

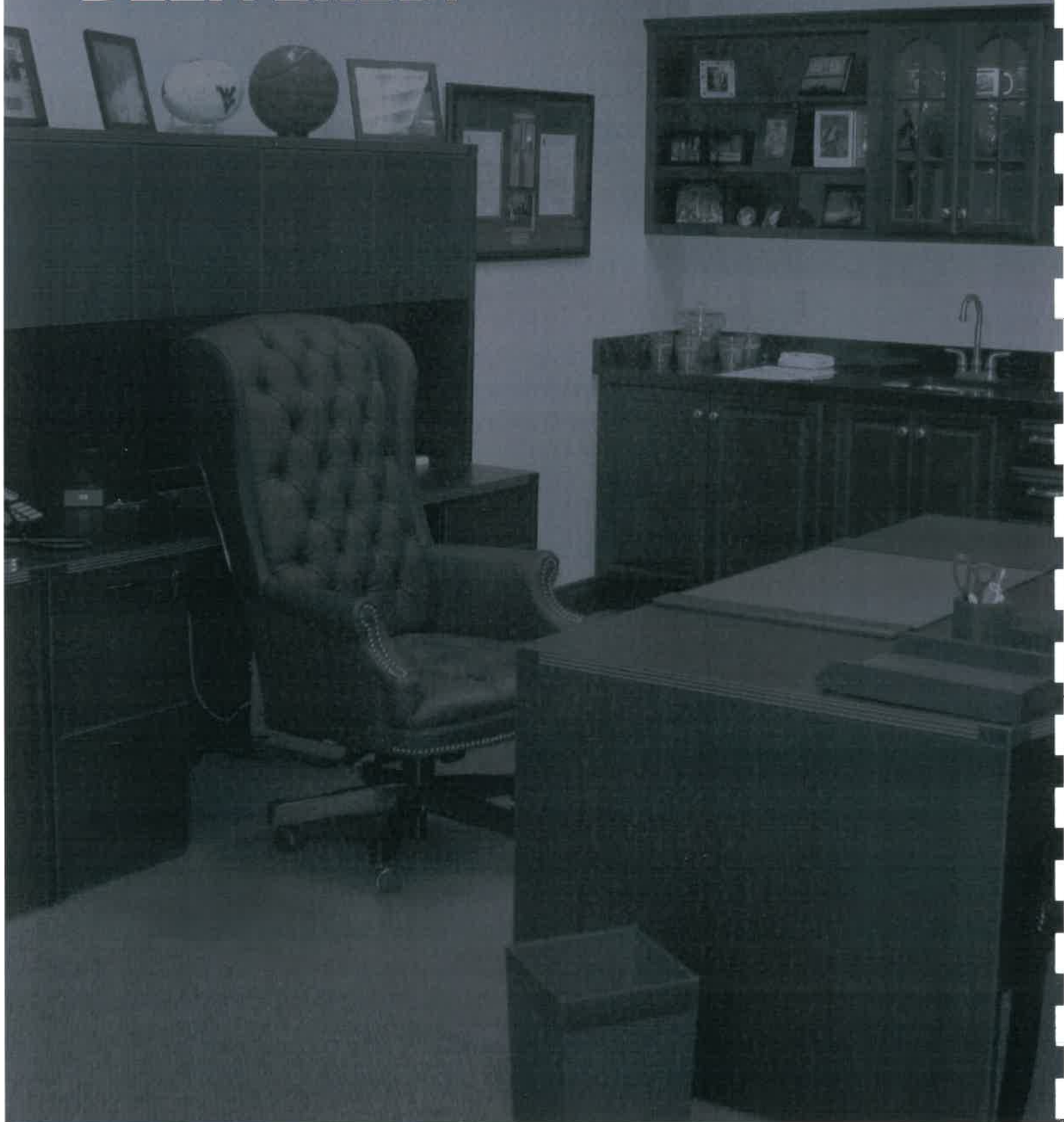


CE01 0603 ADJ26000000002
WEST VIRGINIA ARMY NATIONAL GUARD
CAMP DAWSON BUILDING 202 RENOVATIONS

RECEIVED
2025 AUG 11 PM 12:40
WV PURCHASING
FBI

McKINLEY
ARCHITECTURE + ENGINEERING

**EXPERIENCE.
INNOVATION.
DELIVERED.**



6 August 2025

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

Re: CEOI 0603 ADJ2600000002

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 Army National Guard, Construction and Facilities Management Office, with our Expression of Interest to provide professional architectural and engineering design services to provide renovations at Building 202, at Camp Dawson. 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 **Architects, Mechanical-Electrical-Plumbing-Civil Engineers, Designers, Project Managers, Interior Designers, Construction Contract Administrators**, and more. Our staff also includes several **LEED Accredited Professionals** who can add **energy efficient aspects** into your project. 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 17th 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, interior design, and construction administration services.

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 **3rd 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 **6th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

McKinley has vast experience with a multitude of **office building renovation and build-out projects**. Many projects that occurred **while the building was occupied**. We are on the **forefront of innovative design**, we know the **newest technology**, and we know **how and when to apply it effectively**. We have designed **LEED Certified** and **LEED Registered** projects, including an **office building complex for the State of West Virginia**. Furthermore, we have designed several projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program. Not only have we won multiple State and local awards and recognitions for our designs, we have also won many **National awards and recognitions**.

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

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

We love what we do, so we care about the results you get. We are ready to begin **immediately** and can work to your schedule to get this build-out project designed and constructed. Thank you for reviewing our submission and considering McKinley Architecture and Engineering.

Sincerely,



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

FIRM PROFILE

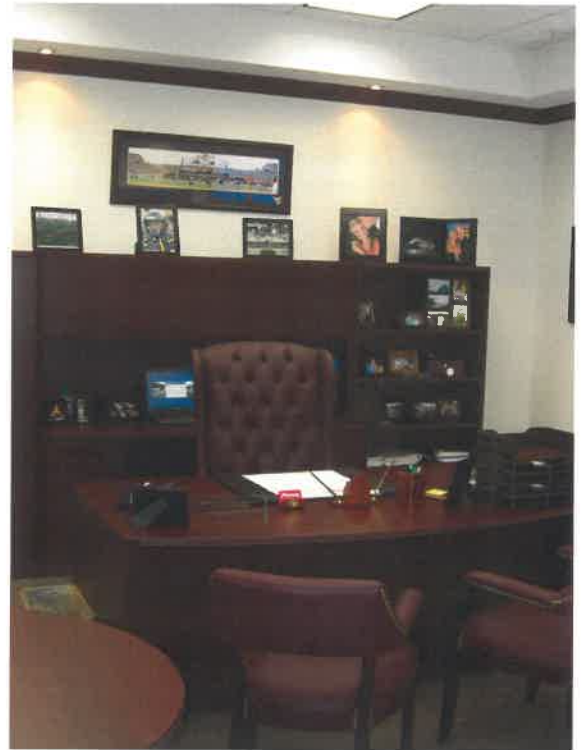
HISTORY

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, sustainable and energy efficient (LEED) design, historic preservation, 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, municipal, commercial / office, public safety, healthcare, civic, schools, higher education, and sports markets.

