



**CEOI 0603 ADJ2500000022**

**Building 301  
HVAC Replacement  
- Design EOI**

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WW PURCHASING  
DIVISION

23 April 2025

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 is pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Military Authority / West Virginia Adjutant General's Office, with our Expression of Interest to provide professional architectural and engineering design services for the replacement of the HVAC system to support building 301 located on Camp Dawson near Kingwood WV. As you review this submission, we emphasize the following strengths of McKinley 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, Martinsburg, and Middlebourne, WV, as well as Pittsburgh and Mars, PA, we support a professional staff which includes **Mechanical-Electrical-Plumbing-Civil Engineers, Architects**, Designers, Project Managers, Interior Designers, LEED Accredited Professionals, Construction Contract Administrators, and more. Our architects, engineers, and technicians are all in-house, creating optimum communication and collaboration, which results in outstanding service to our clients.

**We have recently announced the acquisition of MCF Architecture** in Pittsburgh, PA. MCF has been in business for 135 years and is the 17<sup>th</sup> longest running full-service architectural firm in the U.S. With this acquisition the combined firms total **100 employees**, providing full service architectural and engineering design, project management, construction administration services and interior design.

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 **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 for the **2nd consecutive year**. 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**.

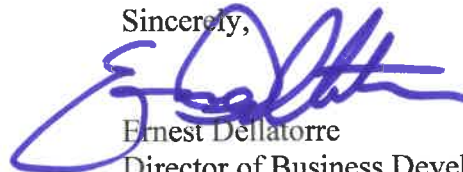
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We have completed a **multitude of HVAC assessments, renovations, replacements, upgrades, and/or repairs projects**. Over the years, our expertise has been called upon many times upgrading outdated machinery, scheduling for phased construction around occupied areas of the buildings, bringing the systems and load requirements up to compliance, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving, etc). We have also completed several HVAC replacements where we made the systems more **energy efficient**. We currently support clients on a number of significant HVAC projects that illustrate this ability.

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 these projects designed and constructed, and will meet all your Goals and Objectives. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your HVAC project.

Sincerely,



Ernest Dellatorre

Director of Business Development  
McKinley Architecture and Engineering  
(304) 830-5359  
[edellatorre@mckinleydelivers.com](mailto:edellatorre@mckinleydelivers.com)

# Corporate Information

## HISTORY

McKinley Architecture and Engineering is a multi-discipline full service A/E firm offering comprehensive professional services in architecture, mechanical-electrical-plumbing and civil engineering, project management, interior design, landscape architecture, sports and entertainment, learning environment and educational facility planning, and construction contract administration.

McKinley has merged with MCF Architecture out of Pittsburgh, PA, who brings 135 years of experience to the team. With this merger the combined firms will total over 100 employees.

We have a broad range of skill and experience for projects involving governmental, MEP systems, municipal, public safety, healthcare, civic, schools, higher education, sports, and commercial 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, 2023, and 2024 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 and 2024 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

### Middlebourne

202 Main Street, P.O. Box 3  
Middlebourne, WV 26149  
(304) 830-5364

### Pittsburgh North

910 Sheraton Drive, Suite 200  
Mars, PA 16046  
(724) 719-6975

### Pittsburgh Downtown

437 Grant Street, Suite 1600  
Pittsburgh PA 15219  
(412) 281-6568

## CONTACTS

### Ernest Dellatorre

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

### T.J. Tharp, CSM

Project Manager  
ttharp@mckinleydelivers.com  
(304) 905-1035

### Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer  
kscheer@mckinleydelivers.com  
(724) 759-7903

## SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Landscape Architecture
- Safety Evaluation
- Interior Design
- Sustainable Design
- Historic Preservation
- Construction Contract Administration
- Sports and Entertainment

## 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.

## Budget & Timeline Management

- Bi-Weekly Design Meetings for all Projects
- Sprint Scheduling includes 400+ task required to complete a Project
- Enhanced REVIT processes and Quality Control
- Bluebeam Review (Quality Control)
- Microsoft 365 & SharePoint (Moved from On-site Server to Cloud Based Server)
- Part3 (CA): RFI's, Submittals, Pay Applications, Field Reports, Meeting Minutes, ASI's, Changes, etc. All accessible by



Task Name	Assigned	Assigned	Assigned	Duration	Start	Finish
<b>Project Name</b>				668 days	Mon 1/22/24	Wed 8/12/26
<b>Design Process</b>	Sr. Arch	Proj Arch	PM	190 days	Mon 1/22/24	Fri 10/11/24
<b>SCHEMATIC DESIGN PHASE</b>	Sr. Arch	Proj Arch	PM	60 days	Mon 1/22/24	Fri 4/12/24
<b>Sprint 1 Start</b>				10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP MOCK DRAWING SET	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP CONCEPT PLANS - SD - Plan orientation on drawings	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP CONCEPT SITE LAYOUT - SD - Orientation	Civil	Sr. Arch	Proj Arch	10 days	Mon 1/22/24	Fri 2/2/24
Architect&Civil Engineer/ Site requirements/ Utilities/ Parking/ Drives/ Grading/ Stormwater	Civil	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
Architect to coordinate MEP Review MEP Spaces / Chases / IT Closets / EL Closets / Utility Entrances / ETC - SD	Proj Arch	Drafting	All Eng	10 days	Mon 1/22/24	Fri 2/2/24
Review of site requirements/ Geotec/ Environmental/Fire Service	Civil	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
Review Program of spaces	Sr. Arch	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
School -Check against WYDOE Policy 6200	Sr. Arch			10 days	Mon 1/22/24	Fri 2/2/24
School -Check Pick up and Drop off loops, Play GroundAreas, Sport Fields	Sr. Arch	Proj Arch	Civil	10 days	Mon 1/22/24	Fri 2/2/24
Utility Requirements	All Eng			10 days	Mon 1/22/24	Fri 2/2/24
Fire Code Review	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
ADA Review	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
<b>DEVELOPED FLOOR PLAN/SITE PLAN READY FOR REVIEW W/ OWNER</b>				0 days	Fri 2/2/24	Fri 2/2/24
<b>Sprint 2 Start</b>				10 days	Mon 2/5/24	Fri 2/16/24

# Engineering

McKinley Architecture and Engineering has 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.

