

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

CEOI 0211 GSD2600000002

**Building 5
Interior Renovations Project**

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WV PURCHASING
DIVISION

McKINLEY
ARCHITECTURE + ENGINEERING

July 10, 2026

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

Dear Mr. Pauline and Members of the Selection Team;

McKinley Architecture and Engineering has teamed up with Potesta & Associates (*McKinley Team*) again, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Department of Administration, General Services Division, with our Expressions of Interest to provide you with programming and comprehensive, full-service architectural and engineering design, including construction administration, for the interior renovation of Floors 1 through 6 of Building Five, located on the West Virginia State Capitol Complex. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley Architecture and Engineering is a **full-service architectural and engineering firm** that has been providing design services since 1981. With offices in **Charleston**, Wheeling, Martinsburg, and Middlebourne, WV, as well as Marietta, OH, and Pittsburgh and Mars, PA, we support a professional staff which includes **Architects**, Mechanical-Electrical-Plumbing-Civil **Engineers**, Designers, Project Managers, Historic Preservationists, LEED Accredited Professionals, **Interior Designers**, **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.

Last year we announced the merger with 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. MCF has expansive qualifications in commercial / office, healthcare, higher education, performing arts, civic, and liturgical– including several **State and National awards and recognitions**. With this merger 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 **4th consecutive year** we are a member of **PSMJ's Circle of Excellence** as a **Platinum Member** 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 **3rd 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, and several involved phasing plans**.

We are on the **forefront of innovative design**, we know the **newest technology**, and we know **how and when to apply it effectively**. We have designed **LEED Certified** and **LEED Registered** projects, including **Building 55 West Virginia State Office Complex** – a project we originally designed, and are also **currently designing interior renovations**. Furthermore, we have designed several projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program. Not only have we won multiple State and local awards and recognitions for our designs (such as the Governor's Award for Leadership in Buildings Energy Efficiency), we have also won many **National awards and recognitions**.

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

Potesta & Associates, Inc. is our **Asbestos / Hazardous Materials Abatement Consultant**. They were founded in 1997 to provide quality engineering and environmental consulting services to a wide variety of private and public clients in West Virginia and the eastern United States. They have now grown to a large and very diverse staff that includes environmental, Licensed Remediation Specialists, toxicologists, mining and chemical engineers, surveyors, geotechnical, ecologists, geologists, hydrogeologists, occupational safety and health specialists, and more.

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

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

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

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, engineering, project management, learning environment and educational facility planning, interior design, landscape architecture, sports and entertainment, 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 total nearly 100 employees.

We have a broad range of skill and experience for projects involving governmental, commercial/office, municipal, public safety, healthcare, civic, schools, higher education, industrial, cultural, and sports and entertainment 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, 2024, and 2025 Circle of Excellence as a Platinum Member 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, 2024, and 2025 Giants 400 Report as a Top A/E Firm.



OFFICES

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

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

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

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

250 Front Street
Marietta, OH 45750
(740) 651-8290

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

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



CONTACTS

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John R. Jefferis, LEED AP, CCM, MPM
Director of Project Management
jjefferis@mckinleydelivers.com
(304) 238-9410

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.

Recent Bid Events Summary:

In 2024 & 2025 alone:

Total Projects Bid:	49 projects
Total Estimated/Budgeted:	\$232,589,163.41
Total Bid Day:	\$223,169,196.91
Delta:	(\$9,419,966.50) 4.1% Under



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 /	Proj Arch	Drafting	All Eng	10 days	Mon 1/22/24	Fri 2/2/24
ETC - SD						
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			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 Requiremnts	All Eng	Mon 1/22/24		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 governmental, commercial, 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

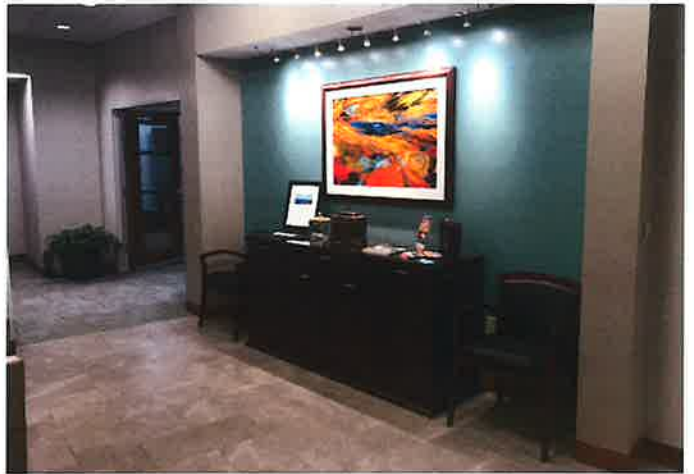
Interior design services begin with a strategy session to determine the owner's project requirements, timetable, and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships, and future needs. An inventory of existing conditions is used to develop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





WHY CHOOSE US?

90+ Dedicated Professionals ✓

Integrated Services ✓

Client - Focused ✓

Innovative Solutions ✓

CONTACT US

(304) 342-1400 ✓

potesta@potesta.com ✓

COMPANY PROFILE

Established in 1997 in Charleston, West Virginia, Potesta & Associates, Inc. (POTESTA) is a multidisciplinary engineering and environmental consulting firm serving clients throughout the Mid-Atlantic region. Through integrated expertise and a client-focused approach, we deliver responsive communication, technical excellence, and efficient project execution for public- and private-sector clients.



THREE REGIONAL LOCATIONS

Charleston, WV
Morgantown, WV
Winchester, VA



ENGINEERING SERVICES

POTESTA delivers integrated engineering and technical solutions through a multidisciplinary team specializing in civil, geotechnical, environmental, transportation, water resources, mining, and water and wastewater engineering, as well as site design, stormwater management, energy consulting, litigation support, construction monitoring, surveying, and CADD services.

ENVIRONMENTAL SERVICES

POTESTA provides comprehensive environmental services, including site assessments, wetlands and ecological studies, remediation, air quality monitoring, waste and water management, hazardous materials services, including asbestos-related services, permitting and regulatory coordination, natural resource management, environmental compliance support, and NEPA environmental impact assessments.