McKinley has made the 2020, 2021, 2022, 2023, 2024, and 2025 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, 2024, and 2025 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

John R. Jefferis, LEED AP, CCM, MPM

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

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

Senior Architect
tworlledge@mckinleydelivers.com
(304) 830-5326

SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Interior Design
- Safety Evaluation
- Sustainable Design
- Historic Preservation
- Landscape Architecture
- 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
Project Name				668 days	Mon 1/22/24	Wed 8/12/26
Design Process	Sr. Arch	Proj Arch	PM	190 days	Mon 1/22/24	Fri 10/11/24
SCHEMATIC DESIGN PHASE	Sr. Arch	Proj Arch	PM	60 days	Mon 1/22/24	Fri 4/12/24
Sprint 1 Start				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 WVDOE Policy 6200	Sr. Arch	Proj 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
DEVELOPED FLOOR PLAN/SITE PLAN READY FOR REVIEW W/ OWNER				0 days	Fri 2/2/24	Fri 2/2/24
Sprint 2 Start				10 days	Mon 2/5/24	Fri 2/16/24

ARCHITECTURE / ENGINEERING

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

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

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

CONSTRUCTION CONTRACT ADMINISTRATION



- Construction Contract Administrator Involved from the Beginning of the Design Phase
- Observe the Construction Progress
- Liaison between the Owner, Contractor, and Architects/Engineers
- Responsible for All Construction Progress Meetings and Minutes
- Monitor the Construction Schedule
- Ensure that the Contractor is Following the Construction Documents
- Verify Pay Application and Change Orders
- Typically On-Site Once Every Two Weeks

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

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

The primary objective of the Construction Contract Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**.

Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders.

The Construction Contract Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

SUSTAINABLE DESIGN

Buildings designed today will need to meet the demands of the future. McKinley is positioned to identify and meet the demands. This approach helps to retain the buildings' long-term profitability. McKinley approaches ecological design from a business perspective, offering proactive solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality.

With commercial, governmental, office, and educational project experience, the McKinley team can work alongside local designers to provide sustainable design and construction guidance, offering full architectural design services and guided design workshops on sustainable design issues.

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

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

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

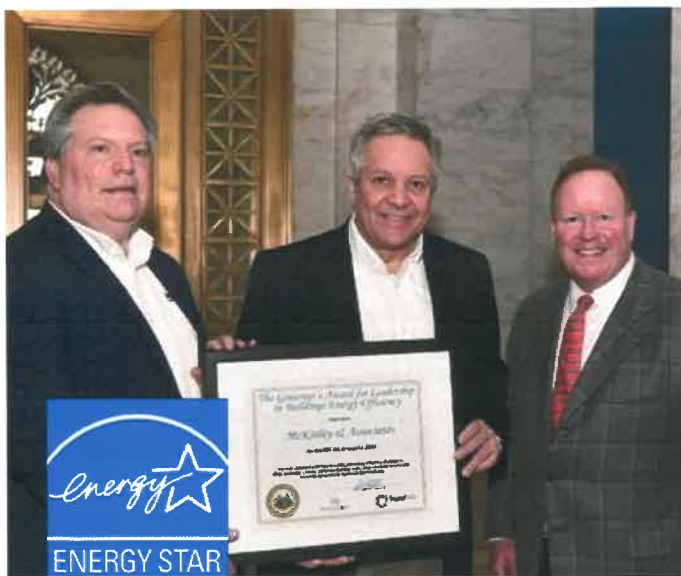
engineering team, can efficiently and cost effectively achieve certification under this standard. McKinley can guide you through the process in order to develop sustainability goals specific to your project.

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

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

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

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



INTERIOR DESIGN

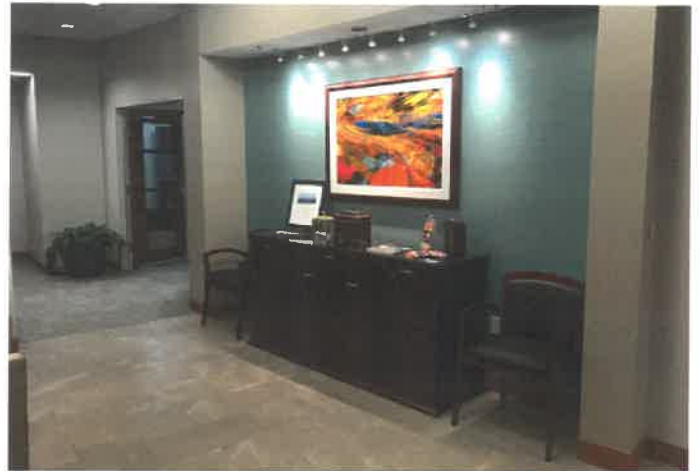
Interior design services begin with a strategy session to determine the owner's project requirements, timetable, and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships, and future needs. An inventory of existing conditions is used to develop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

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

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

We can also design for energy efficiency and sustainability. For interior design & FF&E, specific color and texture selections on the floors, walls, ceilings, and furnishings can enhance the lighting in the space, can create a comfortable atmosphere, and can incorporate a color palette with fresh accents to offer interest and contrast.

We have utilized wall paint with very low volatile organic compounds (VOCs), which keeps the air we breathe cleaner, and contains an anti-microbial that inhibits the growth of mold and mildew. We have specified carpet tile which minimizes waste, has 35% recycled content, and is Green Label Certified, meaning it meets stringent indoor air quality requirements.



ORGANIZATION CHART



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

ARCHITECTURAL TEAM



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



**ALAINA
KLEIN**
LEED GA
ARCHITECTURAL DESIGNER
MCKINLEY



**ALY
MITTON**
INTERIOR DESIGNER
MCKINLEY

ENGINEERING TEAM



**KURT
SCHEER**
PE, LEED AP
DIRECTOR OF ENGINEERING
MCKINLEY



**ALAN
GABER**
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY



**SCOTT
KAIN**
SENIOR PLUMBING DESIGNER
MCKINLEY



**DAVID
ULLOM**
FIRE PROTECTION DESIGNER
MCKINLEY



**MICHAEL
CLARK**
SENIOR ELECTRICAL DESIGNER
MCKINLEY

CONSTRUCTION CONTRACT ADMINISTRATION



**BOB
SMITH**
CONSTRUCTION ADMINISTRATOR
MCKINLEY



JOHN R. JEFFERIS

LEED AP, CCM, MPM
DIRECTOR OF PROJECT MANAGEMENT

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



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

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

YEARS OF EXPERIENCE

28 years

SELECTED EXPERIENCE

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Citizens National Bank of Woodsville

Woodsville, OH
Building renovations

Barnesville Veterinary Services

Barnesville, OH
Plumbing renovations

Harrison County Commission

Cadiz, OH
Harrison County Courthouse Study

Newbridge Church

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

Berkeley County Schools

Martinsburg, WV
New Falling Waters Elementary

Berkeley County Schools

Hedgesville, WV
New Hedgesville PK School

Berkeley County Schools

Inwood, WV
New Inwood PK School

Berkeley County Schools

Martinsburg, WV
Martinsburg High renovations

Berkeley County Schools

Martinsburg, WV
Martinsburg High Gym upgrades

Berkeley County Schools

Gerrardstown, WV
New Mountain Ridge Elementary

Berkeley County Schools

Martinsburg, WV
Spring Mills High Athletics

Berkeley County Schools

Hedgesville, WV
Tomahawk Intermediate

Cabell County Schools

Milton, WV
New Milton Elementary

East Fairmont High School Foundation

Fairmont, WV
East Fairmont High Multi-Sport Complex

Harrison County Schools

Nutter Fort, WV
Nutter Fort classroom addition

Harrison County Schools

Clarksburg, WV
Robert C. Byrd High renovations

Harrison County Schools

Bridgeport, WV
Simpson Elementary additions and renovations

Marion County Schools

Fairmont, WV
East Dale Elementary renovations

Wood County Schools

Parkersburg, WV
New Lubeck Elementary

Hempfield Area School District

Greensburg, PA
Owner's Representative for High School project



THOMAS R. WORLLEDGE

AIA, LEED AP BD+C, REFP
SENIOR ARCHITECT

A skilled Architect with over 40 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! As a recognized sustainable design expert, he has 2 LEED Certified projects, multiple LEED Registered projects, has articles published in National trade publications, was a featured speaker at multiple National conferences, and much more.