## Disciplines Available

- + Mechanical Engineering
- + Electrical Engineering
- + Industrial Engineering
- + Plumbing Engineering
- + Fire Protection Engineering
- + Reverse Engineering
- + Civil Engineering

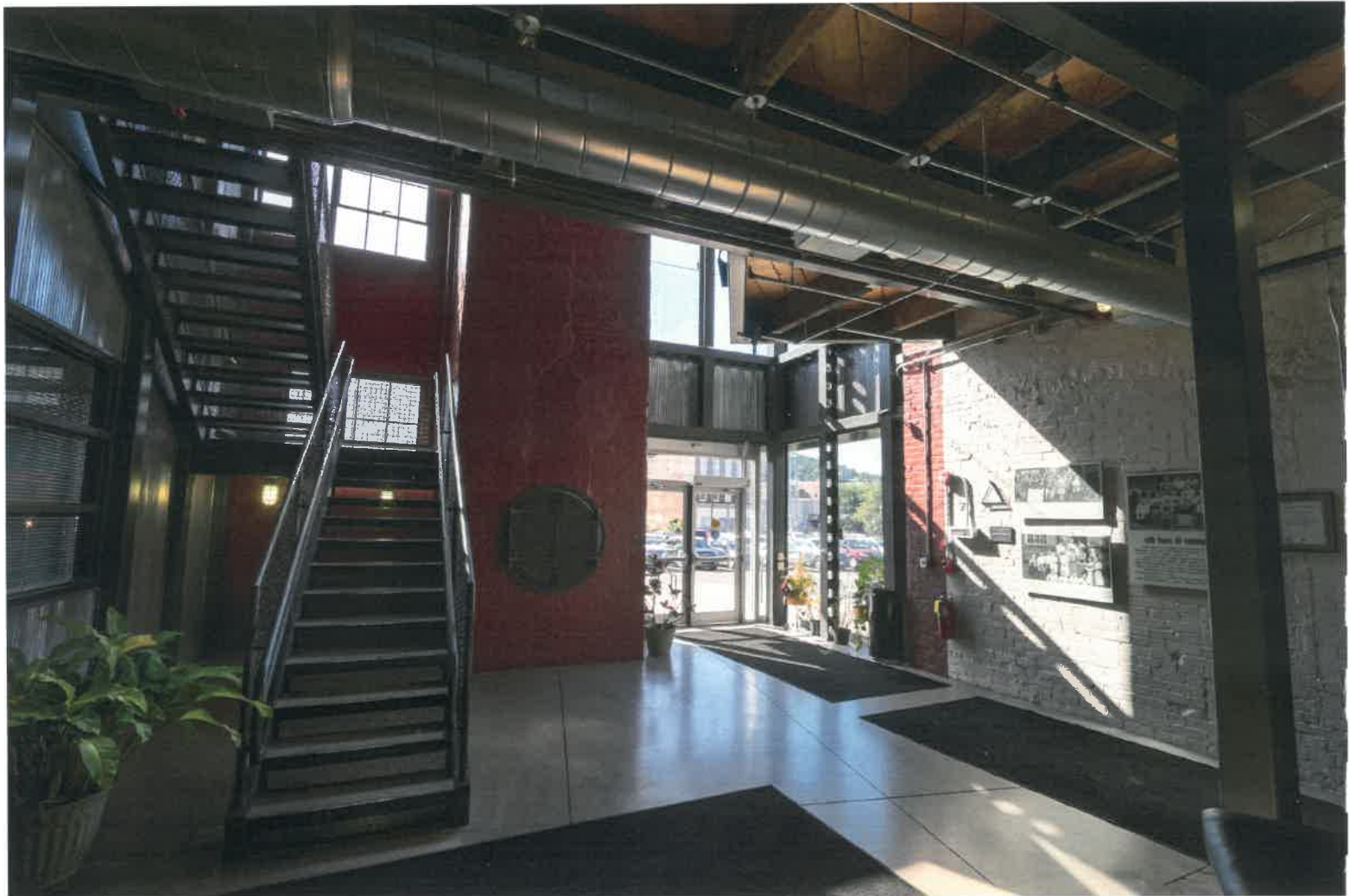




# Architecture

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.



# Sustainable “Green” Design

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

McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as **indoor air quality, energy efficiency, resource depletion, water quality**, and much more.

With vast project experience in different business sectors, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

**Our Philosophy** is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. **Function, economics** and **versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process.

We also believe that enhancement of the **physical environment** in which each individual lives, learns, and **works** should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.



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

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

**Highest Achievement** for the WV Sustainable Schools program, **2 U.S. Department of Education Green Ribbon Schools**, as well as a **Gold Medal Green Building Award** by Building of America, among others!

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

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





# Leadership in Energy and Environmental Design

**LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™** developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)).



In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later!



We have several **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **LEED® Accredited Professionals**, including 4 who are **specialized in Building Design & Construction**:

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



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

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

All of our current **LEED Registered Projects** are (LEED Rating System in parentheses):

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

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



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

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!



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

**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Construction Contract Administration & On-Site Representation

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

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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



# Project Approach

One of the most 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. 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 and contractors. 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 **West Virginia Army National Guard** and representatives from **Camp Dawson and Building 301** to participate in these meetings.

You will see in this submittal that we have included **several professionals** to handle your HVAC project. We have **100 employees** on staff, so if your project requires additional staffing, we have the ability to dedicate additional resources to accomplish your goals.

We have completed a multitude of **HVAC assessments, renovations, replacements, upgrades, and/or repairs projects** over the past 44 years. During this time our expertise has been called upon many times upgrading outdated equipment, scheduling for phased construction around occupied areas of the buildings, bringing the systems and load requirements up to compliance, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving etc). We have completed several HVAC replacement projects where we made the systems more **energy efficient**. We currently support clients on a number of significant HVAC projects that illustrate this ability.

Your **Lead Project Engineer** is **Kurt A. Scheer, PE, LEED AP**, who is our **Senior Mechanical Engineer**, as well as a **LEED Accredited Professional**. He has nearly 25 years of experience in the industry with a focus on mechanical systems design. Kurt also has significant experience energy modeling and ASHRAE 90.1 requirements he will design an **optimal system that can meet an array of design objectives**.

**We know the new technology and we know how and when to apply it effectively.** Our Architects and Engineers have been on the cutting edge of efficient design for years; we know the **newest technologies in HVAC systems**. We have **LEED Accredited Professionals** and **LEED APs specializing in Building Design & Construction** who can help **choose energy efficient solutions such as energy efficient HVAC systems, low maintenance materials, locally sourced materials, etc.** We have designed **LEED Certified** and **LEED Registered** projects, as well as several projects listed on the **U.S. Environmental Protection Agency's ENERGY STAR** program.

