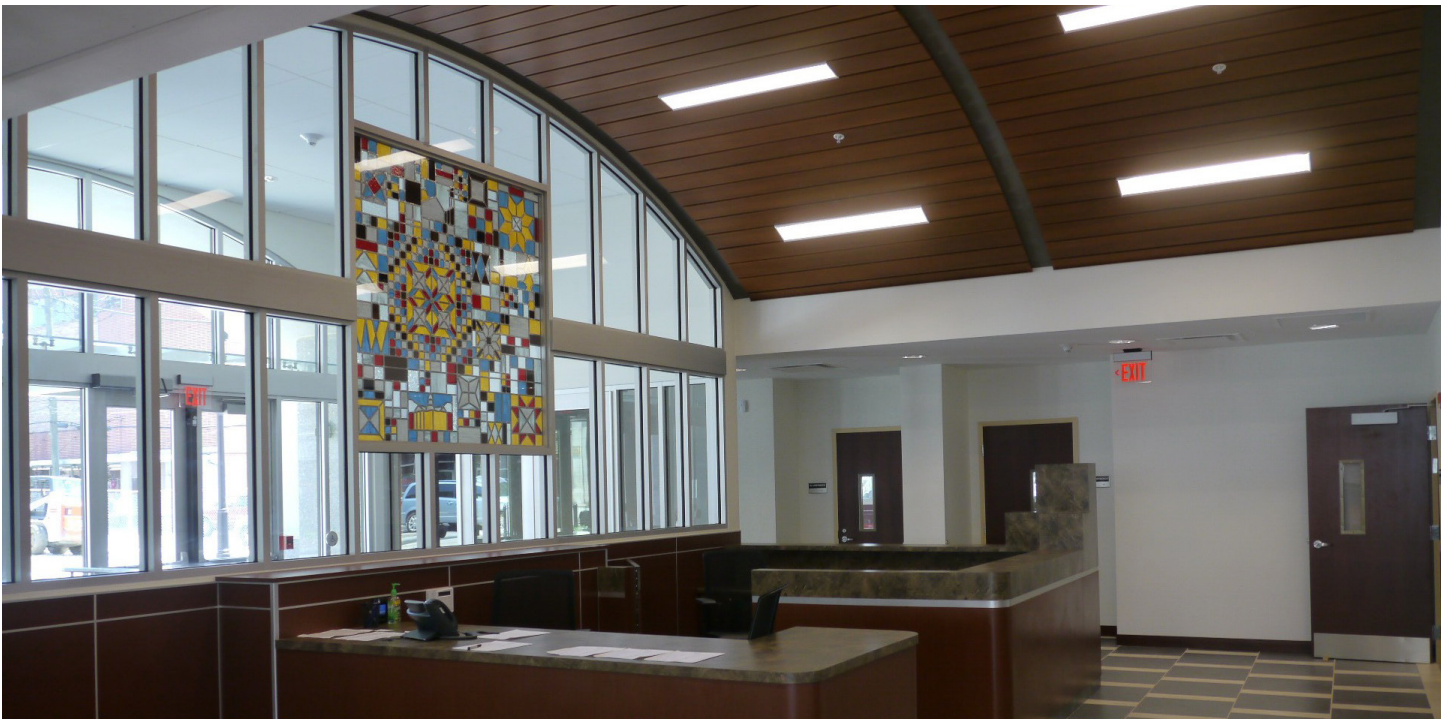


| continued Building 55 West Virginia State Office Complex |

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!





September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

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

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

Mr. Hildreth:

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

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

Heating, Ventilation, and Air Conditioning Systems:

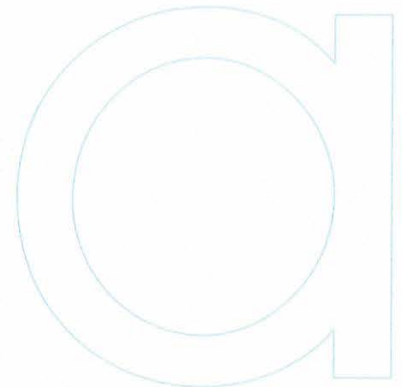
- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board



3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056

www.alliantgroup.com | 800.564.4540

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

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

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

Very truly yours,



Rizwan Virani
Managing Director



www.alliantgroup.com | 800.564.4540



FORT HENRY BUILDING

FORT HENRY LLC



CLIENT

Fort Henry LLC

LOCATION

Wheeling, WV

The 4-story, 45,046 SF Fort Henry Building was originally designed and built as a mansion in the 1850s, then served as a social club and meeting places from the 1890s 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.