WE OFFER

ASBESTOS CONSULTING SERVICES

POTESTA provides professional asbestos inspection and consulting services to help clients identify and manage asbestos-containing building materials.

Our experienced, qualified personnel provide comprehensive assistance throughout the inspection, regulatory coordination, and abatement oversight process, including:

Asbestos-Containing Materials Inspections

Regulatory Agency Coordination

Abatement, Demolition, & Renovation Notifications

Asbestos Abatement Contractor Selection

Bid & Contract Document Preparation

Pre-Bid & Pre-Abatement Meeting Participation

Asbestos Abatement Monitoring & Oversight



BUILDING INSPECTIONS

State and federal regulations require asbestos inspections prior to certain abatement, demolition, and renovation activities. Our licensed asbestos inspectors in West Virginia and Virginia have completed several hundred inspections and prepared detailed reports documenting findings and recommendations.



REGULATORY ASSISTANCE

Notification of Abatement, Demolition, and Renovation forms must be completed and submitted to the appropriate regulatory agencies prior to the start of applicable projects. We have established strong working relationships with regulatory agencies and can assist clients in preparing and submitting required notifications for asbestos abatement projects.



OTHER PROJECT SERVICES

Our asbestos consulting services include preparing specifications, cost estimates, and bidding documents; assisting with contractor procurement and selection; providing project management during abatement activities; and monitoring contractor compliance with project requirements.

www.potesta.com

POTESTA & ASSOCIATES, INC.

PROJECT APPROACH

Our large professional staffs at McKinley Architecture and Engineering and Potesta & Associates can state that we will devote the talent and time necessary to provide the West Virginia Department of Administration, General Services Division with a successful Building 5 interior renovations project.

With architects, mechanical-electrical-plumbing-fire protection engineers, interior designers, and construction contract administrators all in-house, we are confident we can successfully plan, design, phase, and renovate the 1st through 6th floors to meet your goals and objectives.

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

We are a West Virginia firm - McKinley's corporation is conveniently headquartered in Wheeling, West Virginia, and has offices in Charleston, Martinsburg, and Middlebourne (as well as Marietta, Ohio, and Pittsburgh and Mars, Pennsylvania). Our charleston office is located minutes away from the project site of Building 5 at the West Virginia Capitol Complex. By virtue of our location, we will provide project services in an economical, effective and efficient manner, and will respond to your project expeditiously.

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, consultant (Potesta & Associates), and contractors.

Our experiences and approach to design requires a dialog with the West Virginia Department of Administration, General Services Division, as well as the end users of the 1st through 6th floors of Building 5.

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

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

We know this McKinley / Potesta Team possesses the required expertise to address all facets of your project. We have provided similar interior renovations to dozens of projects across the State.

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

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

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

Our Director of Project Management, 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 Timothy Powers, RA, NCARB, our Director of Design and Senior Project Architect, and Kurt A. Scheer, PE, LEED AP, our Director of Engineering Services and 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 GSD either via a letter, email or signed sheets. We are open to other approval processes as well.

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

The Project Manager is responsible for developing the project schedule and monitoring project progress. Deadlines are established for each design phase: programming, schematic design (SD's), design development (DD's) and construction documentation (CD's). The schedule needs to be based on the GSD's occupancy goals of each floor in Building 5.

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

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

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

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

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

Also during the design phases, services include material selection for durability and aesthetics, detailing for longevity, training for proper maintenance, equipment location for easy access, equipment warranties, and lastly, a commitment from the GSD to abide by each manufacturer's cyclical regimen for long term warranties. Each of these requires a discussion between the GSD 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, Heath Fain, 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 facilities eleven months after the projects are completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly.

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

The project completion time frame expectation for Project Closeout is defined in the front end of the Project Manual in the Specifications so that the contractors are aware of the 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 5 interior renovation project, we at McKinley Architecture and Engineering feel the best practice to achieving the greater use of Space, Technology and Systems is to discuss these options with you early on in the Programming and Schematic Design Phases.

Because of our team's experience with similar projects we are able to discuss with the West Virginia Department of Administration, General Services Division the latest trends and technology in similar facilities.

The McKinley experience in commercial projects include Corporate Office Complexes, Business Parks, Retail Buildings, Manufacturing Facilities, Warehouses, Distribution Centers, Cultural Centers, Senior Centers, Daycare Facilities, National Call Centers, plus many more. Many of these hold multiple tenants.

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

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

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

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

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

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

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

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

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

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

McKinley Architecture and Engineering has built its reputation over the past 45 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.

We are confident that the McKinley Team has the talent and technology needed to make this Building 5 interior renovation project successful.

ORGANIZATION CHART



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

ARCHITECTURAL TEAM



**TIMOTHY
POWERS**
RA, NCARB
DIRECTOR OF DESIGN
MCKINLEY



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



**T.J.
CLEGG**
DESIGN ASSOCIATE
MCKINLEY



**JACQUELINE
HAMMOND**
LEED GREEN ASSOCIATE
SENIOR INTERIOR DESIGNER
MCKINLEY

ENGINEERING TEAM



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



**ALAN
GABER**
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY



**SCOTT
KAIN**
DIRECTOR OF ENG. PRODUCTION
MCKINLEY



**DAVID
ULLOM**
FIRE PROTECTION DESIGNER
MCKINLEY



**MICHAEL
CLARK**
SENIOR ELECTRICAL DESIGNER
MCKINLEY

ASBESTOS INSPECTION SERVICES



**ANDREW
KIRSCH**
SENIOR SCIENTIST / SAFETY DIR.
POTESTA

CONSTRUCTION CONTRACT ADMINISTRATION



**HEATH
FAIN**
CONSTRUCTION ADMINISTRATOR
MCKINLEY



JOHN R. JEFFERIS

LEED AP, CCM, MPM

DIRECTOR OF PROJECT MANAGEMENT / LEED ACCREDITED PROFESSIONAL

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



EDUCATION

Keller Graduate School of Management
Master of Project Management

DeVry University
B.S. Computer Engineering Technology

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

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

YEARS OF EXPERIENCE

28 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office Complex 2nd & 5th floor renovations