EDUCATION

Virginia Polytechnic Institute & State University
Master of Architecture

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #48600

President:
West Virginia Society of Architects

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

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

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

YEARS OF EXPERIENCE

41 years

SELECTED EXPERIENCE

State of West Virginia

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

West Virginia Department of Health & Human Resources

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

Charleston Area Alliance

Charleston, WV
Charleston Enterprise Center
WV AIA Design Award

West Virginia State Police

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

West Virginia State Police

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

West Virginia State Police

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

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency Management Services Center

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Jefferson County Commission

Steubenville, OH
Jefferson County Jail Renovations

McKinley Properties LLC

Charleston, WV
Summit Center office build-out

Veterans Affairs Medical Centers

State-Wide, WV
Multiple VAMCs around WV

Veterans Affairs Medical Centers

State-Wide, PA
Multiple VAMCs around PA

United States Postal Service

State-Wide, WV
Several Projects

Marshall County Schools

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

Harrison County Schools

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

Fairmont State University

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



ALAINA KLEIN LEED GA

ARCHITECTURAL DESIGNER

Alaina is an architectural / project designer with experience in commercial and residential architecture. Projects include theater/auditorium, commercial/ office, labs, dormitories, government facilities, as well as industrial design and interior architecture projects. She is a LEED Green Associate, pursuing more certifications as well as her architecture licensure. With a degree in adaptive reuse, Alaina is passionate about historical restoration of older buildings rather than building from the ground up. In her spare time, she serves as a member of the AIA Pittsburgh Foundation, as well as a member of the Tree of Life Remember, Rebuild, Renew initiative.



EDUCATION

B.A.
Kent State University, 2013
M.A.
Rhode Island School of Design, 2016

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

LEED GA

YEARS OF EXPERIENCE

9 years

SELECTED EXPERIENCE

Westinghouse Arts Academy Theater Auditorium - Wilmerding, PA

Project Designer for the Theater & Music Wing renovation to upgrade the 2-story auditorium seating, wheelchair accessibility, control room, architectural lighting & finishes.

West Virginia Capital Restroom Renovations - Charleston, WV*

Worked as the restoration specialist to specify marble that could be a one-for-one replacement in the historic restrooms at the West Virginia capital building.

Pittsburgh History and Landmarks Foundation Front Office - Pittsburgh, PA*

Worked as the interior architect to create a more usable space for the tenants at the Pittsburgh History and Landmarks Foundation Office. In finding a historic stained-glass window, the room centered around the idea of restoration in their own space. The front office included a custom rounded desk to seat up to three people, as well as a reading wall and waiting area.

Austin-Bergstrom International Airport (ABIA) Wall System - Austin, TX*

Lead interior designer for this project to expand and renovate the sciences facilities which included designing a new building with tie-in to the existing Smith Hall, multiple entry points and a variety of learning spaces including a nursing clinical skills and simulation lab, anatomy & physiology lab, simulation suite, atrium, microscopy digital imaging lab, exam room, green house, and other laboratories.

Confidential Government Airforce Base*

Lead an architectural team including aviation engineers, structural engineers, and other consultants to create a 65,000 sqft airbase in the middle east. Traveling back and forth with a partnering NYC firm to create a new, state of the art facility for the middle eastern Air Force. The base included an auditorium, hotel, temple, cafeteria, and six large airplane hangars as well as many other structures. The base also included a large sunshade to generate power as well as deter the hot summer air.

Confidential Single-Family Home*

Architectural Staff on a 2,100 square foot addition/renovation to a single-family house outside of Pittsburgh, PA. The main house included a great room which was converted from an indoor basketball court, while the second story addition included large bedrooms, bathrooms, and office spaces in an A-frame structure.



West Virginia Capital



Confidential Government Airforce Base



Austin-Bergstrom International Airport



ALY MITTON

INTERIOR DESIGNER

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



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

LEED Green Associate
Former Member:
ASID Student Chapter
IIDA Student Chapter
USGBC Student Chapter

YEARS OF EXPERIENCE

8 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: State Office Complex
office build-out renovations

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
development

McKinley Architecture & Engineering

Mars, PA
North Pittsburgh Corporate Office
build-out renovations

Berkeley County School

Hedgesville, WV
Hedgesville PK School

Berkeley County Schools

Martinsburg, WV
Martinsburg High School

Berkeley County School

Gerrardstown, WV
Mountain Ridge Elementary
School

Berkeley County Schools

Hedgesville, WV
Tomahawk Intermediate School

Cabell County Schools

Milton, WV
New Milton Elementary School

Fayette County Schools

Hico, WV
New Midland Trail Elementary
School

Tyler County Schools

Middlebourne, WV
New Tyler County Elementary
School

Wood County Schools

Parkersburg, WV
New Lubeck Elementary School

Wyoming County Schools

Mullens, WV
New Mullens PK-8 School

Pura*

Pleasant Grove, UT
Pura Corporate Headquarters

Mixhers*

Springville, UT
Mixhers Headquarters

Driven Auto Sales*

Springville, UT
Driven Auto Sales Car Dealership

Tamarak Capital*

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

Cache County*

Logan, UT
Cache County Children's Justice
Center

Madbrook Donut Company*

Salt Lake City, UT
Madbrook Donut Company
Headquarters

Capita Financial Network*

Salt Lake City, UT
Capita Financial Network
Headquarters

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



KURT SCHEER

PE, LEED AP

DIRECTOR OF ENGINEERING SERVICES / SENIOR MECHANICAL ENGINEER

Kurt is a Mechanical Engineer with 22 years of experience in the architectural/engineering industry with a focus on mechanical systems design. In addition, he has overseen electrical, plumbing, and fire protection engineering for all his projects for 15 years. Market sectors such as hospitality, higher education, and commercial office are areas where he has significant experience. Additionally, Kurt has experience with LEED Certified projects and energy modeling. As the Director of Engineering Services, his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.



EDUCATION

Penn State University
B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
New Jersey
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

YEARS OF EXPERIENCE

22 years

SELECTED EXPERIENCE

City of Steubenville

Steubenville, OH
Municipal Building interior renovations

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Brooke County Commission

Wellsburg, WV
Brooke County Judicial Center

Tyler County Commission

Middlebourne, WV
Tyler County Judicial Building

City of Moundsville

Moundsville, WV
Municipal/Public Safety Building

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

City of Weirton

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

WV High Technology Foundation

Fairmont, WV
NOAA renovations

Williamson Hospital

Williamson, WV
Mechanical Renovations

YWCA

Wheeling, WV
Various renovations

Jefferson County Commission

Steubenville, OH
McCollough Children's Home

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency Management Services Center

Wyngate Senior Living Community

Weirton, WV
Weirton Senior Center HVAC renovations

Carnegie Robotics

Pittsburgh, PA
Third floor renovations

Glenville State University

Glenville, WV
School of Health Sciences study

Glenville State University

Glenville, WV
Mollohan Building Renovations

Glenville State University

Glenville, WV
We Proudly Serve

West Liberty University

West Liberty, WV
Elbin Library HVAC renovations

Fayette County Schools

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

Harrison County Schools

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

Wirt County Schools

ESSERF Projects



ALAN M. GABER PE

SENIOR ELECTRICAL ENGINEER

Mr. Gaber is an Electrical Engineer, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business.



