

**West Virginia  
Army National Guard**



**CEOI 0603 ADJ2500000007**

**Building 305 Renovations  
Design - Camp Dawson**

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WW PURCHASING  
DIVISION

 **McKINLEY**  
ARCHITECTURE + ENGINEERING

*in association with:*

 **POTESTA**  
Engineers and Environmental Consultants



26 August 2024

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

Dear Mr. Pauline and Members of the Selection Team;

McKinley Architecture and Engineering has teamed up with Potesta & Associates (*McKinley Team*) again, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expressions of Interest to provide architectural and engineering design services for the renovation of Building 305, located on the Camp Dawson garrison. 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 Wheeling, Charleston, 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 **2nd 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 **2nd 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 **5th 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 **building renovation projects**, including building evaluations and assessments, project cost estimating, design services, and construction administration. This has included evaluation of layout for best use of space, new HVAC systems, complete restroom renovations, new interior and exterior LED lighting, new interior and exterior doors, new flooring, new on-demand hot water, new roof, bringing the entire building and all systems to current building codes, and much more. Many projects occurred while the building was occupied.

**Potesta & Associates, Inc.** is our **Asbestos / Hazardous Materials Abatement Consultant**. They were founded in 1997 to provide quality engineering and environmental consulting services to a wide variety of private and public clients in West Virginia and the eastern United States.

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They have now grown to a large and very diverse staff that includes environmental, Licensed Remediation Specialists, toxicologists, mining and chemical engineers, surveyors, geotechnical, ecologists, geologists, hydrogeologists, occupational safety and health specialists, and more.

Potesta & Associates have been involved with hundreds of hazardous material inspections and reports as well as several hazardous material abatement design plans. They will be an asset to our team, for the asbestos abatement.

***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.

Both of our firms have worked with the West Virginia Army National Guard, including projects at Camp Dawson. **We are very excited about the possibility of working with the West Virginia Army National Guard on another project.**

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 the McKinley Team for your project.

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, public safety, commercial/office, judicial, municipal, wellness and health care, training, sustainable and energy efficiency, education, historic preservation, and industrial markets.

McKinley has made the 2020, 2021, 2022, 2023, and 2024 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

### Wheeling

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

### Charleston

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

### Martinsburg

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

### Pittsburgh

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

## CONTACTS

### Ernest Dellatorre

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

### John R. Jefferis, LEED AP, CCM, MPM

Director of Project Management  
jjefferis@mckinleydelivers.com • (304) 238-9410

### Patrick J. Rymer, AIA, ALEP

Director of Architectural Services  
prymer@mckinleydelivers.com • (304) 830-5364

## 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/

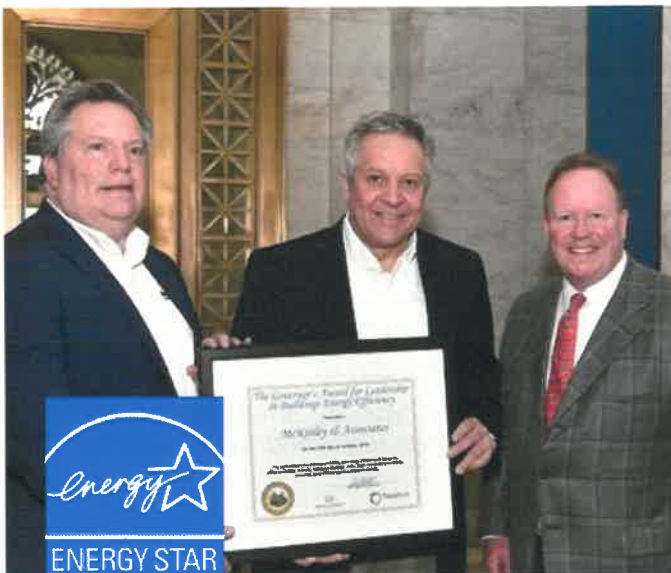
engineering team, can efficiently and cost effectively achieve certification under this standard. McKinley can guide you through the process in order to develop sustainability goals specific to your project.

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

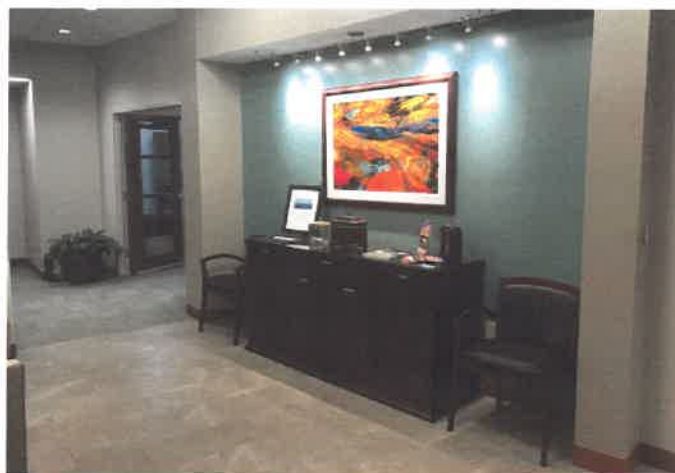
Interior design services begin with a strategy session to determine the owner's project requirements, timetable, and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships, and future needs. An inventory of existing conditions is used to develop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



## QUALIFICATIONS

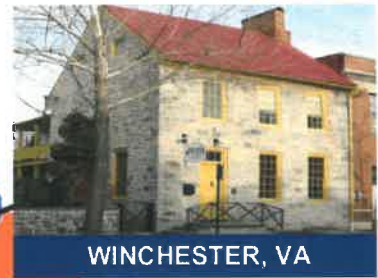


## **BRIEF HISTORY OF FIRM**

Established in 1997 by Mr. Ronald R. Potesta, POTESTA operates as a comprehensive engineering and environmental consulting firm headquartered in Charleston, West Virginia. Since the beginning, POTESTA has consistently delivered high-quality engineering and environmental consulting services across the Mid-Atlantic region. Our team comprises a diverse staff of experienced engineers, scientists, and support personnel, with branch offices situated in Winchester, Virginia, and Morgantown, West Virginia. Our clientele spans various sectors, including local, state, and federal agencies, as well as mining, manufacturing, and chemical companies, utility companies, waste management firms, land developers, attorneys, financial institutions, insurance companies, K-12 schools, colleges, universities, construction companies, and architects.