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Citizens National Bank of Woodsfield

Woodsfield, OH
Building renovations study

Barnesville Veterinary Services

Barnesville, OH
Plumbing renovations

Harrison County Commission

Cadiz, OH
Harrison County Courthouse Study

Newbridge Church

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

Redevelopment Authority of the County of Washington

Washington, PA
LeMoyne Community Center renovations and addition

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

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

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



TIMOTHY POWERS

RA, NCARB

DIRECTOR OF DESIGN / SENIOR ARCHITECT

As Director of Design, Tim leads the firm in design excellence and commitment to client service. With Tim's 40+ years of architecture experience, he is a proponent of designing environments to improve client outcomes and providing a framework for efficiency. This balance is best exemplified through the design of the \$625M UPMC Children's Hospital of Pittsburgh and the \$210M Veteran's Hospital in Pittsburgh which have been acclaimed for innovative design. Additionally, Tim has overseen the design and construction for \$1B in published projects in the U.S., India, China, Italy, and the UAE.



EDUCATION

Carnegie Mellon University
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
Pennsylvania - RA009595X
West Virginia

NCARB Certification

Member:
Hospital Council of Western
Pennsylvania

Allegheny Conference, Member:
American Institute of Architects
National Committee for Healthcare
Design

AWARDS

AIA Building Award, 1998
UPMC Moon Health Center

AIA Building Award, 1998
UPMC South

Pittsburgh Chapter AIA: Building
Excellence Honor Award, 1994
D.T. Watson Rehabilitation Hospital

YEARS OF EXPERIENCE

40+ years

SELECTED EXPERIENCE

University of Pittsburgh

Pittsburgh, PA
Scaife Hall Medical Education
Building

**2024 Project Winner in New
Construction Over \$50 Million
category - MBA Building
Excellence Awards**

University of Pittsburgh at Greensburg

Greensburg, PA
Life Sciences Building Expansion
and Renovation

**2023 Project Winner - MBA
Building Excellence Awards**

Eastern Atlantic Stations Regional Council of Carpenter

Pittsburgh, PA
Carpenters Union Additions &
Renovations

Heinz Hall for the Performing Arts

Pittsburgh, PA
Heinz Hall renovations and
restorations

Penn Highlands Healthcare State College

State College, PA
MOB Micro-Hospital Study &
Micro Hospital

UPMC

Pittsburgh, PA
Bellefield Clinic Towers exterior
renovations

UPMC Childrens Hospital of Pittsburgh

Pittsburgh, PA
\$625 million new build

Saint Vincent College

Latrobe, PA
New Dunlap Family Student
Athletic and Recreation Center

Saint Vincent College

Latrobe, PA
Latimer Family Library addition &
renovation

Saint Vincent College

Latrobe, PA
New Campus Master Plan

Geneva College

Beaver Falls, PA
Old Main renovation of the historic
John White Chapel

Theotokos Monastery

Natrona Heights, PA
Greek Orthodox Convent & Chapel
- New Construction

Shadyside Presbyterian Church

Pittsburgh, PA
Exterior stone restoration and roof

Varischetti Holdings LP

Brockway, PA
Holdings Chapel, Varischetti
Holdings Headquarters

Rolling Rock Club

Laughlintown, PA
Porte Cochere

Mercy Hospital of Pittsburgh

Pittsburgh, PA
Hospital and Chapel

Sewickley Presbyterian Church

Sewickley, PA
Faith House, Facilities Master Plan,
Church Renovations



THOMAS R. WORLLEDGE

AIA, LEED AP BD+C, REFP

CHARLESTON OFFICE MANAGER / SENIOR ARCHITECT / LEED AP

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



EDUCATION

Virginia Polytechnic Institute & State University
Master of Architecture

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #48600

President:
West Virginia Society of Architects

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

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

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

YEARS OF EXPERIENCE

40 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office Complex

LEED Certified

ENERGY STAR Rating of 91

State of West Virginia

Logan, WV
Building 55: WV State Office Complex 2nd & 5th floor renovations

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

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

McKinley Properties LLC

Charleston, WV
Summitt Center office build-out

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

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency Management Services Center

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

Catholic Diocese of Wheeling-Charleston

Charleston, WV
St. John XXIII Pastoral Center renovations

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



JACQUELINE HAMMOND

LEED GREEN ASSOCIATE

SENIOR INTERIOR DESIGNER

An accomplished interior designer with experience on both domestic and international design projects. She is certified LEED Green and is currently pursuing other certifications, while passionate about designing for wellness and improving interior spaces for occupants, using her expertise in sustainability to create a healthy environment for all. Jackie applies LEED and WELL principles to her work to ensure design fulfillment and client satisfaction. Among her most distinguished strengths is space planning, design development, detailing of interior finishes, and managing drawing packages.



EDUCATION

La Roche University
B.S Interior Design

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

LEED Green Associate

YEARS OF EXPERIENCE

14 years

SELECTED EXPERIENCE

AHN St. Vincent Hospital

Erie, PA

Lobby Renovation - Lead Interior Designer on the project team working with the client and user groups to come up with a program and framework to develop the layout of the space. In addition to programming and space planning, Jackie worked with AHN to develop an overall design and aesthetics that aligned with the network's brand.

UPMC Passavant Cranberry

Cranberry Twp, PA

Lobby Renovation - Partnered with the design team on this renovation to update the main entrance and improve circulation patterns by consolidating and designing one central entrance for visitors. The changes, including for the waiting area, registration and restrooms, will align with the network's latest branding and improve patient satisfaction and function. Redesign of the vestibule, canopy, and drive aisles are also in the works for future upgrades.

Franciscan University of Steubenville

Steubenville, OH

Christ the Teacher Academic Building - Lead interior designer working with end users and facilities on space planning & programming, as well as finish & material selections, lighting, and FF&E throughout the entire building.