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
New Jersey
New York
Ohio
Pennsylvania
West Virginia

YEARS OF EXPERIENCE

36 years

SELECTED EXPERIENCE

Brooke County Commission
Wellsburg, WV
Judicial Center

City of St. Clairsville
St. Clairsville, OH
Belmont County Courthouse
Campus

City of Cadiz
Cadiz, OH
Cadiz Fire Department

City of Moundsville
Moundsville, WV
Municipal/Public Safety Building

**West Virginia Department of
Transportation,**
Huntington, WV
Division of Highways, District 2
Headquarters

**West Virginia Department of
Transportation,**
New Martinsville, WV
Division of Highways, District 6
Facility

City of Steubenville
Steubenville, OH
Municipal Building interior
renovations

City of Steubenville
Steubenville, OH
Bellevue Parks Fields lighting

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

City of Wheeling
Wheeling, WV
Centre Market renovations

City of Youngstown
Youngstown, OH
County-Wide Parks Improvements

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

Jefferson County Commission
Steubenville, OH
McCollough Children's Home

Glenville State University
Glenville, WV
School of Health Sciences

Buckeye Local School District
Rayland, OH
Buckeye Local High School
Classroom Renovations

Cabell County Schools
Milton, WV
New Milton Elementary School

Hampshire County Schools
Stanesville, WV
New Ice Mountain Elementary
School

Hampshire County Schools
Romney, WV
New South Branch Elementary
School

Hampshire County Schools
Augusta, WV
New Windy Ridge Elementary
School



SCOTT D. KAIN

ENGINEERING PRODUCTION MANAGER

Mr. Kain, our Engineering Production Manager, is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley Architecture and Engineering's projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering. He joined McKinley in 2001.



EDUCATION

Technology Education College /
Ohio State University
Associates in Mechanical Design

YEARS OF EXPERIENCE

29 years

SELECTED EXPERIENCE

State of West Virginia

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

General Services Administration

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

Belmont County Commission

St. Clairsville, OH
Belmont County Divisional Courts
build-out

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Brooke County Commission

Wellsburg, WV
Judicial Center

Tyler County Commission

Middlebourne, WV
Judicial Building

City of St. Clairsville

St. Clairsville, OH
Belmont County Courthouse
Campus

Jefferson County Commission

Steubenville, OH
The Towers Building multiple
renovations

Jefferson County Commission

Steubenville, OH
Jefferson County Board of
Elections office renovations

Jefferson County Commission

Steubenville, OH
Jail renovations

Jefferson County Commission

Steubenville, OH
Annex Demolition

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Wheeling

Wheeling, WV
Wheeling Island Fire Station

City of Weirton

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

Ohio County Development Authority

Triadelphia, WV
Cabela's Eastern Distribution
Center

Ohio County Development Authority

Triadelphia, WV
Cornerstone Group office building

Panhandle Cleaning and Restoration

Triadelphia, WV
Offices and Warehouse

Sixty Eight Properties

Steubenville, OH
OP#1 Multi-Tenant Retail Building
& OP#2 Multi-Tenant Office /
Retail Building



DAVID A. ULLOM

FIRE PROTECTION ENGINEERING DESIGNER

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



EDUCATION

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

YEARS OF EXPERIENCE

13 years

SELECTED EXPERIENCE

Jefferson County Commission

Steubenville, OH
Jefferson County Justice Center
renovations

Jefferson County Commission

Steubenville, OH
Jefferson County Jail renovations

General Services Administration

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

Belmont County Commission

St. Clairsville, OH
Belmont County Divisional Courts
build-out

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Brooke County Commission

Wellsburg, WV
Judicial Center

Tyler County Commission

Middlebourne, WV
Judicial Building

City of Cadiz

Cadiz, OH
Cadiz Fire Department

City of Steubenville

Steubenville, OH
Municipal Building interior
renovations

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
development

City of Wheeling

Wheeling, WV
Centre Market renovations

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

Trinity Health System

Steubenville, OH
Crisis Rehabilitation Unit

Main Street Bank

Toronto, OH
Toronto branch

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

YWCA

Wheeling, WV
Various renovations

West Virginia Department of Transportation,

Huntington, WV
Division of Highways, District 2
Headquarters

WVU Medicine

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

Steubenville City Schools

Steubenville, OH
Steubenville High School
Commons upgrade

Ohio County Schools

Wheeling, WV
Wheeling Park High School
addition and renovations



MICHAEL J. CLARK, SR.

SENIOR ELECTRICAL ENGINEERING DESIGNER

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician who brings a cross-trained background to our projects; being skilled in both the design and the construction ends gives him a unique ability to understand all aspects of a project. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites.



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

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

YEARS OF EXPERIENCE

40+ years

SELECTED EXPERIENCE

Brooke County Commission

Wellsburg, WV
Judicial Center

Tyler County Commission

Middlebourne, WV
Judicial Building

State of West Virginia

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

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Belmont County Commission

St. Clairsville, OH
Belmont County Offices (including
Board of Elections) and Storage
build-out

Belmont County Commission

St. Clairsville, OH
Belmont County Divisional Courts
build-out

Jefferson County Commission

Steubenville, OH
Jefferson County Board of
Elections office renovations

Chapman Dental Group

New Martinsville, WV
Dr. Chapman's Office Building

Holiday Inn Express Hotels

5 Hotels in 4 States
Holiday Inn Express Hotels &
Suites

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out
renovations

Wheeling Island

Hotel-Casino-Racetrack
Wheeling, WV
Multiple projects

Carenbauer Wholesale Corporation

Wheeling, WV
Warehouse addition and office
renovations

Bennett Square

Wheeling, WV
Bennett Square build-out
renovations

Brooke County Schools

Wellsburg, WV
New Brooke Middle School

Hampshire County Schools

Romney, WV
New Animal Vet Science Center

Harrison County Schools

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



ROBERT E. SMITH

CONSTRUCTION CONTRACT ADMINISTRATOR

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 also the Commander of the American Legion Post 351.



EDUCATION

University of Pittsburgh
M.S. Industrial Engineering

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

PROFESSIONAL AFFILIATIONS

Former Board Member / President:
Indian Creek School District

Trustee:
Steubenville Township

Commander:
American Legion Post 351

Former Village Administrator:
City of Mingo Junction

MILITARY SERVICE

United States Air Force

YEARS OF EXPERIENCE

42 years

SELECTED EXPERIENCE

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

Belmont County Commission
St. Clairsville, OH
Belmont County Offices (including
Board of Elections) and Storage
build-out

Belmont County Commission
St. Clairsville, OH
Belmont County Divisional Courts
build-out

Harrison County Commission
Cadiz, OH
Harrison County Courthouse roof

City of Steubenville
Steubenville, OH
Steubenville Municipal Building
interior renovation

Brooke County Commission
Wellsburg, WV
Judicial Center

Jefferson County Commission
Steubenville, OH
The Towers Building multiple
renovations

Jefferson County Commission
Steubenville, OH
Jefferson County Board of
Elections office renovations