This building is pretty significant to Wheeling, it has historic appeal, and it is located in the heart of the city's "financial district." Many important people that influenced our national history have walked these corridors; Charles Lindbergh, Babe Ruth, Jimmy Stewart, and President Herbert Hoover are just a few of the names we found in the local history books covering Wheeling.

Since the structure is included in the Wheeling Historic District in the National Register of Historic Places; our goal is to maintain the historic character and integrity of the architecture and history of the building by retaining historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.

To date, we have been successful in attracting tenants, which has enabled us to commence with the office fit-outs / development of the project. Because the building had been in disrepair for many years, these build-out renovations included upgrades required to get the building up to current codes and standards, ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler



BEFORE



AFTER



| continued Fort Henry Building |

& 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.





THE TOWERS BUILDING

JEFFERSON COUNTY COMMISSIONERS



CLIENT

Jefferson County Commissioners

LOCATION

Steubenville, OH

PROJECT DATA

76,300 SF



McKinley Architecture and Engineering has worked on several projects over the years with the Jefferson County Board of Commissioners.

For this example, we completed multiple phases of renovations and upgrades to The Towers Building, a 40+ year old, 8 story highrise.

Due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, and we performed an emergency Preliminary Analysis of the Needs and Energy Efficient Services.

Existing conditions related to the architectural and building systems were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction, and to determine an efficient repair and maintenance recommendations for the building.

After this, we have designed multiple phases of renovations for the building; roof replacements, new lobby skylight, building envelope repairs, ADA handicapped ramp, overall HVAC replacement, and more.

In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. This included partial wall demos, ceilings, and basement floor trench for sanitary line tie in. The build-out included room layouts, new walls, doors, ceilings, furnishings and finishes, casework, electrical, plumbing, HVAC, etc.

The construction was performed with the building in operation.



BELMONT COUNTY DIVISIONAL COURTS & COUNTY OFFICES

BELMONT COUNTY COMMISSION



CLIENT

Belmont County Commission

LOCATION

St. Clairsville, OH

PROJECT DATA

2 Buildings
40,000 SF
\$5.2 M

McKinley led the team that designed the renovations/adaptive reuse/build-outs to 2 existing buildings (the former Health Plan office buildings).

Building 1 is a 25,000 SF build-out renovation / remodel that combines all three Belmont County Divisional Courts (Western/Eastern/Northern) and the Prosecutors Office in a State-of-the-Art secure building. For security, a separate In-custody Area is included for movement and holding of prisoners during trial and hearing days. The Judges have a private entrance and private, secure 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 resistant 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.

Building 2 combines the Board of Elections office and the Clerk of Courts. This is a 15,000 SF build-out renovation / remodel of a one story masonry building, including new interior walls, finishes, HVAC systems, electrical system upgrades and fire suppression system modifications. Security for the entire building was important; especially for the Board of Elections during voting seasons. The office spaces are separated from the client area, and are only accessible when the access control system is activated. 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.





BROOKE COUNTY JUDICIAL CENTER

BROOKE COUNTY COMMISSION



CLIENT
Brooke County Commission

LOCATION
Wellsburg, WV

PROJECT DATA
33,000 SF
\$11.0 M

McKinley led the team that recently designed the new Judicial Center for the Brooke County Commission.

It was recently completed; A Grand Opening Celebration and Ribbon-Cutting Ceremony was held on March 26th.

A lack of space in the older courthouse and concerns about security led current and former county commissioners to pursue the new building.