Franciscan University of Steubenville

Steubenville, OH

Center for Success - Lead Interior designer managing the design process to create a functional and aesthetically-pleasing space within the existing campus library, renovated into a tutoring and testing suite. It includes a demolition, new layout and space plan, updated finishes, added fireplace for ambiance, tutoring rooms, math labs, a testing center and offices.

Franciscan University of Steubenville

Steubenville, OH

Antonian Dining Hall - Led the design process for finish updates to the existing dining hall on campus, including serving lines and BOH kitchen prep areas, to create a fresh, cohesive and modern look.

Mount Aloysius College

Cresson, PA

Library Renovation - Lead interior designer for entire library renovations for the basement, first and second floors to improve library services, student retention, enhance program competitiveness, put learning on display, and create a hub for collaboration & student services. Included are upgrades to technology majors, the Student Career Center and the Student Success Center.



T.J. CLEGG

DESIGN ASSOCIATE

Mr. Clegg has been working in the architectural realm for nearly 10 years as an architectural intern on his path to licensure. He has worked on a variety of projects primarily as a 3D modeler/drafter. Who is proficient in Autodesk Revit and AutoCAD. He has done numerous renderings for projects, including those for marketing and fundraising. Utilizing Enscape and Lumion for rendering still shots, TJ also used Lumion to create rendered video shots of projects for client review as well as for project marketing.



EDUCATION

Miami University
Masters of Architecture

Fairmont State University
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Associate Member:
The American Institute of Architects

YEARS OF EXPERIENCE

9 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

City of Moundsville

Moundsville, WV
Municipal/Public Safety Building

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
development

Brooke County Commission

Wellsburg, WV
Judicial Center

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency
Management Services Center

WV High Technology Foundation

Fairmont, WV
NOAA renovations

Ohio Valley Regional Transit Authority

Wheeling, WV
OVRTA Administrative /
Maintenance Facility renovations

Glenville State University

Glenville, WV
School of Health Sciences build-
out renovations

Marshall University

Huntington, WV
Douglass Center interior build-out
renovations

Cabell County Schools

Milton, WV
New Milton Elementary School

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology
renovations

Fayette County Schools

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

Fayette County Schools

Hico, WV
New Midland Trail Elementary
School

Harrison County Schools

Clarksburg, WV
Robert C. Byrd High School
renovations

Summers County Schools

Hinton, WV
Summers County HS/MS addition
& renovations

Summers County Schools

Hinton, WV
Bus Maintenance Garage

Wetzel County Schools

New Martinsville, WV
Bus Maintenance Garage

Wyoming County Schools

Mullens, WV
New Mullens PK-8 School

Wyoming County Schools

Wyoming County-wide, WV
Multi-School Access Safety
Upgrades



KURT SCHEER

PE, LEED AP

DIRECTOR OF ENGINEERING SERVICES / SENIOR MECHANICAL ENGINEER

Kurt is a Mechanical Engineer with 23 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
Ohio
Pennsylvania
West Virginia
Member:
US Green Building Council
ASHRAE
ASPE

YEARS OF EXPERIENCE

23 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

West Virginia Department of Transportation,

Huntington, WV
Division of Highways, District 2
Headquarters

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
Steubenville Municipal Building
interior renovation

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
development

City of Moundsville

Moundsville, WV
Municipal/Public Safety Building

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency
Management Services Center

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

YWCA

Wheeling, WV
Various renovations

Redevelopment Authority of the County of Washington

Washington, PA
LeMoyne Community Center
renovations and addition

Glennville State University

Glennville, WV
School of Health Sciences build-out
renovations

Glennville State University

Glennville, WV
Mollohan Building Renovations

Glennville State University

Glennville, WV
We Proudly Serve

West Liberty University

West Liberty, WV
Elbin Library HVAC renovations

Berkeley County Schools

Berkeley County, WV
Several Projects County-Wide

Buckeye Local School District

Rayland, OH
Buckeye Local High School
Classroom Renovations

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology
renovations



ALAN M. GABER PE

SENIOR ELECTRICAL ENGINEER

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. 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
Virginia
Washington
West Virginia

YEARS OF EXPERIENCE

37 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

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

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

City of Steubenville

Steubenville, OH
Bellevue Parks Fields lighting

City of Steubenville

Steubenville, OH
Municipal Building interior
renovations

City of Weirton

Weirton, WV
Park Drive/Three Springs Drive
streetscape

City of Wheeling

Wheeling, WV
Centre Market renovations

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

Glenville State University

Glenville, WV
School of Health Sciences build-
out renovations

Buckeye Local School District

Rayland, OH
Buckeye Local High School
Classroom Renovations

Cabell County Schools

Milton, WV
New Milton Elementary School

Hampshire County Schools

Slanesville, WV
New Ice Mountain Elementary
School

Hampshire County Schools

Romney, WV
New South Branch Elementary
School

Hampshire County Schools

Augusta, WV
New Windy Ridge Elementary
School

Ohio County Schools

Wheeling, WV
Elm Grove Elementary School
renovations



SCOTT D. KAIN

DIRECTOR OF ENGINEERING PRODUCTION / PLUMBING ENGINEERING DESIGNER

Mr. Kain, our Director of Engineering Production, 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