MORGANTOWN, WV



WINCHESTER, VA



CHARLESTON, WV

## **VARIED RANGE OF PROFESSIONAL SERVICES**

- Air
- Biological and Toxicological
- Civil Engineering and Design
- CADD
- Construction Monitoring
- Endangered Species Consultation
- Environmental Site Assessment
- Environmental-Reclamation Liability Assessments
- GIS
- Geotechnical Engineering
- Groundwater
- Hydrology and Hydraulics Design
- Landfills and Solid Waste Management
- Land Management
- Litigation Support
- Permitting
- Remedial
- Risk-Based Remediation
- Roadway Engineering
- Sampling
- Site Design
- Solar Development
- Storage Tanks
- Stormwater Management
- Stream Restoration
- Surveying and Mapping
- Water/Wastewater Engineering
- Water Quality Studies
- Wetlands



To learn more information visit [www.potesta.com](http://www.potesta.com)

## QUALIFICATIONS



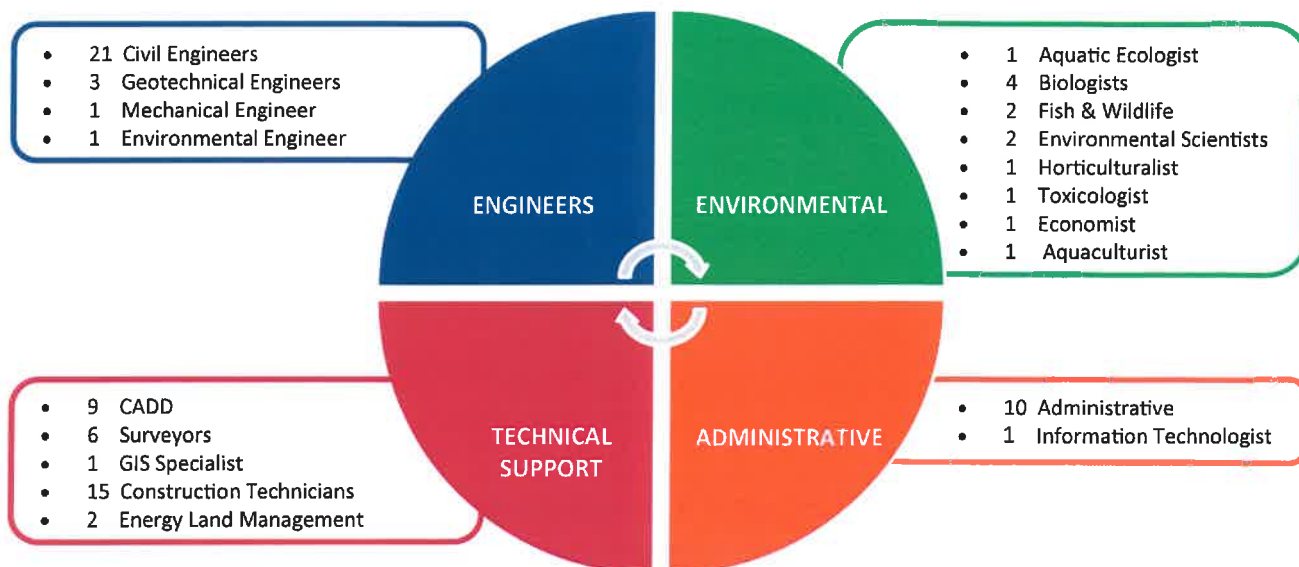
## LEADERSHIP

As the President of the company, **Mr. Ronald R. Potesta** brings a wealth of experience, having served as the Director and Deputy Director of West Virginia's Department of Natural Resources (WVDNR). Throughout his tenure, WVDNR encompassed all environmental regulatory programs, wildlife management, and law enforcement. Mr. Potesta specializes primarily in federal and environmental regulatory matters, statutory schemes, and environmental guidance. His expertise includes agency interaction, as well as the review of regulatory requirements and recommendations.

**Dana L. Burns, PE, PS, Vice President**, boasts over 45 years of expertise in overseeing civil, geotechnical, mining, and environmental engineering projects. His extensive experience spans the management of various projects, including preliminary feasibility evaluations, detailed design, and the preparation of construction drawings, specifications, and bid documents. Serving as the Principal-in-Charge on numerous projects, he has successfully completed assignments for diverse clients, including local and state governments, municipalities, public service districts, utility providers, residential and commercial developers, as well as universities/colleges and manufacturing facilities.

**David K. Paylor, Vice President of Environmental**, brings over 45 years of dedicated public service in safeguarding natural resources within the Commonwealth of Virginia. For the past 16 years, he served as the Director of the Virginia DEQ, appointed by Governors Tim Kaine, Bob McDonnell, Terry McAuliffe, and Ralph Northam. Mr. Paylor's extensive expertise encompasses waste management, measurement of water quality and quantity, air quality management, climate control, pollution prevention, and a commitment to environmental justice. Mr. Paylor joined the firm in 2022 and Mr. Paylor contributes technical and policy expertise, particularly focusing on environmental permitting in Virginia.

## STAFF PROFILE: 83 TOTAL



To learn more information visit [www.potesta.com](http://www.potesta.com)



# POTESTA & ASSOCIATES, INC.

## *Asbestos Inspection Services*

Potesta & Associates, Inc. (POTESTA) is an engineering and environmental consulting firm whose staff of professionals has completed numerous asbestos inspection services. Our qualified personnel can assist you with:

- Building Inspections for Asbestos-Containing Building Materials
- Liaison with Regulatory Agencies
- Completion and Submittal of Notification of Abatement, Demolition and Renovation Forms to the Appropriate Regulatory Agencies
- Selection of Qualified Asbestos Abatement Contractors
- Preparation of Bidding and Contract Documents
- Participation in Pre-Bid and Pre-Abatement Meetings
- Monitoring of Contractor Work Procedures During Completion of Asbestos Abatement Activities



### **BUILDING INSPECTIONS**

State and federal regulations require that an asbestos inspection be performed by a licensed asbestos inspector prior to abatement, demolition or renovation activities. POTESTA has West Virginia and Virginia Licensed Asbestos Inspectors on staff that have conducted several hundred asbestos inspections and produced reports presenting the results of these inspections.