Our design team will also strive to achieve the **best overall indoor air quality in the building**; studies have shown that it not only has health benefits to the people utilizing the building, but also enhances the environment. To achieve this our team pays careful attention to the exterior enclosure to eliminate water penetration and minimize air leakage, 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 your schedule and budget.**

McKinley Architecture and Engineering **takes pride in ourselves for designing projects tailored to all of our clients**, and we **understand every client has unique goals and objectives**. The **Camp Dawson Building 301's HVAC project** will be **successfully designed to meet your needs**, and this will be accomplished by **effectively working together with you**. We will design what **YOU** want.

**We begin each project** with on-site investigations, review of the existing conditions, and study of any early planning and existing documentation/drawings. Our approach to design requires a dialog with the owners and the end users of the facility, so a **kickoff meeting** will be held with all available **West Virginia Army National Guard** representatives, employees and maintenance staff of **Building 301**, along with our design professionals.



# Project Approach

Through this on-site meeting and investigation of the building, we will better evaluate the problems or deficiencies in the current HVAC system, and we will propose options for resolving the issues. We will then use all this information to produce a full reporting of the current conditions, with our recommendation of rework to best fit the present needs of this building. From our overall facility survey, we will then create floor plans of your existing building from which we will then design and specify new systems and equipment to best fit the standards of today's **design and energy efficiency standards**.

Also from this meeting the **Owners Project Requirements (OPR)** will be defined and documented, to be used as a **guideline through the design phase**. The OPR is a living document and will be revised as changes or revisions are required throughout the project. From the OPR, McKinley will work with you to develop a priority list of the construction components. A project schedule will also be developed at this time; the schedule will cover design, bidding and construction. The OPR and the project schedule will require input from West Virginia Army National Guard. During design, review meetings will be held to verify that the project is following the OPR, submission will include drawings and technical specifications, and that we are within budget. If budget issues are present we will review the priority list with you and determine how to proceed.

Upon approval by the West Virginia Army National Guard, the bidding documents will be completed. By meeting early in the design phase, any issues that arise can be resolved without affecting the design and/or construction schedule. Upon completion of the Bidding Documents, a final design review meeting will be held to review the design, schedule and budget. The bidding documents will be sent to the Authority Having Jurisdiction for a final design submission. Through the Construction, McKinley will complete Construction Contract Administration services, attend meetings, have site visits, answer RFI's, etc.

**The timeline of any project, especially an HVAC project, is critical.** Whereas almost all systems and equipment have a multi-month lead time, potential issues could be lead times for hardware and equipment, or compatibility with any existing systems. McKinley Architecture and Engineering has a **great working relationship with various HVAC suppliers**, which has helped us reduce the response time for our recent projects. A positive relationship with the installing contractors is also needed, and we have worked with the major HVAC contractors in the area.

Our HVAC redesign will include any required **Building Load Calculations** of the renovation space for **accurate sizing of new equipment**. This will be used for the evaluations of the existing spaces and also to include any additional new conditions as described by the Building 301's personnel.

Additionally, we can commission the project to ensure everything is working properly, and to teach your maintenance personnel how to use the machinery and gives them all the correct manuals. McKinley can work with the Contractors and Testing Adjusting & Balancing (Rebalancing) Company to verify proper system operation. The purpose of this verification is to ensure all systems and equipment are operating as intended, and to the designed efficiency.

For all of our Clients we require a set of **Operation & Maintenance Manuals** be submitted from manufacturers as Closeout Documents. Often a videotaped demonstration of the instruction session(s) for each piece of equipment is required for future reference by the Owner's staff. Equipment specific Maintenance Agreements can be incorporated into the construction documents if the Owner believes staff availability might be sporadic.

Also, testing, adjusting and balancing are provided by a third party entity to **ensure proper operation of MEP equipment**. Lastly, **modern HVAC systems** have electronic monitoring options so that alerts are issued immediately upon detection. In addition, third party monitoring agreements of HVAC systems and Security Systems can be specified.

# Project Approach

We do take a **holistic approach** to project involving extensive equipment replacements. At a minimum, the existing equipment/systems will be replaced. We will also look for opportunities to improve **overall efficiencies and building performance**. This includes comparing installed equipment capacities with calculated loads, improving ventilation air quality and quantity, addressing humidity concerns, reviewing overall building air balance, and more. We do not take a simple "replace in kind" approach with our projects.

McKinley Architecture and Engineering has built its reputation over the past 44 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**.

Our **Quality Assurance Program** starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process. The entire 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 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**.

In addition, the CAs also initially review change orders and contractor's cost proposals, review payment requests and assembly of the project close-out documents. The background knowledge on the project helps the CA better understand the end product, helps him/her 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.

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 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.

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.

This comprehensive approach is how we proceed with all of our projects. We pride ourselves on a hands-on approach to design, working alongside our clients instead of proposing solutions with little or no input from our clients. This interaction ensures not only the success of the projects on the boards, but also fosters a relationship that endures beyond this project to possible future endeavors.

If our project Team is chosen for this project; they are available to start immediately upon our being selected, will be dedicated to your project, and will provide the necessary hours to complete your project on time. **We will meet your project goals and objectives.**

# Design Team Flow Chart



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

## ENGINEERING TEAM



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



**PETE  
DONNELLY**  
PE, LEED AP  
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

## ARCHITECTURE



**CHRISTINA  
SCHESSLER**  
AIA, LEED AP BD+C  
SENIOR ARCHITECT  
MCKINLEY

## CONSTRUCTION CONTRACT ADMINISTRATION



**BOB  
SMITH**  
CONSTRUCTION ADMINISTRATOR  
MCKINLEY

*\* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed.*



# TJ Tharp, CSM

## Project Manager

### EDUCATION:

University of Phoenix  
B.S. Business Administration –  
Certified in Project Management - 2023

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified Project Manager in the LEAN Process

Certified ScrumMaster

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Project Manager  
Wheeling, WV (2023 to present)

PCS&build  
Construction Project Manager  
St. Clairsville, OH (2021-2023)

Lombardi Development  
Construction Project Manager  
Follansbee, WV (2021)

Property Maintenance Services Inc  
Director of Operations  
Bridgeport, OH (2017-2021)

Bedway Development Corporation  
Director of Operations  
Morristown, OH (2015-2017)

### 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

### SUMMARY OF EXPERIENCE:

Mr. Tharp is an 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.