30 years

SELECTED EXPERIENCE

State of West Virginia

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

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

West Virginia State Police

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

West Virginia State Police

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

City of Wheeling

Wheeling, WV
Wheeling Island Fire Station

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

West Virginia University's Fire Extension Services

Jackson's Mill, WV
New State Fire Training Academy

West Virginia University

Morgantown, WV
University Police Building
renovations

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic
Courthouse

Tyler County Commission

Middlebourne, WV
Judicial Building

Belmont County Commission

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

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Jefferson County Commission

Steubenville, OH
The Towers Building multiple
renovations

Panhandle Cleaning & Restoration

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

West Virginia Army National Guard

Kingwood, WV
Mountaineer Challenge Academy

Veterans Affairs Medical Centers

Beckley, WV
VAMC Beckley

Dr. Ryan Ferns

Triadelphia, WV
The Ryan Ferns HealthPlex

Ohio County Development Authority

Triadelphia, WV
Cornerstone Group office building



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

State of West Virginia

Logan, WV
Building 55: WV State Office Complex

LEED Certified

ENERGY STAR Rating of 91

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic Courthouse

Tyler County Commission

Middlebourne, WV
Judicial Building

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

Fayette County Schools

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

Hancock County Schools

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

Chapman Dental Group

New Martinsville, WV
Dr. Chapman's Office Building

Holiday Inn Express Hotels

5 Hotels in 4 States
Holiday Inn Express Hotels & Suites

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out renovations

Wheeling Island Hotel-Casino-Racetrack

Wheeling, WV
Multiple projects

Carenbauer Wholesale Corporation

Wheeling, WV
Warehouse addition and office renovations

Bennett Square

Wheeling, WV
Bennett Square build-out renovations

Brooke County Schools

Wellsburg, WV
New Brooke Middle School

Hampshire County Schools

Romney, WV
New Animal Vet Science Center

Harrison County Schools

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



DAVID A. ULLOM

BIM COORDINATOR / 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

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Cadiz

Cadiz, OH
Cadiz Fire Department

WVU Medicine

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

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic
Courthouse

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

Jefferson County Commission

Steubenville, OH
Jefferson County Justice Center
renovations

Jefferson County Commission

Steubenville, OH
Jefferson County Jail renovations

Trinity Health System

Steubenville, OH
Crisis Rehabilitation Unit

General Services Administration

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

Main Street Bank

Toronto, OH
Toronto branch

Fayette County Schools

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

Fort Henry Building

Wheeling, WV
Fourth Floor office build-out

Harrison County Schools

Clarksburg, WV
Gore Elementary School

Ohio County Schools

Wheeling, WV
Elm Grove Elementary School
renovations

Ohio County Schools

Wheeling, WV
Triadelphia Middle School annex
addition & renovations

Ohio County Schools

Wheeling, WV
Wheeling Park High School
addition and renovations

Ohio County Schools

Wheeling, WV
Woodsdale Elementary School
addition and renovations

Steubenville City School District

Steubenville, OH
Steubenville High School
renovations



HEATH L. FAIN

CONSTRUCTION CONTRACT ADMINISTRATOR

Mr. Fain has vast experience in construction, with construction management, business management, business management, and contract administration. With a proven track record of success within several industries he brings a well-rounded approach to keeping things on task, finding solutions and working to see a job completed in excellence. As your CA, he will observe the construction progress; is the liaison between the owner, contractor, and architect/engineer; will ensure that the contractor is following the construction documents; and more.



EDUCATION

Putnam Career and Technical
College
Certificate in Journeyman Carpentry
West Virginia State University
Associate in Architectural Drafting /
Construction Management

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Capital Fund Specialist
UPCS Certified Housing Inspector
LEED Green Associates Sustainable
Green Building Practices
HVAC Technician Type I, II
Lead Paint Removal

YEARS OF EXPERIENCE

21 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex 2nd & 5th floor
renovations

West Virginia Lottery

Charleston, WV
WV Lottery Building roofs

Everstory Partners

Charleston, WV
Kanawha Valley Memorial Garden

Cabell County Schools

Milton, WV
New Milton Elementary School

Clay County Schools

Clay, WV
Clay Elementary School HVAC

Fayette County Schools

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

Fayette County Schools

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

Fayette County Schools

Hico, WV
Midland Trail High School gym
renovations

Fayette County Schools

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

Fayette County Schools

Smithers, WV
Valley PK-8 School renovations

Fayette County Schools

County-Wide Windows & Doors
replacements

Fayette County Schools

6 Outdoor Classrooms County-
Wide

Summers County Schools

Hinton, WV
Summers County MSHS addition
and renovation

Summers County Schools

Talcott, WV
Talcott Elementary School Gym
renovation

Wayne County Schools

Fort Gay, WV
Tolsia High School Gym

Wayne County Schools

County-Wide HVAC upgrades

Wayne County Schools

County-Wide Plumbing
replacements

Wayne County Schools

County-Wide Windows
replacements

Wyoming County Schools

Clear Fork, WV
Westside High School Practice
Facility

Wyoming County Schools

New Richmond, WV
Wyoming County East High
School field renovations

ANDREW A. KIRSCH

SENIOR SCIENTIST | SAFETY DIRECTOR

Charleston, WV ✉ aakirsch@potesta.com ☎ (304) 342-1400



EDUCATION

M.S. Environmental Sciences / 2003
Marshall University

B.S. Horticulture / 1997
West Virginia University

PROFESSIONAL REGISTRATIONS / CERTIFICATIONS

- Licensed Remediation Specialist—WV
- Certified Monitoring Well Driller—WV
- Asbestos Inspector—WV, VA, KY
- MSHA Training
- OSHA 40-Hour HAZWOPER

AREAS OF EXPERTISE

- Environmental Site Assessments
- Remediation & Corrective Action
- Asbestos Inspection & Monitoring
- Environmental Emergency Response
- Stream & Wetland Services

EMPLOYMENT HISTORY

- Potesta & Associates, Inc.
(2003-present)
- Terracare, Inc.
(1998-2003)
- Greenscape, Inc.
(1997-1998)

PROFESSIONAL SUMMARY

Senior Scientist and Safety Director with more than 23 years of experience in environmental consulting, site assessment, remediation, regulatory compliance, and natural resource services. His expertise includes asbestos inspections, Phase I and II Environmental Site Assessments, environmental emergency response, stream and wetland delineation, permitting, mitigation, and remediation of contaminated properties. His broad technical expertise and regulatory knowledge enable him to develop practical solutions for complex environmental projects.

SELECTED PROJECT EXPERIENCE

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

West Virginia Division of Highways—Asbestos inspection, sampling and preparation of reports for parcels and association structures in anticipation of demolition in various counties of West Virginia.