### **REGULATORY ASSISTANCE**

A Notification of Abatement, Demolition and Renovation form must be completed and submitted to appropriate regulatory agencies prior to project start-up. POTESTA has developed strong working relationships with these agencies and can assist you in producing notification forms for your asbestos abatement projects.

### **ENGINEERING AND PROJECT MONITORING ASSISTANCE**

POTESTA's asbestos inspection services also include preparing specifications, cost estimates, and bidding documents; soliciting bids from qualified contractors; assisting in the selection of a contractor; providing project management during completion of abatement activities; and monitoring contractor adherence to specifications, verifying pay quantity, and participating in dispute resolution.



### **POTESTA & ASSOCIATES, INC.**

7012 MacCorkle Avenue, SE, Charleston, West Virginia 25304  
Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)  
Regional Offices: Morgantown, WV and Winchester, VA



# PROJECT APPROACH

Our large professional staffs at McKinley Architecture and Engineering and POTEITA can state that we will devote the talent and time necessary to provide the West Virginia Army National Guard, Construction and Facilities Management Office with a successful renovation of Building 305.

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 both 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 Army National Guard, Construction and Facilities Management Office, as well as the end users of the facility (Camp Dawson personnel).

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 McKinley/Potesta Team possesses the required expertise to address all facets of your project - mechanical, electrical and plumbing and architectural services; asbestos abatement; evaluation of layout for best use of space; new HVAC systems; complete restroom renovations; new interior and exterior LED lighting; new interior and exterior doors; new flooring; new on-demand hot water; a new roof; meeting codes; providing cost estimates; construction administration services; and more.

We have provided similar interiors 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 Building 305 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, John R. Jefferis, LEED AP, CCM, MPM, along with support staff, will track and manage the design discussions and decisions throughout the projects from inception to completion.

John, along with Patrick J. Rymer, AIA, ALEP / CEF, NCARB, Director of Architectural Services, and Tim E. Mizer, PE, RA, QCxP, Director of Engineering Services, 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 the 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 WVARNG 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.

John, Patrick, and Tim are 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 WVARNG's occupancy goals.

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 WVARNG to also participate in these meetings.

Also, Potesta & Associates is an engineering and environmental consulting firm whose staff of professionals has completed numerous asbestos inspection services. State and federal regulations require that an asbestos inspection be performed by a licensed asbestos inspector prior to abatement, demolition or renovation activities. POTEESTA has West Virginia Licensed Asbestos Inspectors on staff that have conducted several hundred asbestos inspections and produced reports presenting the results of these inspections.

A Notification of Abatement, Demolition and Renovation form must be completed and submitted to appropriate regulatory agencies prior to project start-up. POTEESTA has developed strong working relationships with these agencies and can assist you in producing notification forms for the asbestos abatement.

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 WVARNG and Camp Dawson personnel to abide by each manufacturer's cyclical regimen for long term warranties. Each of these requires a discussion between the WVARNG and our 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, Bob Smith, will be on site and will evaluate the quality of the work to verify that it meets the level you require; in addition, he 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 John, Patrick, and Tim, 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 facility eleven months after the project is 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 schedule 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 305 renovation 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.

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 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 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 LED lighting fixtures which use less electricity,

energy efficient HVAC systems, 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 / Mechanical 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 several 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 the McKinley Team has the talent and technology needed to make this renovation of Building 305 project successful.



# ORGANIZATION CHART



**JOHN  
JEFFERIS**  
LEED AP, CCM, MPM  
DIRECTOR PROJECT MANAGEMENT  
MCKINLEY

## ARCHITECTURAL TEAM



**PATRICK  
RYMER**  
AIA, ALEP / CFP, NCARB  
DIRECTOR OF ARCHITECTURE  
MCKINLEY



**AARON  
LARIMORE**  
RA, NCARB  
ARCHITECT  
MCKINLEY



**ALY  
MITTON**  
INTERIOR DESIGNER  
MCKINLEY

## ENGINEERING TEAM



**TIM  
MIZER**  
PE, RA, DCCP  
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



**MICHAEL  
CLARK**  
SENIOR ELECTRICAL DESIGNER  
MCKINLEY



**DAVID  
ULLOM**  
FIRE PROTECTION DESIGNER  
MCKINLEY

## ASBESTOS INSPECTION SERVICES



**ANDREW  
KIRSCH**  
LRS  
SCIENTIST AND SAFETY DIRECTOR  
POTESTA

## CONSTRUCTION CONTRACT ADMINISTRATION



**BOB  
SMITH**  
CONSTRUCTION ADMINISTRATOR  
MCKINLEY

*\* The McKinley Team is willing to dedicate more professionals if they are needed; including more Architects, Engineers, Designers, Food Service Designers, LEED Accredited Professionals, CAs, and more.*





# JOHN R. JEFFERIS

LEED AP, CCM, MPM

**DIRECTOR OF PROJECT MANAGEMENT / LEED ACCREDITED PROFESSIONAL**

Mr. Jefferis, our Director of Project Management, is responsible for the coordination and completion of projects on time, on budget, and within scope. He will ensure instruments of service are meeting contractual requirements and is key in managing client relationships and expectations. John knows how to be more efficient and manage projects effectively to bring them within budget and time, which ensures accurate reporting to the client and management. John has his CCM (Certified Construction Manager) Credential established through the Construction Management Association of America. Furthermore, he is a LEED Accredited Professional.