Jefferson County Commission
Steubenville, OH
Justice Center Cooling Tower

Jefferson County Commission
Steubenville, OH
MLK Rec Center roof

Jefferson County Commission
Steubenville, OH
Annex Demolition

Jefferson County Commission
Steubenville, OH
McCollough Children's Home

Jefferson County Commission
Steubenville, OH
Glen Robbins Shelter

Jefferson County Commission
Steubenville, OH
Jail renovations

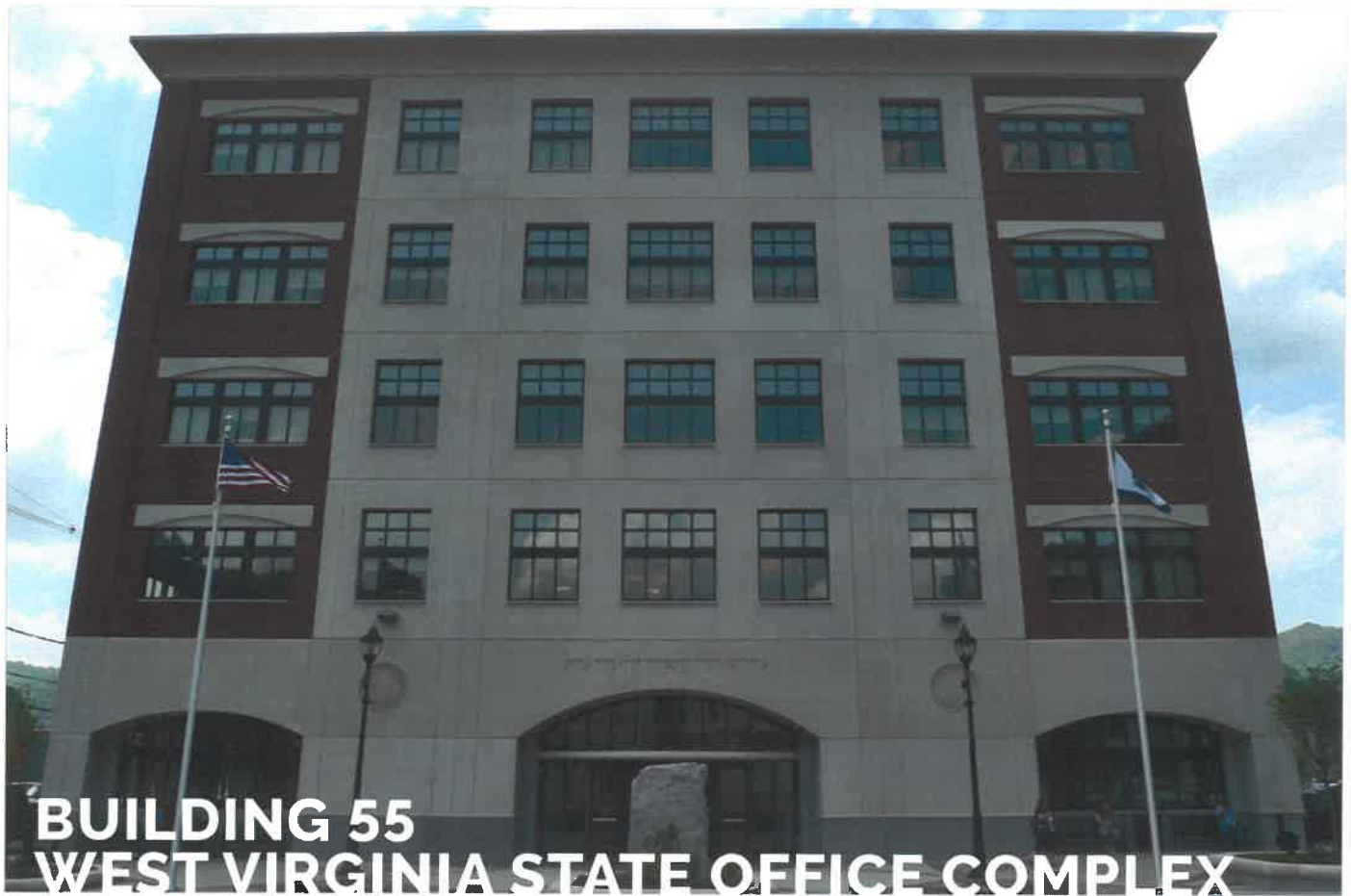
City of Weirton
Weirton, WV
Park Drive/Three Springs Drive
development and streetscape

**Ohio Valley Regional
Transportation Authority**
Wheeling, WV
OVRTA roofing & exterior
rehabilitation

United States Postal Service
State-Wide, WV
Several Projects

Ohio County Schools
Wheeling, WV
Triadelphia Middle annex addition
& renovations

Ohio County Schools
Wheeling, WV
Wheeling Middle renovations



BUILDING 55 WEST VIRGINIA STATE OFFICE COMPLEX STATE OF WEST VIRGINIA



CLIENT

State of West Virginia

LOCATION

Logan, WV

PROJECT DATA

53,200 SF

LEED Certified

ENERGY STAR Rating of 91

AIA Craftsmanship Award



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

This new 5-story **office building** underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for 6 State agencies under one roof, whom were once scattered throughout the city. The agencies include the Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board. There are **dozens of offices, multiple open work areas**, conference rooms, etc.

The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.

At the request of the Owner, the building was designed to be **energy efficient "green"** and **meet sustainable design goals**. To help achieve this, the HVAC system included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop



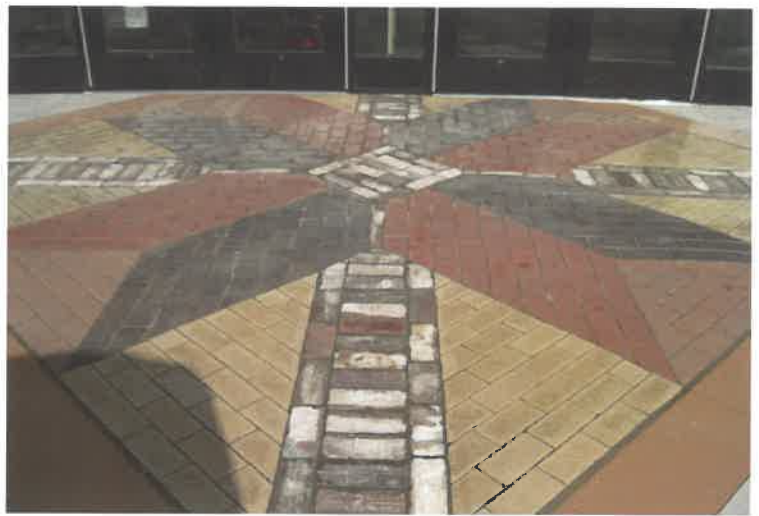


Light Louvers in West Wing, 202 Office Building

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

One of the unique features of the building is the daylight system which takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.





Reconstructed Building 25 West Virginia State Office Complex

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

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

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





September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

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

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

Mr. Hildreth:

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

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

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board



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

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

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

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

Very truly yours,



Rizwan Virani
Managing Director



www.alliantgroup.com | 800.564.4540



SOCIAL SECURITY ADMINISTRATION OFFICE BUILD-OUT RENOVATIONS NASSIMI REALTY, LLC



CLIENT
Nassimi Realty, LLC

LOCATION
Warwood, WV

PROJECT DATA
8,600 SF
\$1.1 M

McKinley worked with the building owner, Nassimi Realty, LLC, on behalf of the Social Security Administration, for the SSA's 8,600 square foot office **build-out renovations** within the Warwood Plaza Shopping Center.

We provided architectural, MEP engineering, interior design, and construction contract administration services.

We designed the floor layout to include a large supervised waiting area bounded by a "front office" perimeter of 12 secured interview stations offices.

The combined modular structure of these stations provides a security barrier to the "back office," where the remaining staff are seated at typical office workstations.

Coordination of this perimeter assembly with the overall architecture of the space is a critical element of the project.

Other unique design features include a multi-media Training Room, and a large Data Room equipped with IT racks and dedicated HVAC.

We also provided enhanced electronic security systems including video surveillance, intrusion detection, and panic buttons.

As with all federal projects, the design and construction was coordinated with both the General Services Administration (GSA) and the SSA user group. GSA projects are subject to various materials and systems requirements that need to be included in the construction package.