- South Eisenhower Drive, Beaver—15 parcels (46 structures)
- WV-16 to Mullens—12 parcels (51 structures)
- Clifford Family Memorial Bridge, Greenbrier County—2 parcels (2 structures)

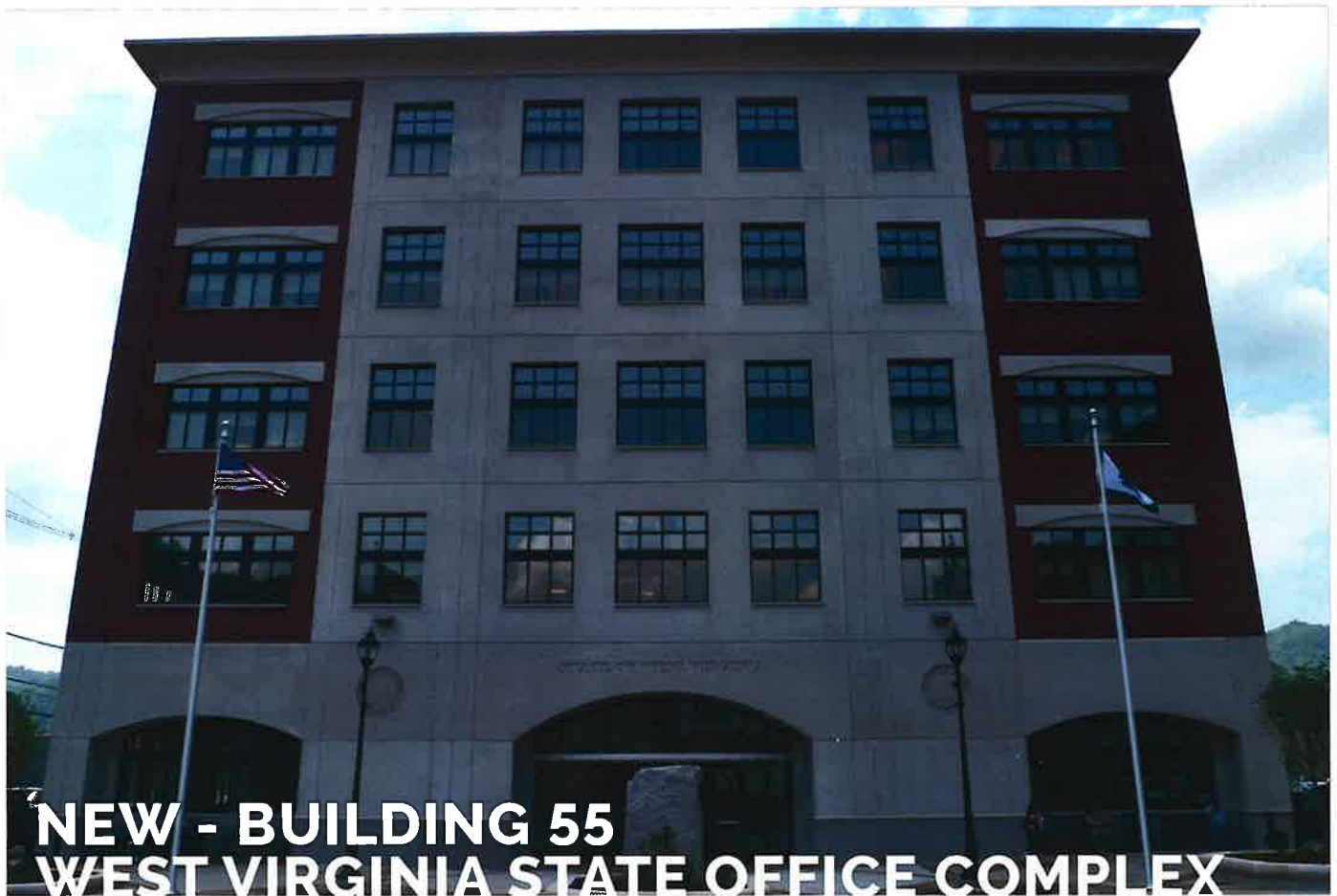
Strand Associates, Inc.—Asbestos inspection, sampling, lead-based paint inspection, X-Ray Fluorescence testing, and preparation of reports for 13 parcels and associated structures in Huntington, West Virginia.

West Virginia Division of Highways—Asbestos inspection services on structures scheduled for demolition on highway rights-of-way identified by WVDOH.

- McDowell County—4,000 SF brick structure
- McDowell County—1,500 SF one-story frame house
- Kanawha County—17,600 SF steel frame
- Putnam County—600 SF metal building
- Logan County—43 structures

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

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



NEW - 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



Continued Building 55 West Virginia State Office Complex

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

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





Civil and Building 55 West Virginia State Office Complex

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

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

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





September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

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

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

Mr. Hildreth:

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

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

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

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

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

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

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

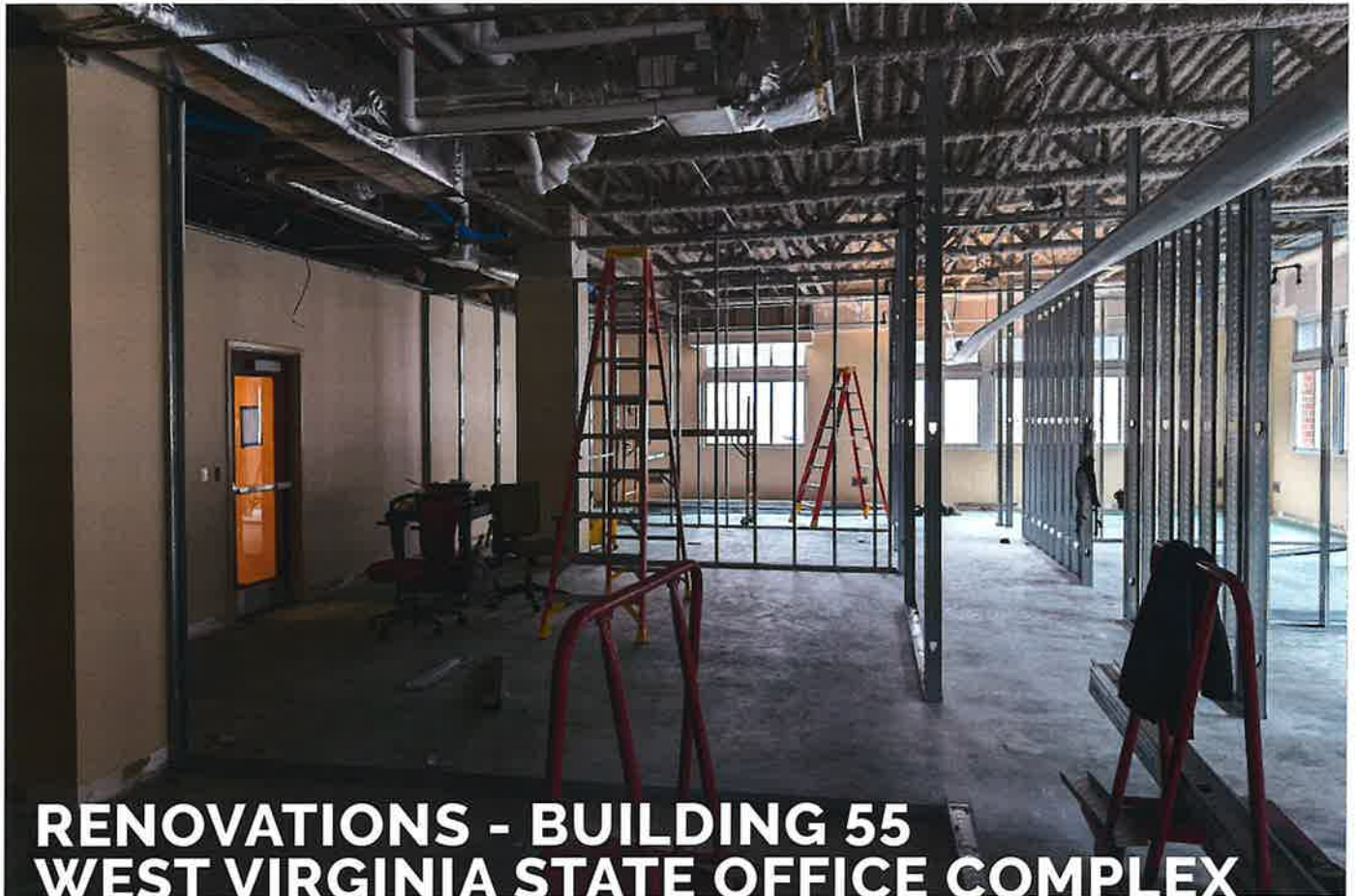
Very truly yours,



Rizwan Virani
Managing Director



www.alliantgroup.com | 800.564.4540



RENOVATIONS - BUILDING 55

WEST VIRGINIA STATE OFFICE COMPLEX

STATE OF WEST VIRGINIA



CLIENT

State of West Virginia

LOCATION

Logan, WV

In addition to designing this building (*please refer back to the previous pages*), McKinley Architecture and Engineering was recently hired to renovate parts of the 2nd and 5th floors for new tenants.

This includes architectural and engineering services, interior design, designing private offices, conference rooms, storage space, reception areas, selective demolition of existing walls, cost estimates, construction contract administration services, and more.

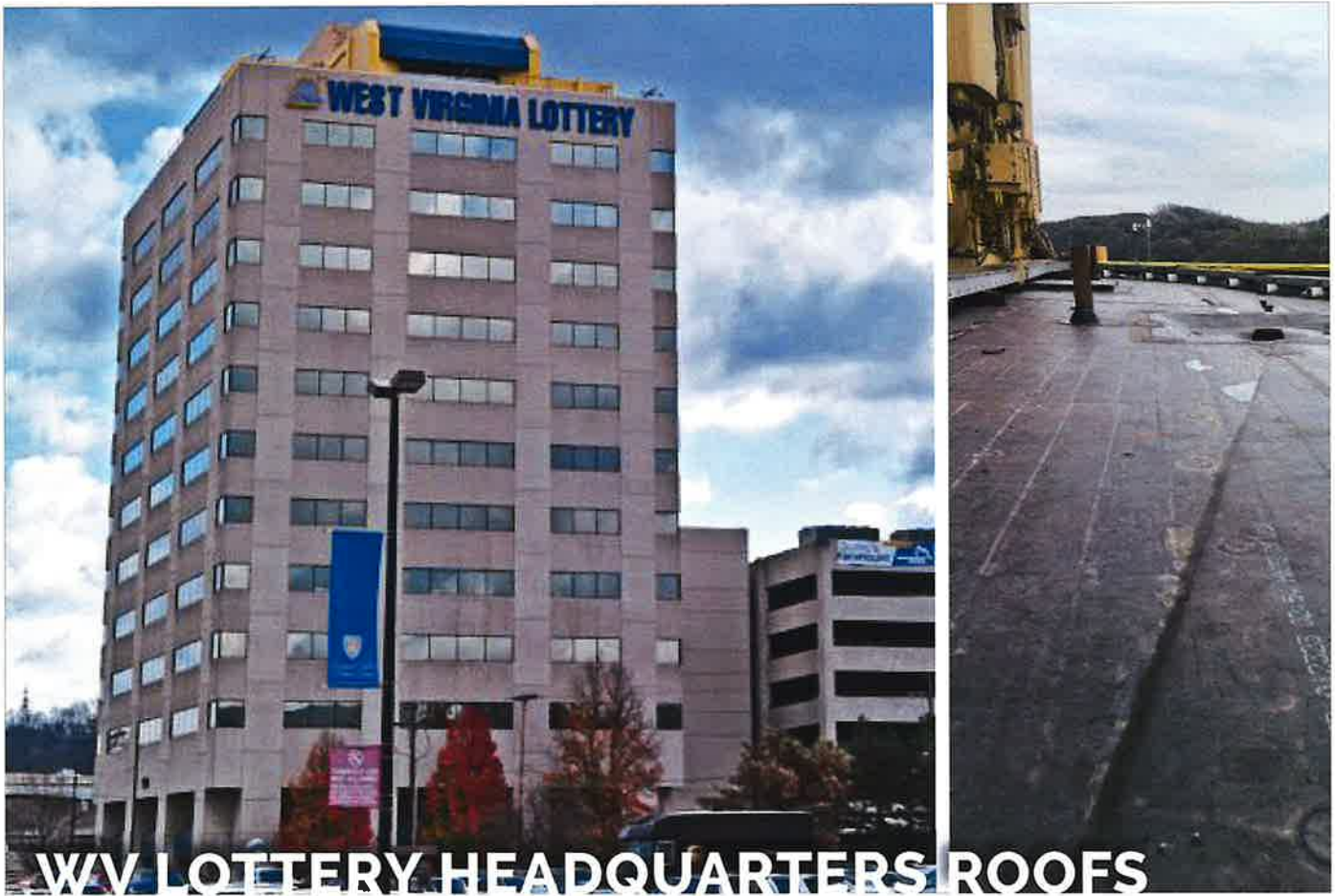
The renovations involve building new partition walls and finishes, and upgrading the building's server rooms.