## EDUCATION

Keller Graduate School of  
Management  
Master of Project Management  
DeVry University  
B.S. Computer Engineering  
Technology

## PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Member:  
US Green Building Council  
Certified Construction Manager  
Master of Project Management

## YEARS OF EXPERIENCE

27 years

## SELECTED EXPERIENCE

### **City of Cadiz**

*Cadiz, OH*  
Cadiz Fire Department

### **Citizens National Bank of Woodsfield**

*Woodsfield, OH*  
Building renovations study

### **Barnesville Veterinary Services**

*Barnesville, OH*  
Plumbing renovations

### **Harrison County Commission**

*Cadiz, OH*  
Harrison County Courthouse  
Study

### **Newbridge Church**

*Wheeling, WV*  
Day Care Center and Cafe build-  
out renovations

### **Berkeley County Schools**

*Martinsburg, WV*  
New Falling Waters Elementary

### **Berkeley County Schools**

*Hedgesville, WV*  
New Hedgesville PK School

### **Berkeley County Schools**

*Inwood, WV*  
New Inwood PK School

### **Berkeley County Schools**

*Martinsburg, WV*  
Martinsburg High renovations

### **Berkeley County Schools**

*Martinsburg, WV*  
Martinsburg High Gym upgrades

### **Berkeley County Schools**

*Gerrardstown, WV*  
New Mountain Ridge Elementary

### **Berkeley County Schools**

*Martinsburg, WV*  
Spring Mills High Athletics

### **Berkeley County Schools**

*Hedgesville, WV*  
Tomahawk Intermediate

### **Cabell County Schools**

*Milton, WV*  
New Milton Elementary

### **East Fairmont High School Foundation**

*Fairmont, WV*  
East Fairmont High Multi-Sport  
Complex

### **Harrison County Schools**

*Nutter Fort, WV*  
Nutter Fort classroom addition

### **Harrison County Schools**

*Clarksburg, WV*  
Robert C. Byrd High renovations

### **Harrison County Schools**

*Bridgeport, WV*  
Simpson Elementary additions  
and renovations

### **Marion County Schools**

*Fairmont, WV*  
East Dale Elementary renovations

### **Wood County Schools**

*Parkersburg, WV*  
New Lubeck Elementary

### **Hempfield Area School District**

*Greensburg, PA*  
Owner's Representative for High  
School project



# PATRICK J. RYMER

AIA, ALEP (CEFP), NCARB

## DIRECTOR OF ARCHITECTURAL SERVICES

Mr. Rymer, our Director of Architectural Services, brings 25 years experience in the building design and construction industry. His recent relevant experience includes the project management of several projects, as well as the lead design and construction administration of various Federal, State, County Government and private projects. He has been the lead architect on multiple projects designed during his nearly 20 years at McKinley Architecture and Engineering; these involved both renovations and new construction. Patrick was named the "Architect of the Year" at Project BEST's 2019 Excellence in Construction Awards Gala.



### EDUCATION

University of Tennessee  
Bachelor of Architecture  
Memphis Center for Design

### PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:  
West Virginia  
Ohio  
  
Member:  
American Institute of Architects  
Accredited Learning Environment  
Planner (formerly known as Certified  
Educational Facility Professional)  
NCARB  
  
IDP  
ArchNet

### YEARS OF EXPERIENCE

26 years

### SELECTED EXPERIENCE

**West Virginia Army National Guard**  
*State-Wide, WV*  
Multiple Projects

**West Virginia State Police**  
*Martinsburg, WV*  
Berkeley County Detachment

**West Virginia State Police**  
*Ripley, WV*  
Jackson County Detachment

**West Virginia State Police**  
*Charleston, WV*  
Kanawha County Troop 4 HQ

**Tyler County Commission**  
*Middlebourne, WV*  
Tyler County Judicial Building

**Ohio County Commission**  
*Triadelphia, WV*  
Cabela's Phase II Expansion

**Regional Economic Development Office**  
*Wheeling, WV*  
Orrick's Global Operations Center  
site improvements

**Union Bank**  
*Sistersville, WV*  
Sistersville Branch

**City of Wellsburg**  
*Wellsburg, WV*  
Wellsburg City Hall Building

**Ohio Valley Regional Transit Authority**  
*Wheeling, WV*  
OVRTA Administrative /  
Maintenance Facility renovations

**Glenville State University**  
*Glenville, WV*  
School of Health Sciences

**West Liberty University**  
*West Liberty, WV*  
West Family Athletic Complex  
new multi-sport Soccer & Track  
Stadium

**Berkeley County Schools**  
*Berkeley County, WV*  
Several Projects County-Wide

**Brooke County Schools**  
*Wellsburg, WV*  
New Brooke Middle School

**Hampshire County Schools**  
*Capon Bridge, WV*  
Capon Bridge Elementary  
gymnasium addition

**Marshall County Schools**  
*Sherrard, WV*  
New Cameron High  
LEED Registered

**Ohio County Schools**  
*Wheeling, WV*  
Wheeling Park High additions and  
renovations

**Tyler County Schools**  
*Sistersville, WV*  
Bus Maintenance Facility

**Tyler County Schools**  
*Sistersville, WV*  
Tyler Consolidated renovations

**Wetzel County Schools**  
*New Martinsville, WV*  
Bus Maintenance Facility

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



# AARON LARIMORE

RA, NCARB  
ARCHITECT

Mr. Larimore is a collaborative and dependable Architect who has experience with a variety of projects including commercial, educational and residential building types, both of new construction and renovation. He has accomplished project design and production of construction documents and construction administration, with an emphasis on personal service and meeting deadlines. Aaron is skilled in AutoCAD Architecture, Microstation v8 2-D drafting and 3-D modeling software, SketchUp 3-D modeling software, Adobe Photoshop, as well as hand drafting and hand-built models.