BELMONT COUNTY DIVISIONAL COURTS & COUNTY OFFICES

BELMONT COUNTY COMMISSION



CLIENT

Belmont County Commission

LOCATION

St. Clairsville, OH

PROJECT DATA

2 Buildings

40,000 SF

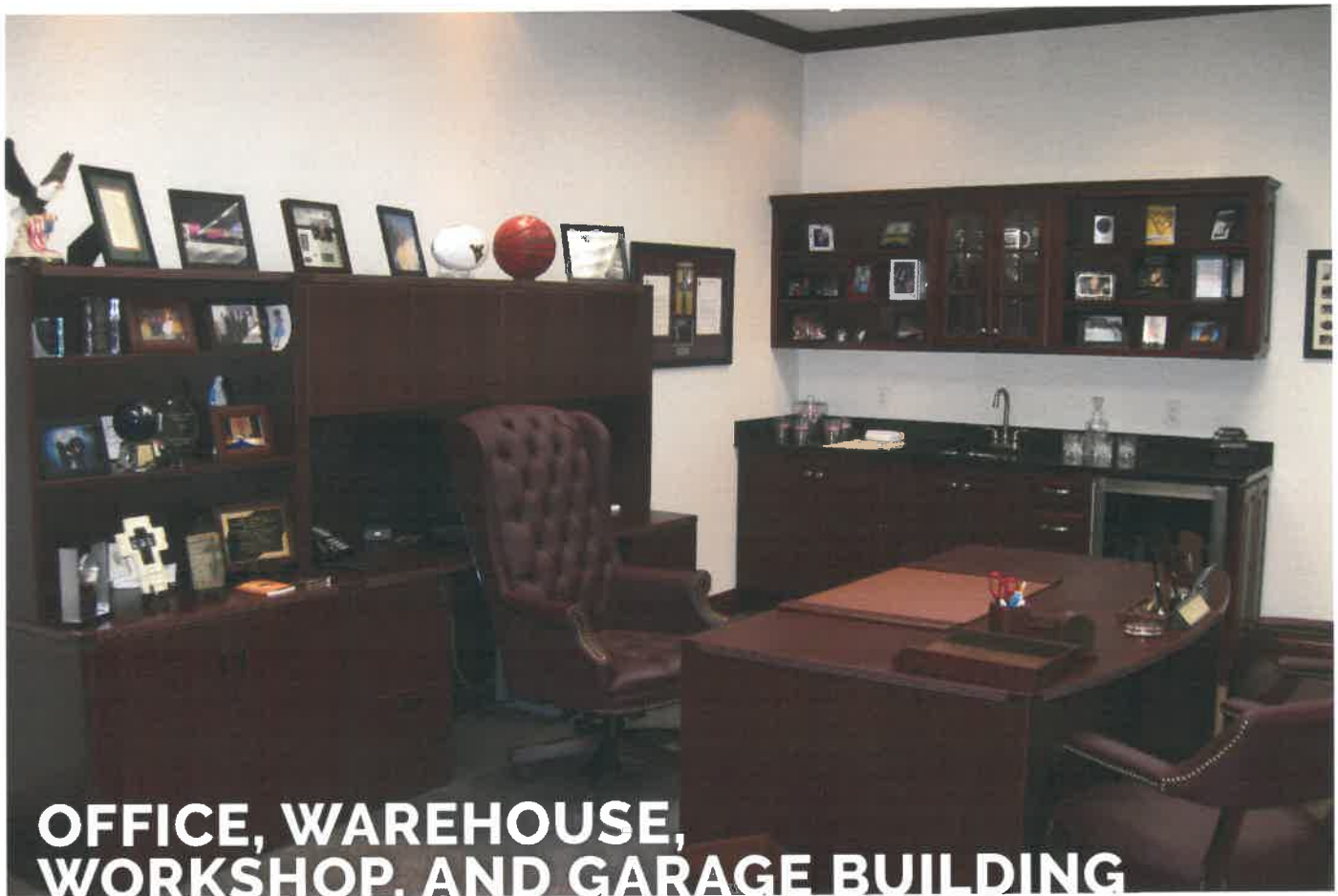
\$5.2 M

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

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

Building 2 combines the **Board of Elections office** and the **Clerk of Courts**. This is a 15,000 SF **build-out renovation / remodel** of a one story masonry building, including new interior walls, finishes, HVAC systems, electrical system upgrades and fire suppression system modifications. **Security** for the entire building was important; especially for the Board of Elections during voting seasons. The office spaces are separated from the client area, and are only accessible when the access control system is activated. The reception windows / transaction counters include stainless steel finishes with security glass. The ballots are stored in a secure inner room with two sets of lock so two employees must open it for additional security. The building also securely houses voting machines in a large storage area with outside access via overhead garage door.





OFFICE, WAREHOUSE, WORKSHOP AND GARAGE BUILDING PANHANDLE CLEANING & RESTORATION



CLIENT

Panhandle Cleaning & Restoration

LOCATION

Wheeling, WV

PROJECT DATA

32,000 SF

\$3.5 M

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

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

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

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





THE TOWERS BUILDING

JEFFERSON COUNTY COMMISSIONERS



CLIENT

Jefferson County Commissioners

LOCATION

Steubenville, OH

PROJECT DATA

76,300 SF

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

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

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

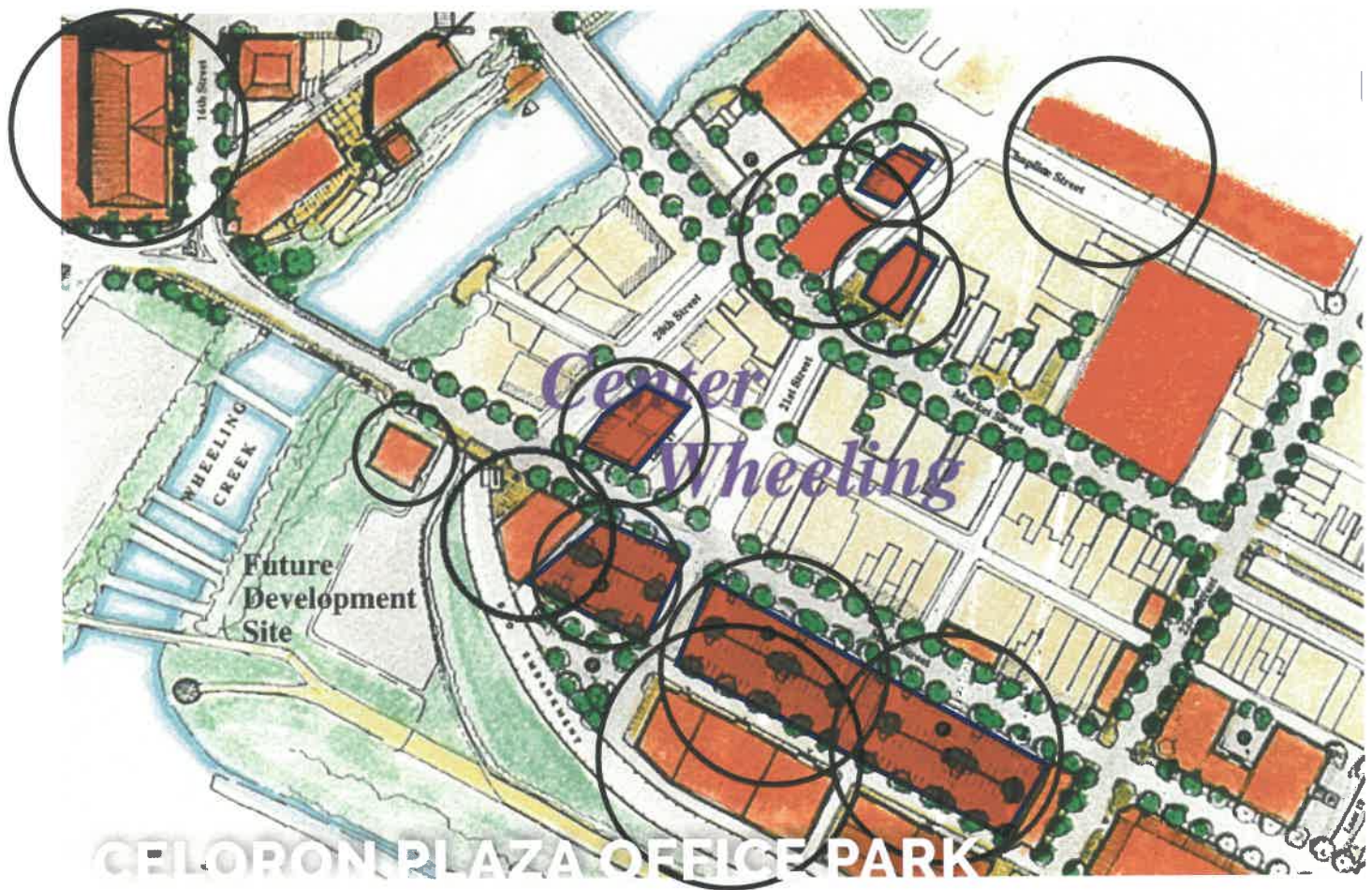
Existing conditions related to the architectural and building systems were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction, and to determine an efficient repair and maintenance recommendations for the building.