### NOTABLE PROFESSIONAL EXPERIENCES:

Ohio Valley Regional Transportation Authority - OVRTA roofing & exterior rehabilitation

Fort Henry Building - Fourth Floor office build-out and renovations

Friends of Wheeling - 722-724 Main Street renovations

Vineyard Children's Center & Cafe build-out and renovations

City of Glen Dale - Glen Dale Pool

Jefferson County Commission - McCollough Children's Home

Voto Sales

Clay County Schools - Clay Elementary School HVAC renovation

Mason County Schools - County-Wide Safety/Security Entrances

Ohio County Schools - Wheeling Middle renovations

Steubenville City Schools - Several Projects County-Wide

Wayne County Schools - Buffalo School additions and renovations

Wayne County Schools - Wayne Elementary classroom additions

Wayne County Schools - Wayne High Vo-Ag Metal Building

Wood County Schools - North Parkersburg Elementary School

Wood County Schools - Lubeck Elementary School

Wood County Schools - New Vienna Elementary School

Wyoming County Schools - Baileysville ES/MS Upgrades

Wyoming County Schools - Career & Technical Center  
Multipurpose Building

Wyoming County Schools - Mullens PK-8 School

# Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

## EDUCATION:

Penn State University  
B.S. Architectural Engineering - 2001

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Pennsylvania  
West Virginia

**Member:**  
US Green Building Council

**ASHRAE**

**ASPE**

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

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

## NOTABLE PROFESSIONAL EXPERIENCES:

Brooke County Judicial Center

City of Weirton - Park Drive / Three Springs Drive Development

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Nicholas County E911 and Emergency Operations Center

Fort Henry Building - Fourth Floor office build-out

YWCA Renovations

Light of Life Rescue Mission

Glenville State University - Molloyhan Building Renovations

Glenville State University - School of Health Sciences study

Glenville State University - We Proudly Serve

West Liberty University - Elbin Library HVAC renovations

Fayette County Schools - new Meadow Bridge PK-12 School

Harrison County Schools - Gore Elementary renovation / addition

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary addition & renovations

Wirt County Schools - Several ESSERF Projects County-Wide

# Peter T. Donnelly, PE, LEED AP

Mechanical Engineer / LEED Accredited Professional

## EDUCATION:

State University of New York  
A.A.S. Air Conditioning Technology - 1980

Rochester Institute of Technology  
B.S. Energy Engineering - 1985

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:  
Pennsylvania

## PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Mechanical Engineer  
Wexford, PA (2023 to present)

Stantec  
Principal  
Butler, PA (1987-2023)

## SUMMARY OF EXPERIENCE:

Mr. Donnelly is a senior level **Mechanical Engineer** with more than 42 years of experience in a wide range of energy-related research, design, and management projects. Building evaluations, facility audits, and space utilization studies make up a significant portion of Pete's workload, in addition to the design of HVAC, fire protection, and plumbing systems. He is well-versed in the use of computer simulation programs for energy analyses, including the TRACE 700 hourly simulation program. His project experience covers a wide range of building types, from schools and laboratories to healthcare facilities. Pete's strong communication skills facilitate excellent working relationships with team members and consultants. Furthermore, he is a **LEED Accredited Professional** and can design energy efficient features into your project.

## NOTABLE PROFESSIONAL EXPERIENCES:

Cadiz Fire Department

City of Steubenville - Municipal Building renovations

GOES chiller study and recommendations

Weirton Senior Center HVAC renovation

Glenville State University - School of Health Sciences

West Liberty University - Elbin Library HVAC renovations

Cabell County Schools - Milton Elementary School

Hampshire County Schools - new Central Elementary School

Hancock County Schools - Weir High School gym additions

Harrison County Schools - Liberty/Lincoln High School HVAC

Harrison County Schools - South Harrison School Complex HVAC

Tyler County Schools - Tyler Consolidated renovations/additions

Tyler County Schools - Headhouse

Wetzel County Schools - Bus Maintenance Facility

Wood County Schools - Madison Elementary School addition

Wyoming County Schools - Career & Technical Center Multipurpose Building



# Alan M. Gaber, PE

## Senior Electrical Engineer

### EDUCATION:

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineer in:**  
Ohio  
Pennsylvania

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 37 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Each phase of his career has exposed him to different aspects of electrical design for the building construction industry, from utility company commercial service design, to commercial, industrial & institutional building design, and electrical construction management. Mr. Gaber's experiences also include K-12 & post secondary education, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - new Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

NOAA renovations

YWCA renovations

Ft. Henry renovations / build-out

Steubenville Municipal Building renovations

Glenville State University - School of Health Sciences study

Belmont County Courthouse Campus

Cabell County Schools - Milton Elementary

Fayette County Schools - new Meadow Bridge School PK-12  
Fayette County Schools - Midland Trail High gym renovations  
Fayette County Schools - Oak Hill High gym renovations  
Fayette County Schools - Valley PreK-8 renovations  
Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School  
Hampshire County Schools - new North Elementary School  
Hampshire County Schools - new West Elementary School

Ohio County Schools - Elm Grove Elementary renovations  
Ohio County Schools - Warwood School renovations  
Ohio County Schools - Wheeling Middle addition & renovations  
Ohio County Schools - Woodsdale E.S. addition & renovations

Summers County Schools - Hinton Elementary cafeteria  
Summers County Schools - Talcott Gym renovation

# Scott D. Kain

## Engineering Production Manager / Senior Plumbing Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)  
Building 34: WV State Office Complex in Weirton  
West Virginia Health & Human Resources Wheeling Office renovations  
WVDRS Wheeling District's new office space fit-out  
United States Postal Service - multiple projects / new & renovations  
City of Moundsville - New Municipal Public Safety Bldg  
Tyler County Commission - Judicial Annex & Sheriff's Office  
Jefferson County Courthouse upgrades  
The Towers Building renovations  
Belmont County Commission - Courts & Offices build-outs  
Mattern Tire Service Garage  
Panhandle Cleaning & Restoration warehouse/garage/office building  
Cabela's Eastern Distribution Center  
Carenbauer's Distribution Warehouse  
Steel Valley Regional Transit Authority  
Holiday Inn Express & Suites - Cambridge, OH  
Belmont County Commission - Courts & Offices build-outs  
West Virginia State Police - multiple projects State-wide, including renovations, additions, and new construction  
West Virginia University - University Police Building fit-out  
West Virginia University - new State Fire Training Academy  
Wheeling Island Fire Station  
Brooke Co. Commission - Judicial Center & Historic Courthouse  
VAMC Beckley  
Wheeling Island Hotel•Casino•Racetrack multiple projects  
Orrick's Global Operations Center  
Millennium Centre Technology Park  
Ohio County Schools - several projects County-wide