## EDUCATION

Kent State University  
Bachelor of Architecture

## PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:  
Pennsylvania  
West Virginia

Member:  
The American Institute of Architects  
NCARB

Board Member, Coach, and Registrar:  
ABE Soccer Association

## YEARS OF EXPERIENCE

28 years

## SELECTED EXPERIENCE

**WV High Technology Foundation**  
*Fairmont, WV*  
NOAA renovations

**Brooke County Commission**  
*Wellsburg, WV*  
Judicial Center

**Tyler County Commission**  
*Middlebourne, WV*  
Judicial Building

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

**Glenville State University**  
*Glenville, WV*  
School of Health Sciences

**Berkeley County School**  
*Hedgesville, WV*  
Back Creek Valley Elementary School

**Berkeley County School**  
*Martinsburg, WV*  
Burke Street Elementary School

**Berkeley County School**  
*Hedgesville, WV*  
Hedgesville PK School

**Berkeley County School**  
*Inwood, WV*  
Inwood PK School

**Berkeley County School**  
*Hedgesville, WV*  
Tomahawk Intermediate School

**Berkeley County School**  
*Martinsburg, WV*  
Winchester Elementary School

**Hampshire County Schools**  
*Capon Bridge, WV*  
Capon Bridge Elementary School  
gymnasium

**Hancock County Schools**  
*Weirton, WV*  
Weir High School gymnasium

**Harrison County Schools**  
*Clarksburg, WV*  
Gore Elementary School

**Marshall County Schools**  
ESSERF projects

**Ohio County Schools**  
*Wheeling, WV*  
Elm Grove Elementary School  
renovations

**Ohio County Schools**  
*Wheeling, WV*  
Warwood School renovations

**Ohio County Schools**  
*Wheeling, WV*  
Wheeling Park High School  
addition and renovations

**Ohio County Schools**  
*Wheeling, WV*  
Woodsdale Elementary School  
addition and renovations

**Wetzel County Schools**  
*Paden City, WV*  
Paden City Elementary School  
multi-purpose building

**Wetzel County Schools**  
*New Martinsville, WV*  
Bus Maintenance Facility



# 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**

*Stanesville, 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





# 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



# 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



# ROBERT E. SMITH

## CONSTRUCTION CONTRACT ADMINISTRATOR

Mr. Smith has been a Construction Contract Administrator at McKinley Architecture and Engineering for 15 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is also the Commander of the American Legion Post 351.



### EDUCATION

University of Pittsburgh  
M.S. Industrial Engineering

United States Air Force Academy  
B.S. Behavioral Science / Human  
Factors Engineering, & Minor in  
General Engineering

### PROFESSIONAL AFFILIATIONS

Former Board Member / President:  
Indian Creek School District

Trustee:  
Steubenville Township

Commander:  
American Legion Post 351

Former Village Administrator:  
City of Mingo Junction

### MILITARY SERVICE

United States Air Force

### YEARS OF EXPERIENCE

41 years

### SELECTED EXPERIENCE

#### West Virginia Army National Guard

Parkersburg, WV  
AASF#1 HVAC renovations

#### City of Moundsville

Moundsville, WV  
Municipal/Public Safety Building

#### Cameron American Legion

Cameron, WV  
Cameron American Legion  
renovations

#### General Services Administration

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

#### Belmont County Commission

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

#### Brooke County Commission

Wellsburg, WV  
Judicial Center

#### Cabela's

Triadelphia, WV  
Eastern Distribution Center -  
Phase II

#### Ohio Valley Regional Transit Authority

Wheeling, WV  
OVRTA Administrative /  
Maintenance Facility renovations

#### Steel Valley Regional Transit Authority

Steubenville, OH  
SVRTA Administrative /  
Maintenance Facility renovations

#### United States Postal Service

State-Wide, WV  
Several Projects, including  
renovations and build-outs

#### Jefferson County Commission

Steubenville, OH  
The Towers Building, multiple  
renovations

#### Jefferson County Commission

Steubenville, OH  
Jefferson County Board of  
Elections office renovations

#### Jefferson County Commission

Steubenville, OH  
Jail renovations

#### City of Steubenville

Steubenville, OH  
Steubenville Municipal Building  
interior renovation

#### Harrison County Commission

Cadiz, OH  
Harrison County Courthouse roof

#### City of Weirton

Weirton, WV  
Park Drive/Three Springs Drive  
development

#### Avella Area Community Association

Avella, PA  
Lincoln National Bank Building  
renovations

#### Brooke County Schools

Wellsburg, WV  
New Brooke Middle School

# ANDREW A. KIRSCH, L.R.S.

## *Staff Scientist and Safety Director*

### EDUCATION

- M.S. Environmental Sciences, 2003  
Marshall University
- B.S. Horticulture, 1997  
West Virginia University

### EMPLOYMENT HISTORY

- 2003-Present Potesta & Associates, Inc.  
1998-2003 Terracare, Inc.  
1997-1998 Greenscape, Inc.

### PROFESSIONAL REGISTRATIONS

- Licensed Remediation Specialist – West Virginia
- Certified Monitoring Well Driller – West Virginia

### PROFESSIONAL CERTIFICATIONS

- Certified Asbestos Inspector – Kentucky, West Virginia, and Virginia
- OSHA 40-Hour HAZWOPER Training
- West Virginia Office of Miners' Health, Safety & Training

### TRAINING/RELEVANT COURSE WORK

- 2018 – HAZWOPER/HAZMAT Train the Trainer
- 2014 – SWAMP School Wetland Delineation
- 2009 – River Assessment and Monitoring (Rosgen Level III)
- 2006 – River Morphology and Applications (Rosgen Level II)
- 2006 – Applied Fluvial Geomorphology (Rosgen Level I)

### AREAS OF SPECIALIZATION

Experience in conducting and reporting environmental site assessments, biological assessments, and remediation of commercial, industrial, and residential sites, environmental emergency response, and hazardous waste management. Conducting asbestos inspections and report writing.

Stream and wetland delineation assessments and mitigation design. Plant physiology and identification. Principles and implementation of phytoremediation for

sites of contamination. Conducted and evaluated habitat and biological surveys. Knowledgeable of mining-related activities and issues, including mountaintop mining and valley fills.

### PROFESSIONAL EXPERIENCE

#### Asbestos

Region 4 Planning and Development Council – Asbestos inspections for 14 properties part of a Brownfields Assessment Grant Project in Fayette, Greenbrier, Nicholas, Pocahontas, and Webster Counties West Virginia.