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

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

The construction was performed with the building in operation.





LOCATION

Wheeling, WV

PROJECT DATA

10-acre

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

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

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

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

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



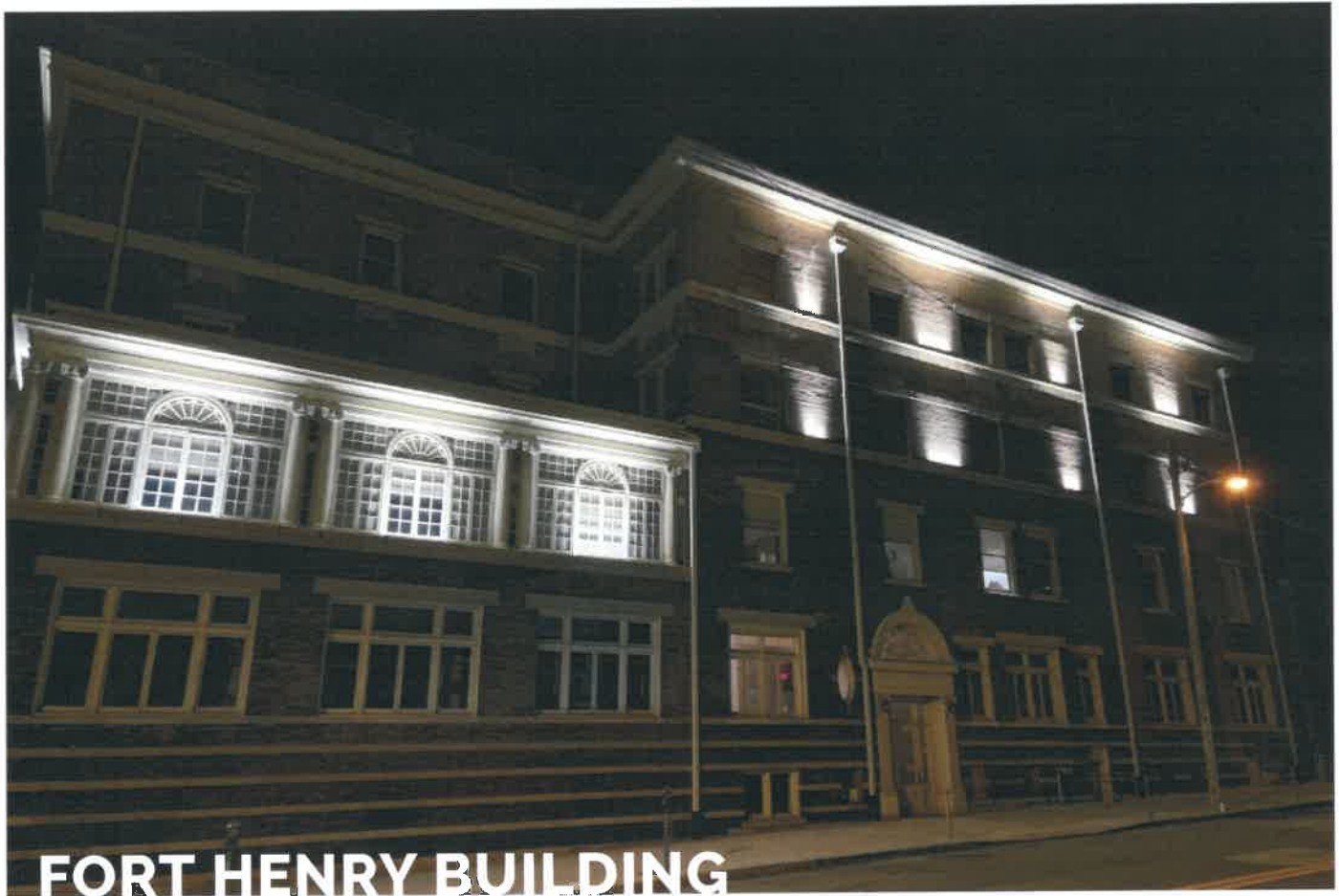
Continued Georgian Farm Office Park

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

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

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





FORT HENRY BUILDING

FORT HENRY LLC



CLIENT

Fort Henry LLC

LOCATION

Wheeling, WV

The 4-story, 45,046 SF Fort Henry Building was originally designed and built as a mansion in the 1850s, then served as a social club and meeting places from the 1890s until it closed in 2010; thereby leaving the building vacant.

A few years later, the new owner could not find tenants, and began taking steps to demolish it. That's when Fort Henry LLC (McKinley's subsidiary company) stepped in to save the building from demolition.