# Michael J. Clark Sr.

## Senior Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 25 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction. Mike has designed for similar renovation projects, and your project might need his design for electrical system improvements, powering of all new mechanical equipment, electrical distribution, updated controls, switch gears, energy efficiency, upgrades to power feeds, access control, safety & security alarm systems, and more

### NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)  
WVDRS Wheeling District's new office space fit-out  
Carenbauer Wholesale Corporation warehouse addition/renovations  
Holiday Inn Express Hotels - on-call contract / multiple projects  
Jefferson County Courthouse upgrades and Annex demo  
The Towers Building  
City of Steubenville - 5 Parks Lighting and Security project  
Franciscan University OP#1 Multi-tenant Retail Building  
Franciscan University OP#2 Office / Retail Building  
Belmont County Divisional Courts & Offices renovations Brooke  
County Schools - Several Projects County-Wide  
Grant County Schools - several projects County-Wide  
Hampshire County Schools - Animal Vet Science Center  
Hancock County Schools - several projects County-Wide  
Harrison County Schools - several projects County-Wide  
The Linsly School - Banes Hall addition/renovations  
Wheeling Island Hotel•Casino•Racetrack - multiple projects  
Bennett Square office build-out  
Ft. Henry Building - multiple renovations



# David A. Ullom

## BIM Coordinator / Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Jefferson County Justice Center renovations

Belmont County Divisional Courts renovations

Trinity Health System - Crisis Rehabilitation Unit

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

Ft. Henry Building renovation

Fayette County Schools - new Meadow Bridge K-12 project

Harrison County Schools - Gore Elementary addition and  
renovations

Harrison County Schools - Lost Creek Elementary

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

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and additions

Ohio County Schools - Warwood Elementary and Middle School  
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and  
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - new Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

# Christina Schessler, AIA, LEED AP BD+C

## Senior Architect / Specialized LEED AP / SAP Evaluator



### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)  
Masters Degree in Historic Preservation - 2012

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Ohio  
Pennsylvania  
Virginia  
West Virginia

#### NCARB Certificate - 2005

#### LEED® Accredited Professional

#### Specialized Training:

AIA Safety Assessment Program (SAP)

#### Member:

American Institute of Architects  
City of Wheeling - Planning Commission  
Preservation Alliance of West Virginia  
The Association for Preservation Technology Int'l

#### Board Member:

Friends of Wheeling Historic Preservation Group

#### Treasurer:

Wheeling Collegiate Alumnae

#### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

### SUMMARY OF EXPERIENCE:

For over 35 years, Ms. Schessler has obtained a wide range of **architectural** experience in **emergency service**, forensic, medical, educational, residential and commercial projects. She has had the opportunity to participate in the design of a few uncommon building types, such as a **fire fighting training center**, funeral homes, and animal research facilities to name a few. Christina recently attended an **AIA Safety Assessment Program (SAP)** that was conducted in accordance with the California Governor's Office of Emergency Services (Cal OES), successfully passed the training courses, and she has received her credential badge as a **registered SAP Evaluator**. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. She has won architectural design awards for WV and PA projects.

### NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - New Municipal Public Safety Bldg

Wheeling Island Fire Station

WVU State Fire Training Academy at Jackson's Mill

Cadiz Fire Department

Brooke Co. Commission - Judicial Center & Historic Courthouse

Belmont County Commission - Courts & Offices build-outs

Harrison County Courthouse roof

Panhandle Cleaning & Restoration

Valley Ambulance addition\*

Beaver Valley Burn Building site development\*

The Beaver County Medical Center, Women's Health Center\*

The Beaver County Medical Center, Rheumatology Expansion\*

St. Clair Hospital, Woman's Breast Cancer Health Clinic\*

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects in West Virginia and Pennsylvania

Steel Valley Regional Transit Authority Administrative and Maintenance Complex renovations

West Virginia Independence Hall historic preservation, renovations

The Towers Building multiple renovations

Jefferson County Board of Elections office renovations

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

# Robert E. "Bob" Smith

## Construction Contract Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

United States Air Force Academy  
B.S. Behavioral Science /  
Human Factors Engineering - 1983

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Former Board Member / President:**  
Indian Creek School District

**Trustee:**  
Steubenville Township

**Commander:**  
American Legion Post 351

**Former Village Administrator:**  
City of Mingo Junction

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Construction Contract Administrator  
Wheeling, WV (2009 to present)

Jefferson County Regional Planning Commission  
Regional Planner  
Steubenville, OH (2008-2009)

Edison Local School District  
Director of Operation (1999-2008)  
Transportation Supervisor (1998-1999)  
Hammondsville, OH

### MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH  
*Chief B-2, Block 20 Field Retrofit, \$300 million*  
B-2 Systems Program Office (1994-1996)  
*Team Leader, Process Improvement Technology*  
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX  
*Chief, Test Construction Section*  
Occupational Measurement Center (1987-1988)  
*Quality Control Psychologist*  
Occupational Measurement Center (1985-1987)  
*Supervisor of Test Construction Team*  
Occupational Measurement Center (1983-1985)

### SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Contract Administrator** at McKinley Architecture and Engineering for over 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 currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

Steel Valley Regional Transit Authority renovations

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

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

Cameron American Legion Exterior Renovations

Cabela's Eastern Distribution Center

City of Steubenville - multiple projects

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

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

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

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

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

Ohio Co. Schools - multiple projects County-Wide

Tyler Co. Schools - multiple projects County-Wide

The Linsly School - Campus-Wide addition/renovations

Harrison County Courthouse renovations

Jefferson County Courthouse renovations & Annex demo

Lincoln National Bank Building renovations



# HVAC Replacement Projects

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

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

# ESSERF HVAC Projects

We have recently been awarded several **Federally-Funded** Elementary and Secondary School Emergency Relief Fund(ESSERF) Projects for several Schools Districts across the State. Most are HVAC renovations, but there are also roof replacements. The ESSERF projects include, but are not limited to, these HVAC projects:

## **Fayette County Schools – Fayette Institute of Technology**

- Comprehensive HVAC & Electrical Renovation
- \$4,900,000 (Bid Fall of 2022 / Construction in Progress)
- Complete replacement of all airside equipment within the building, including new electrical service.
- Multiple single-zone Package Rooftop Units for all classrooms w/ gas or hydronic heat, Active Dehumidification.
- Full Air Conditioning for High-Bay / Shop Areas.
- Kitchen Ventilation
- Full Building Automation System