Performed numerous asbestos inspections and report writing for industrial, commercial, and residential entities:

- West Virginia Department of Highways Contract
- Kilns – Winchester, Virginia
- Wastewater Treatment Plant – Morgantown, West Virginia
- Charleston Civic Center – Charleston, West Virginia
- Residential properties

Construction monitoring for asbestos abatement of several large buildings located within a chemical plant in Willow Island, West Virginia.

#### Hazardous Waste/RCRA/Corrective Action

Performed site investigations and report writing hazardous material surveys at the following locations:

- Charleston Civic Center – Charleston, West Virginia
- Morgantown Utility Board – Morgantown, West Virginia
- Weatherford – Elkview, West Virginia

#### Remediation

Experienced with remediation of sites impacted by petroleum, volatile and semi-volatile organics (including chlorinated solvents), metals, dioxin, and polychlorinated biphenyls (PCBs). Experience with bioremediation (aerobic and anaerobic), excavation, slurry walls, solidification/stabilization, pump and treat, soil vapor extraction, dual phase extraction, capping, and institutional controls.

**Potesta & Associates, Inc.**

[aakirsch@potesta.com](mailto:aakirsch@potesta.com)





## 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.

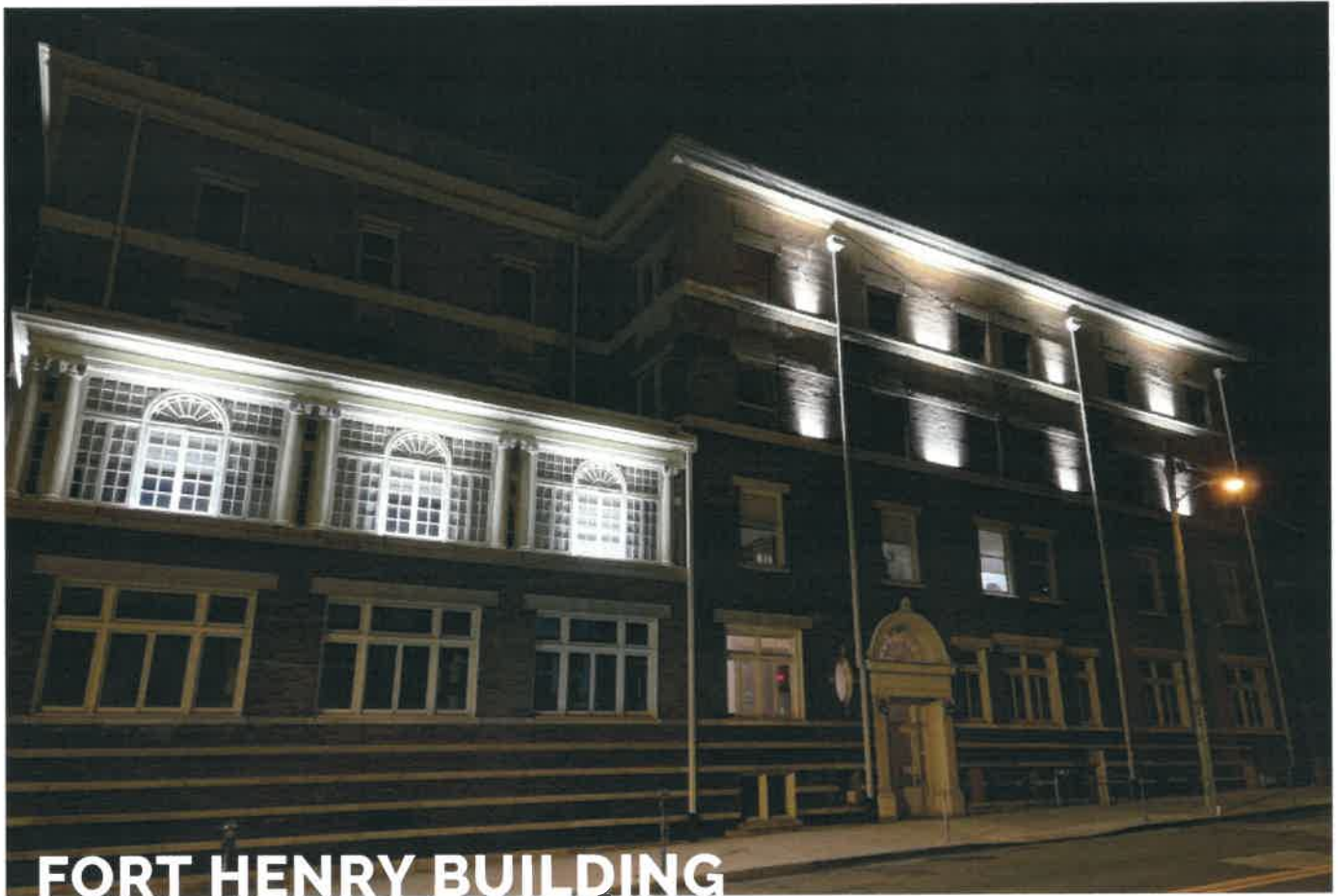
Due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, and we performed an emergency Preliminary Analysis of the Needs and Energy Efficient Services.

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.