This 3-story, 33,000 square foot building is on the site directly south of the existing courthouse annex. It has been situated so that first floor is out of the 100 year flood plain, and it is still completely accessible to the public.

The Judicial Center includes the Circuit Court, Magistrate Court, Family Court, Prosecutors office, Probation office, secure holding cells on each floor and all supporting staff for each. Security for the entire building was important.

The building is steel framed with a brick and stone veneer. There is a large glass entry facing the Ohio River.





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.

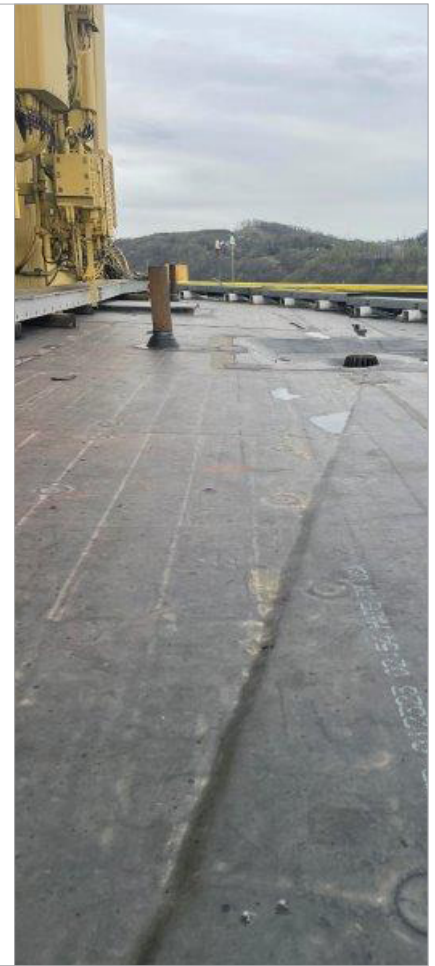
The first phase is the Judicial Building, which was recently completed, and had a Ribbon-Cutting Ceremony on August 30th.

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.

TYLER COUNTY
WEST VIRGINIA
GOVERNMENT SERVICES



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.



REFERENCES

We feel that the best way to demonstrate our strengths and leadership in similar Architectural/Engineering evaluation, assessment, and 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:

County-Wide Projects, including Towers Building assessment & renovations

Mr. Tony Morelli
Jefferson County Commissioners
301 Market Street
Steubenville, OH 43952
(740) 283-8500

Several Building assessments and renovations

Mr. Dennis Kozicki
The Maxwell Partners
32-20th Street
Maxwell Centre Suite #300
Wheeling, WV 26003
(304) 232-2280

County Offices build-out renovations

Mr. J. P. Dutton
Belmont County Commission
101 West Main Street
St. Clairsville, OH 43950
(740) 699-2155

Tyler County Judicial Building

Mr. Eric Vincent
Tyler County Commission
121 Main Street
Middlebourne, WV 26149
(304) 758-4139

Brooke County Judicial Center

Mr. A.J. Thomas
Brooke County Commission
201 Courthouse Square
Wellsburg, WV 26070
(304) 737-4024

Panhandle Cleaning & Restoration office

Mr. Bob Contraguerro, Jr.
Panhandle Cleaning & Restoration
42 38th Street
Wheeling, WV 26003
(304) 232-2321





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: 1464651			Reason for Modification:
Doc Description: Building 74 Design Renovations Project			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-07-15	2024-08-07 13:30	CEOI 0211 GSD2500000001	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** August 2, 2024

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.

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

(Address) 129 Summers Street - Suite 201, Charleston, WV 25301

(Phone Number) / (Fax Number) (304) 830-5359 | (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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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)


(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development | August 2, 2024

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

(304) 830-5359 | (304) 233-4613

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)



Department of Administration
Purchasing Division
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Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1464651			Reason for Modification: Addendum no. 1 To answer Vendor questions and extend the bid opening date.
Doc Description: Building 74 Design Renovations Project			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-08-06	2024-08-13 13:30	CEOI 0211 GSD2500000001	2

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
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FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE August 6, 2024

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI GSD2500000001

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering

Company



Authorized Signature

August 6, 2024

Date

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