## **Fayette County Schools – Midland Train & Oak Hill High Schools**

- Gymnasium Renovations / HVAC funded via ESSERF
- \$1,500,000 (Mechanical substantially complete)
- New packaged Rooftop Units for gymnasiums & locker rooms
- Energy Recovery / Demand Controlled Ventilation
- Gas Heating and Heat Pump / Electric Heat
- Integrated into existing Building Automation System

## **Fayette County Schools –Valley PK8**

- Comprehensive HVAC & Electrical Renovation
- \$3,500,000(Bid Fall of 2022 / Construction in Progress)
- Partial renovation of airside systems in building.
- New Electrical Service
- Two new large VAV Rooftop Units, new VAV boxes & Controls
- Full Air Conditioning for Gymnasium & Locker Rooms
- Full Building Automation System

## **Harrison County Schools – Multiple Buildings**

- South Harrison HS / MS - \$2,500,000
  - Gymnasium Air Conditioning / Boiler Plant / New Electrical Service
- Bridgeport Middle & High School - \$1,000,000
  - New Boilers (MS) / Full Boiler Plant (HS)
- Lincoln HS / Liberty HS - \$1,000,000
  - Gymnasium Air Conditioning
- Bridgeport MS / Bridgeport HS / Robert C. Byrd HS - \$2,000,000
  - Gymnasium Air Conditioning
- Simpson Elementary - \$1,800,000
  - New Roofing , New Classroom Packaged Rooftop Units \*\*\*

# ESSERF HVAC Projects

## **Marshall County Schools – Central Elementary**

- Comprehensive HVAC & Electrical Renovation
- \$2,300,000 (Construction substantially complete)
- Complete renovation of airside systems throughout the building.
- Removal of existing VAV Rooftop Units & Steam Boiler
- Single zone Packaged Rooftop Units for all classrooms / complete with Energy Recovery and Active Dehumidification
- Existing Cafeteria/Gym provided with full Air Conditioning
- New Electrical Service
- Full Building Automation System / Integration

## **Wayne County Schools – Multiple Buildings**

- \$9,000,000 across multiple buildings and projects
- Multi-Building window replacement. (In Construction)
- Multi-Building plumbing fixture replacement. (Completed)
- Recently Awarded Projects
  - Wayne Elementary School – HVAC (Packaged Rooftop Units)
  - Wayne Middle School – Classroom HVAC (Self-Contained Units)
  - Wayne High School – Classroom HVAC (Self-Contained Units)
  - Vinson Middle School – Classroom HVAC (Self-Contained Units)
  - Tolsia Middle School – Classroom HVAC (Self-Contained Units)
- Multi-Building Building Automation System / Integration

## **Wirt County Schools –Wirt Middle School**

- Comprehensive HVAC Renovation
- \$2,100,000 (Construction complete March 2023)
- Complete renovation of existing Water Source Heat Pump System.
- New Water Source Heat Pumps for all classrooms
- New Closed Circuit Fluid Cooler - “right sized”
- New Condenser Water Loop
- Full Building Automation System / Integration





# Statewide On-Call Agreement

# WVDOT, Division of Highways

## State-wide, West Virginia

### Owner

West Virginia Department of Transportation,  
Division of Highways

### Construction Cost

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

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Engineer

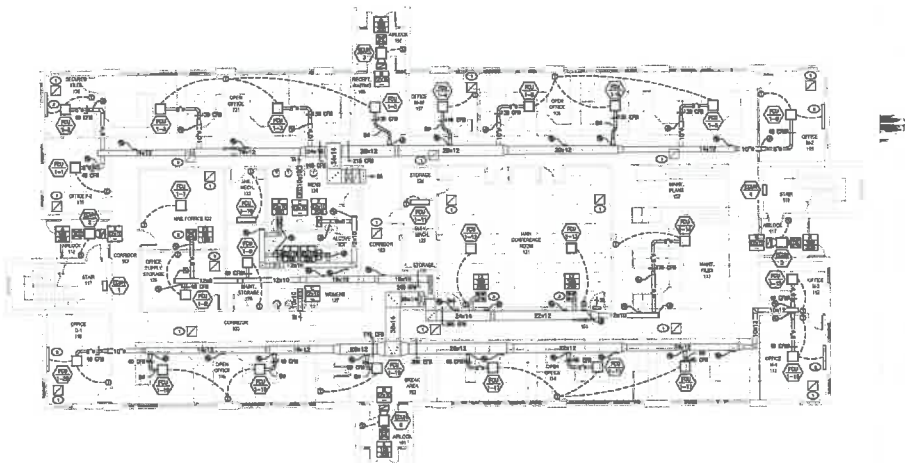
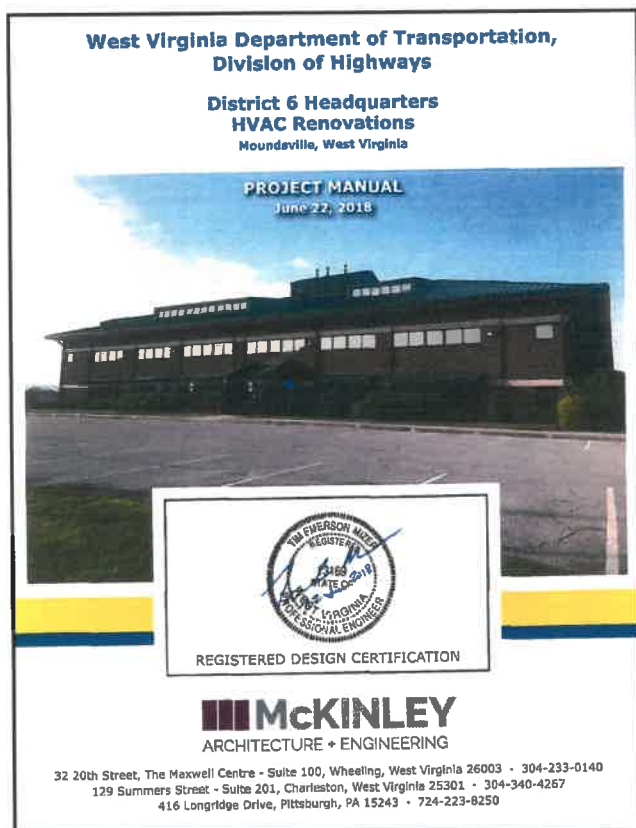
Tim E. Mizer, PE, RA, QCxP

McKinley Architecture and Engineering has been honored to be a partner with the **West Virginia Department of Transportation, Division of Highways**, and we are now on our **2nd consecutive Statewide On-Call Agreement** with them. This open-ended contract is to provide both architectural/engineering consulting services (along with Construction Administration, and more) for the performance of various "tasks."