## 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



2014 Wheeling City Council

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

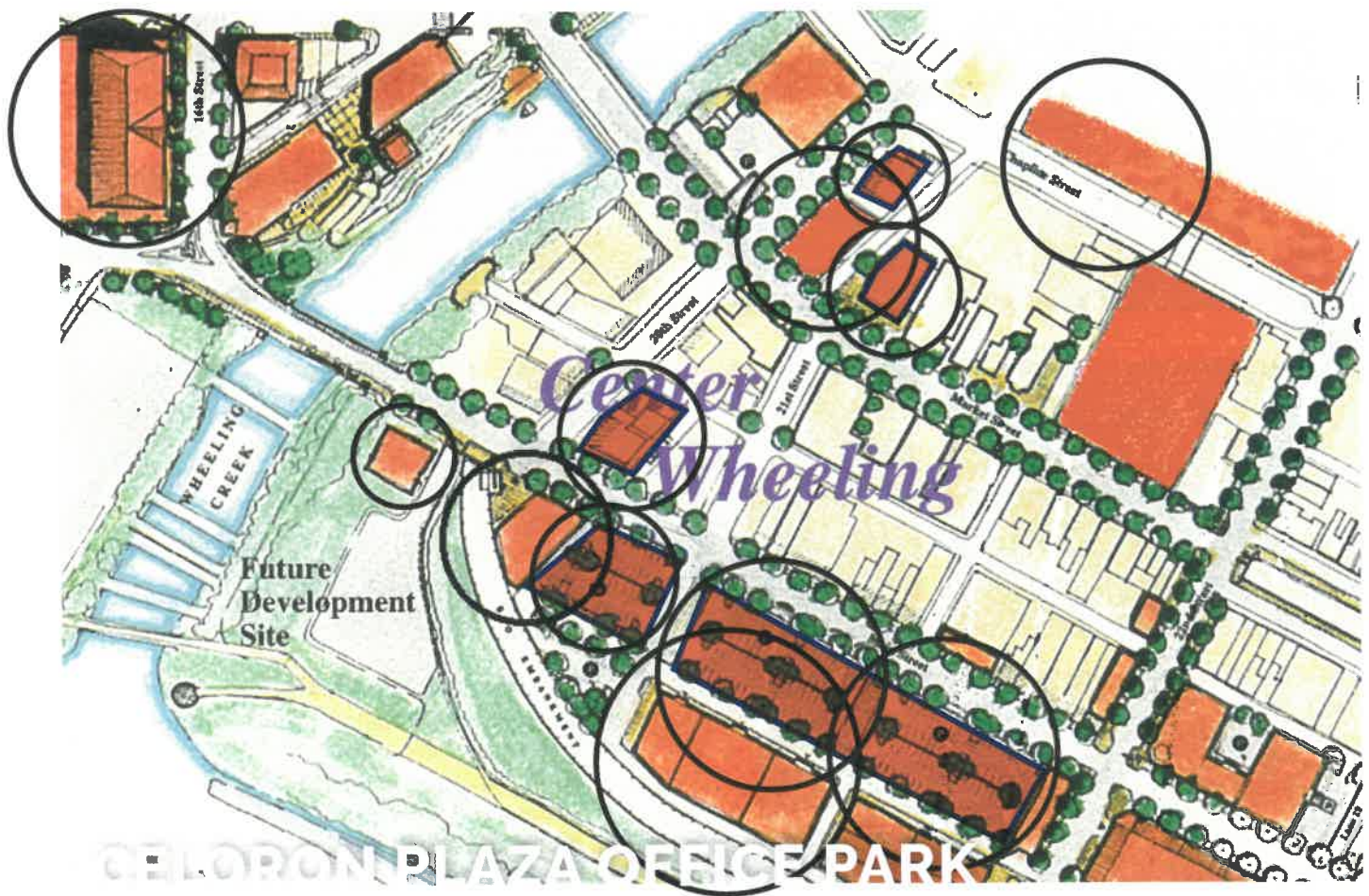
The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope.

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.







**LOCATION**  
Wheeling, WV

**PROJECT DATA**  
10-acre

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

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

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

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

The Celoron Plaza Office Park is located within the Centre Market Square Historic District (NRHP#: 84003651) in the National Register of Historic Places; therefore, the goal was to save as many buildings as possible, and to adaptively reuse them to fulfill the clients needs.





#### Building 305 Renovations Design

McKinley Architecture and Engineering designed multiple building renovations/adaptive reuse projects, and the tenants and functions included multiple commercial offices, a high tech "back office," a bank, retail establishments, museum-quality exhibit space, conference/event space, and more.

We also planned for the demolition of dilapidated buildings that were beyond saving, and designed new parking plazas in their places.

The projects McKinley worked on were the Wagner Building (Class A office space and a Bank), Maxwell Centre (office building), Catholic Heritage Center (retail establishments and offices), and Orrick's Global Operations Center to name a few.





# 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.





## 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.



# UNDERGROUND UTILITY LOCATION PROJECT WEST VIRGINIA ARMY NATIONAL GUARD CAMP DAWSON FACILITY

***ZMM Architects and Engineers***  
***Kingwood, Preston County, West Virginia***

Potesta & Associates, Inc. (POTESTA) performed private utility locations, surveying, and engineering services for the existing utilities within an approximate area of 150 acres at the West Virginia Army National Guard's (WVARNG) Camp Dawson facility in Kingwood, Preston County, West Virginia. The project consisted of locating the existing aboveground/underground utilities and providing construction documents to assist with relocating the existing above ground utilities to underground.

Initially POTESTA met with the WVARNG to review existing mapping and utility plans for the facility. POTESTA then utilized a subcontractor to provide private utility locating services using geophysical methods including Electromagnetic (EM) scanning and Ground Penetrating Radar (GPR) for the underground electric, water, communications, storm sewers, sanitary sewers, and gas lines. Simultaneously, POTESTA's survey crews located flags from the underground utility locations as well as locations of above ground utilities and appurtenances. Following data collection, POTESTA prepared an existing utility map showing the location of verified existing aboveground and underground utilities.



**POTESTA & ASSOCIATES, INC.**  
Charleston, WV • Morgantown, WV • Winchester, VA  
Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)



# PROPOSED MAILROOM BUILDING CAMP DAWSON

*ZMM Architects and Engineers  
Kingwood, Preston County West Virginia*

Potesta & Associates, Inc. (POTESTA) performed surveying and geotechnical engineering services for a project that consisted of site work and construction of proposed mailroom building located at the Camp Dawson Facility in Kingwood, Preston County, West Virginia. The subsurface investigation included geotechnical borings, laboratory testing, and a geotechnical report with foundation and site recommendations. POTESTA also performed private utility location services and topographic surveying services for the proposed project.