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

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

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



BEFORE



AFTER



Continued Renovation Building

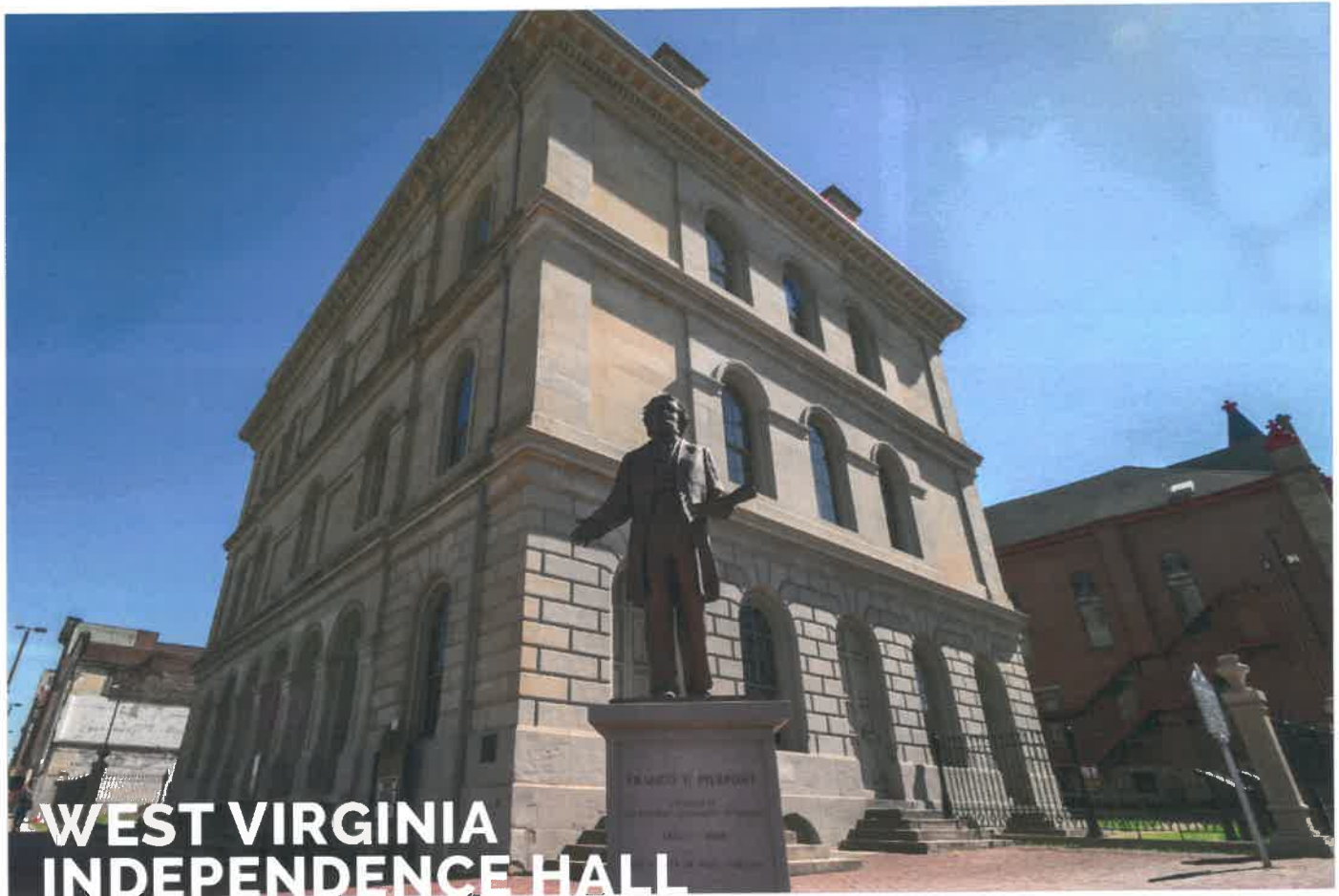
& fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more.

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

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

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





WEST VIRGINIA INDEPENDENCE HALL

WV DIVISION OF CULTURE & HISTORY



CLIENT

WV Division of Culture & History

LOCATION

Wheeling, WV

Originally built in 1859, the Wheeling Custom House is considered to be the "Birthplace of West Virginia." The 22,000 square foot building, now appropriately renamed West Virginia Independence Hall, was added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988.

The West Virginia Division of Culture & History engaged the professional services of McKinley to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Afterwards, we completed multiple renovations and restorations, including aesthetic improvements, a new mechanical / HVAC system, electrical, fully automatic sprinkler system, fire alarm detection system, and plumbing were designed to be completely concealed within the existing walls and ceilings.

A combination of water intrusion conditions existed at the beginning of the restoration; the building had a failed roofing system, failed box guttering, broken stone, missing mortar and deteriorated wooden windows. Restoration and renovation work of the building addressed all of these issues, and more.

The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system (seen above). This metal roofing is emblematic of the period of 1859 when the original structure was completed.



CAPABILITY, QUALIFICATIONS, AND APPROACH

Our large professional staff at McKinley Architecture and Engineering can state that we will devote the talent and time necessary to provide the West Virginia Army National Guard with a successful Building 202 at Camp Dawson build-out project.

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

We believe our strength lies in the quality of the people we employ. Our seasoned staff of 100 employees has an unsurpassed knowledge of the business and the dedication it takes to make each project a success.

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

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

Our experiences and approach to design requires a dialog with the West Virginia Army National Guard, as well as the end users of the Building 202 facility.

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

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

We know this Team possesses the required expertise to address all facets of your project. We have provided similar interior build-out renovations to several projects.

We have worked with several Governmental and Federal clients, such as the WVARNG, State of West Virginia, SSA, GSA, USPS, and various facilities for NOAA, to name a few.

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

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

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

Your Project Manager, John R. Jefferis, LEED AP, CCM, MPM, along with support staff, will track and manage the design discussions and decisions throughout the projects from inception to completion.

John, along with Thomas R. Worledge, AIA, LEED AP BD+C, REFP your Project Architect, and Kurt A. Scheer, PE, LEED AP your lead Engineer, will coordinate project-related tasks and progress, perform code reviews and write the project specifications.

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

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

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

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

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

The Project Manager is responsible for developing the project schedule and monitoring project progress. Deadlines are established for each design phase: programming, schematic design (SD's), design development (DD's) and construction documentation (CD's). The schedule needs to be based on the West Virginia Army National Guard's occupancy goals.

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

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

We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the West Virginia Army National Guard and Building 202 personnel to also participate in these meetings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For the Building 202 at Camp Dawson build-out project, we at McKinley Architecture and Engineering feel the best practice to achieving the greater use of Space, Technology and Systems is to discuss these options with you early on in the Programming and Schematic Design Phases.

Because of our team's experience with similar projects we are able to discuss with the West Virginia Army National Guard the latest trends and technology in similar facilities.

The McKinley experience in municipal, governmental, and commercial projects include Corporate Office Complexes, Business Parks, Retail Buildings, Manufacturing Facilities, Warehouses, Storage Buildings, Distribution Centers, Cultural Centers, National Call Centers, plus many more.

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

We understand that the success of governmental architecture is measured not just by architectural design alone, but also by the added considerations of all members of the design and development team.

A particularly important and integral part of governmental work is our understanding of the permitting process and agency procedures regarding building codes.

In addition, your facility may have many different criteria to address, such as sensitivity to the people using the facility, safety and security and access safety, as well as cost and energy efficiency.

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

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

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

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

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

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

Also, by virtue of our location, we will provide project services in an economical, effective and efficient manner, and will respond to your project expeditiously.

In addition, with our extensive experience working within the area, McKinley has formed many long standing working relationships with the local area contractors, and construction industry, which enable us to provide realistic Project Cost Estimates so there are no surprises on bid day.

Furthermore, we understand the economical standing and cultural attitudes of our area. This local knowledge is very important for the successful construction of a project within budget.

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. We've also had projects with net negative change orders on the entire project.

Recent Bid Events Summary

In 2025 – Year to Date:

Total Projects Bid:	12
Total Estimate/Budgeted:	\$108,481,894
Total Bid Day:	\$ 95,526,290
Delta:	(\$12,955,604) 11.9% Under

We are confident that McKinley Architecture and Engineering has the talent and technology needed to make this Building 202 at Camp Dawson build-out project successful.

REFERENCES

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

Courthouse & County Offices build-out

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

Several Building Renovations, including Office Build-Outs

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

Panhandle Cleaning & Restoration office

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





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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1732668

Doc Description: Camp Dawson Building 202 Renovation

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2025-07-28	2025-08-11 13:30	CEOI 0603 ADJ2600000002	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 6 August 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

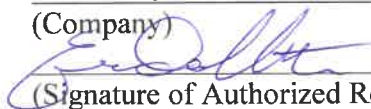
(Phone Number) / (Fax Number) (304) 830-5359 | (304) 233-4613

(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 6 August 2025
(Printed Name and Title of Authorized Representative) (Date)

(304) 830-5359 | (304) 233-4613
(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com
(Email Address)