The **scope of services** generally consist of planning, studying, designing, renovating, repairing, conducting plan/specification reviews, preparing equipment specifications and related services for Department of Transportation facilities, including the site, utilities, buildings, and structures.

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

**For another task**, we designed the HVAC replacement to the **WVDOH District 6 Headquarters Complex in Moundsville** (State Project N081-BLD/GR-0.00). The 31,000 SF building was conditioned with cooling only Air Handling Units and duct mounted heaters. That served full floors of office cubicles with no regard to proper zoning. As the conditioning units began to fail, it was determined that the complete system be replaced with a more economic system. McKinley Architecture and Engineering designed 2 Air Handling Units that provided ventilation air to VRF cassettes in the ceilings above the office areas. This solution provided individual control of all office spaces.



Harrison County Schools

# ESSERF HVAC Replacements

## Harrison County, WV - county-wide

### Owner

Harrison County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Engineer

Kurt A. Scheer, PE, LEED AP

We have completed **several projects** for Harrison County Schools over the years, including new construction, additions, renovations, **systems improvements**, and roof replacements. We are currently engaged in nearly **\$15 million** of active construction, primarily including **Federally-Funded ESSERF projects - Mechanical Systems improvements** and Roof Replacements, including:

**South Harrison Middle & High School** – Replacement of existing Heating/Ventilation air units with new packaged Rooftop Equipment. This addressed the needs of active cooling in the space as well as enhanced ventilation and dehumidification, improving space overall Indoor Air Quality. New ductwork distribution was included. A new Central Boiler Plant was provided for the High School as well. This included new boilers, breeching, central pumping, and hydronic accessories.

**Lost Creek Elementary School** – New Energy Recovery Units and associated air distribution were provided for the classroom portions of the building. This addressed problems with space humidity while lowering operational costs associated with conditioning the high ventilation air needs of the spaces.

**Robert C. Byrd High School** - Replacement of existing Heating/Ventilation air units with new packaged Rooftop Equipment. This addressed the needs of active cooling in the space as well as enhanced ventilation and dehumidification, improving space overall Indoor Air Quality.

**Bridgeport Middle & High School** - Replacement of existing Heating/Ventilation air units with new packaged Rooftop Equipment. This addressed the needs of active cooling in the space as well as enhanced ventilation and dehumidification, improving space overall Indoor Air Quality. Work included new ductwork distribution. A new Central Boiler Plant was provided for both facilities as well. This included new boilers, breeching, central pumping, and hydronic accessories.

**Liberty High School** - Replacement of existing Heating/Ventilation air units with new packaged Rooftop Equipment. This addressed the needs of active cooling in the space as well as enhanced ventilation and dehumidification, improving space overall Indoor Air Quality. Work included new ductwork distribution.

**Lincoln High School** - Replacement of existing Heating/Ventilation Air Handling Unit with new Air Handling Unit providing active cooling and dehumidification, as well as heating and improved ventilation air and filtration. System included new Distech controllers for new airside equipment connected to existing building Niagara network infrastructure. Controlled equipment included packaged rooftop units, central station air handling units, motorized valves and dampers. Sequences included general space temperature control, demand controlled ventilation, shelter in place, dehumidification control.



Before



After



# The Towers Building

## Steubenville, Ohio

### Owner

Jefferson County Commissioners

### Size

76,300 SF

### Construction Cost

\$6.1 million approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Project Engineer

Tim E. Mizer, PE, RA, QCxP

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years.

One major project example is multiple phases of renovations and upgrades to **The Towers Building**. This is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner.

Therefore, McKinley Architecture and Engineering was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building.**

**Our recommendations addressed repair options, efficiency and energy saving solutions.** McKinley Architecture and Engineering's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings.

After this, we have **designed multiple phases of renovations for the building**; a main roof replacement, mezzanine roof replacement and new lobby skylight, building envelope repairs, a **new boiler**, new ADA handicapped ramp, and an **overall HVAC replacement**. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. **The construction was performed with the building in operation.** These projects were completed over time, with different General Contractors.

For one example, the **new boiler** project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is **high energy efficiency**, and has a much **smaller footprint**.

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

*On the following page are pictures of the HVAC replacements.*



# The Towers Building



BEFORE  
& AFTER



BEFORE & AFTER



2 Open-Ended IDIQ Contracts

# United States Postal Service

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

### Owner

United States Postal Service

### Construction Cost

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

### Project Architects-Engineers

McKinley Architecture and Engineering



McKinley Architecture and Engineering has had **2 separate multiple year open-ended IDIQ agreements with the United States Postal Service**. One is for the **Appalachian Area**, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia. The second is for the **Erie/Pittsburgh District in Pennsylvania**.

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

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

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

- Altoona, PA Post Office - \$350,000 HVAC project involved Air Handling Units be replaced along with an addition of a DDC Control System in a historic 1931 facility.
- Charleston Processing & Distribution Center - \$375,000 HVAC renovation project involved replacing thermofusers and the ceiling fan coil units with 8 fan powered VAV boxes and 3 single duct VAV boxes with hot water reheat coils; replacing 3 failed rooftop units with new RTUs with electric heat and economizers; installing 2 new 5-ton mini split AC units in an area without cooling; and extending the existing DDC control system to control these new items. The new RTUs have economizers to allow the unit to provide free cooling whenever the outside air temperature is below 55° F, by modulating the amount of outside air delivered through the unit.
- Clarksburg Finance Station - \$460,000 HVAC project involved the replacement of the outdated 120-ton water cooled chiller and two 107-ton cooling towers, with new energy efficient systems.
- Huntington Processing & Distribution Center - \$201,000 HVAC project replacing hot water boiler with like-in-kind.