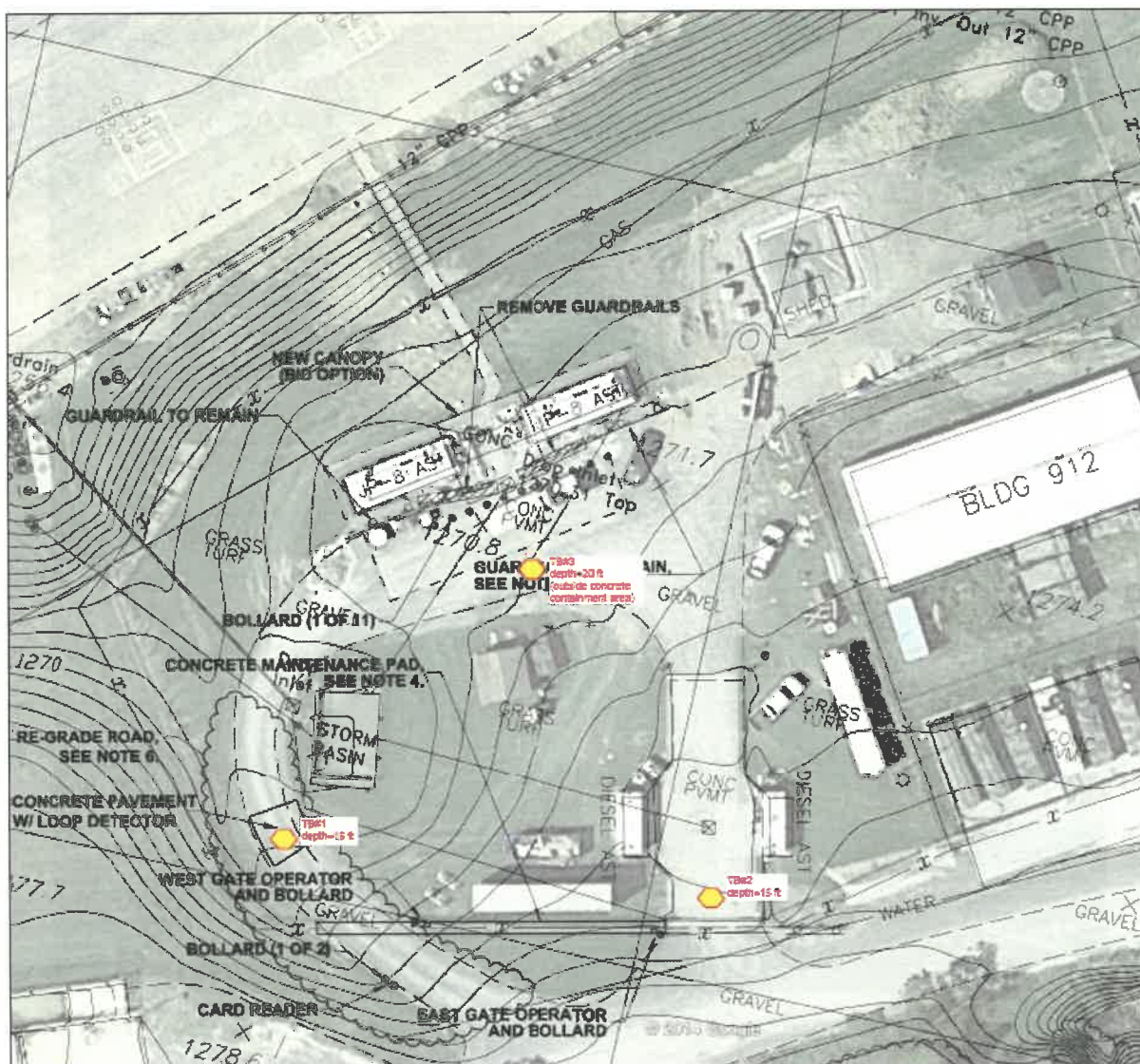


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# PROPOSED FUELING SYSTEM REPAIRS CAMP DAWSON

**Rockford Corporation**  
**Kingwood, Preston County West Virginia**

Potesta & Associates, Inc. (POTESTA) performed geotechnical engineering services for a project that consisted of site work and construction of proposed fueling system repairs located at the Camp Dawson Facility in Kingwood, Preston County, West Virginia. The subsurface investigation included geotechnical borings, laboratory testing, and a geotechnical report with foundation and site recommendations.



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# VARIOUS STRUCTURES SCHEDULED FOR DEMOLITION ON HIGHWAY RIGHTS-OF-WAY

## *West Virginia Department of Transportation, Division of Highways Various Locations in West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by the West Virginia Department of Transportation, Division of Highways (WVDOH) to perform asbestos inspection services on structures scheduled for demolition on highway rights-of-way identified by the WVDOH. Following this, POTESTA compiled reports outlining the inspection findings, which were then included in the bid package for potential demolition contractors.

The asbestos inspection reports included:

- Tables listing sampling locations.
- Number of potential asbestos-containing materials (pacm).
- Samples collected from each homogeneous area.
- Estimated amount of pacm for each homogeneous area.
- Laboratory analytical results for each sample.
- Color photographs of the sample locations.



4,000 SF brick structure  
McDowell, County, WV



1,500 SF one-story frame house  
McDowell, County, WV



17,600 SF steel frame  
Kanawha County, WV



600 SF metal building  
Putnam County, WV



43 structures  
Logan County, WV



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# REFERENCES

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

## **County Offices build-out renovations**

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

## **County-Wide Renovation Projects**

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

## **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-Wide Renovation Projects**

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





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

<b>Proc Folder:</b> 1491557			<b>Reason for Modification:</b>
<b>Doc Description:</b> Building 305 Renovations Design-Camp Dawson			
<b>Proc Type:</b> Central Purchase Order			<b>Version</b>
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	
2024-08-14	2024-08-28 13:30	CEOI 0603 ADJ2500000007	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 :** Fort Henry Building

**Street :** 1324 Chapline Street - Suite 400


**City :** Wheeling

**State :** West Virginia **Country :** USA **Zip :** 26003

**Principal Contact :** Ernest Dellatorre

**Vendor Contact Phone:** (304) 233-0140 **Extension:** 115

**FOR INFORMATION CONTACT THE BUYER**  
David H Pauline  
304-558-0067  
david.h.pauline@wv.gov

**Vendor Signature X**  **FEIN#** 55-0696478 **DATE** 26 August 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) 1324 Chapline Street - Suite 400, Wheeling, West Virginia 26003

(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

26 August 2024

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)