## 2 Open-Ended IDIQ Contracts

# United States Postal Service

- Martinsburg Processing & Distribution Center (*seen below*) - \$280,000 HVAC project replacing 4 Packaged Rooftop Units with new, like-in-kind, Packaged Rooftop Units. While the RTUs are similar, there were some design changes made to bring the units in to USPS Standards compliance and to provide a more efficient system. The new units were installed on the existing RTU curbs and tied into the existing duct systems. In order to meet the USPS Standards, the units all utilized R-410A refrigerant. The energy saving mentioned above were achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F. The existing equipment consists of Packaged Rooftop Heating and Cooling Units with DX Cooling and Gas Heating. The workroom, which makes up the majority of the building square footage houses high amounts of equipment providing high levels of internal heat gain, requiring DX Cooling when the outside air temperatures are below the economizer enable setpoint. As a result, currently to maintain space comfort the RTUs must operate DX Cooling into the heating months or the units are turned off, to save energy. The new equipment provides increased operating efficiencies with the addition of Economizers.
- Monongahela, PA Main Office - \$330,000 HVAC project replacing hot water boiler with 2 high efficiency condensing boilers in a historic 1913 facility; we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period (with the upgrade from 83% to 95% efficient boilers the system operates more efficiently). While cutting the openings in the structural slab for the supply and return duct, the contractor created and/or noticed cracks; therefore we performed an emergency engineering site visit the next day on the condition of the concrete, provided a sketch for the required structural reinforcements, and the reinforcements were installed.
- Williamson Main Office - \$422,000 HVAC project replacing hot water boiler with high efficiency condensing boiler.



BEFORE

and AFTER





Brooke County Schools

# Brooke High School HVAC

## Wellsburg, West Virginia

### Owner

Brooke County Schools

### Size

278,000 SF

### Construction Cost

\$5 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Engineer

Tim E. Mizer, PE, RA, QCxP

### Contractor

R&B Mechanical, Inc.

For the **Brooke High School HVAC** project, McKinley's role had originally included preliminary planning stages to secure a successful bond vote and state funding requests. Brooke High School HVAC is 1 of 2 projects within Brooke County Schools' \$36 million District-Wide Construction Program. We gathered data, analyzed, and performed services to help promote HVAC upgrades at Brooke High as well as a new Middle School.

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

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



Brooke County Schools

# Brooke High School HVAC



BEFORE

& AFTER



BEFORE



& AFTER





Tyler County Schools

# Multiple HVAC Replacements +

## Tyler County, WV - county-wide

### Owner

Tyler County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP

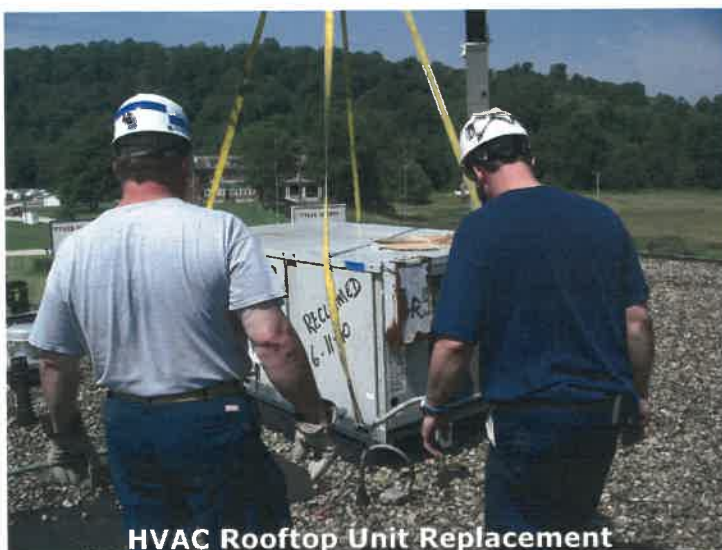
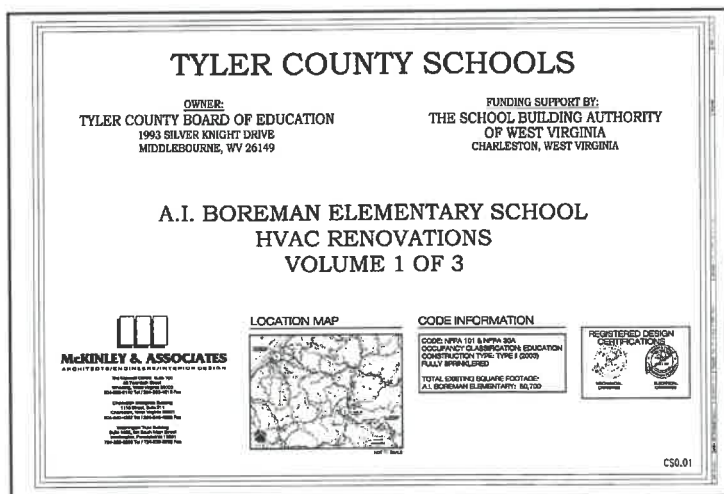
McKinley Architecture and Engineering has an **on-going relationship** with Tyler County Schools, and we have completed **multiple projects** for them since 2003, including their **10-year Comprehensive Education Facilities Plans (CEFP 2010-2020 and CEFP 2020-2030)**, various **renovations, HVAC upgrades,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

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

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

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

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





# Building 55 West Virginia State Office Complex



## Logan, West Virginia

### Owner

State of West Virginia

### Size

53,200 SF approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

Massaro Corporation

### Commissioning Agent

Iams Consulting, LLC

This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for **6 State agencies** under one roof, whom were once scattered throughout the city. The 53,200 SF building provides current technology, flexibility for future growth, and **security features** for existing and future tenants.

At the request of the Owner, the building was designed to be **energy efficient** and meet **sustainable design** goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified** for energy use, lighting, water, material use, as well as incorporating a variety of other sustainable strategies. To help achieve this, the **HVAC System** included the installation of custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls.

For a few other sustainable features, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. The windows are both energy efficient and secure. One of the unique features of the building is the daylight system. The design takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.



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



# Building 55 West Virginia State Office Complex



September 5, 2014

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

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

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

Mr. Hildreth:

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

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

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

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

**Interior Lighting Systems:**

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

**Building Envelope System:**

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

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

# Building 55 West Virginia State Office Complex



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

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

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

Very truly yours,

Rizwan Virani  
Managing Director



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



# References

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

*(HVAC Projects)*

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

*(Several Projects County-Wide, including many HVAC renovation projects)*

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

*(Several Projects County-Wide, including many Federally-Funded ESSERF HVAC renovation projects)*

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

*(Several Projects County-Wide, including many HVAC renovation projects)*

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



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: 1672101

Doc Description: Building 301 HVAC Replacement-Design EOI

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2025-04-14	2025-04-29 13:30	CEOI 0603 ADJ2500000022	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 23 April 2025

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 23 April 2025

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)