The second-floor spaces will provide public access for meeting clients.

The fifth floor is a secure space and is behind access-controlled doors. The offices on the 5th floor are filled with light due to the daylight redirection system used in the windows.

This phased renovation project is currently under construction. The 5th floor is under construction, and the 2nd floor will be completed on a later date.





WV LOTTERY HEADQUARTERS ROOFS WEST VIRGINIA LOTTERY



CLIENT

West Virginia Lottery Commission

LOCATION

Charleston, WV

PROJECT DATA

4,000 SF roof

CONTRACTOR

Harris Brothers Roofing

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

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

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

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

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

The 13th floor roof project was completed in October 2023.

Afterwards, we were hired again to renovate the 2nd floor roof. This second phase is in the design phase.





BELMONT COUNTY DIVISIONAL COURTS & COUNTY OFFICES BELMONT COUNTY COMMISSION



CLIENT

Belmont County Commission

LOCATION

St. Clairsville, OH

PROJECT DATA

2 Buildings

40,000 SF

\$5.2 M

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

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

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





THE TOWERS BUILDING

JEFFERSON COUNTY COMMISSIONERS



CLIENT

Jefferson County Commissioners

LOCATION

Steubenville, OH

PROJECT DATA

76,300 SF

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

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

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

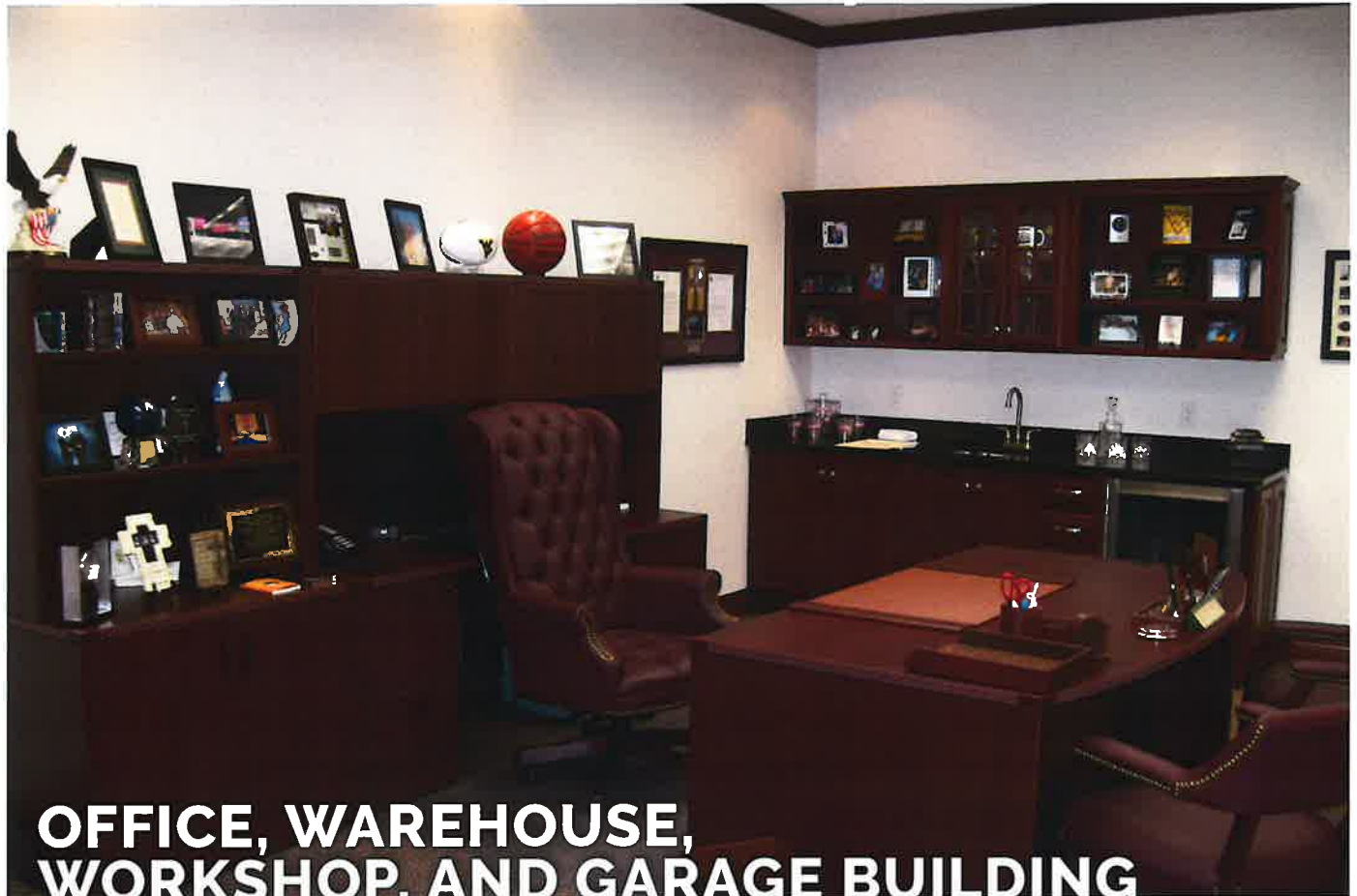
Existing conditions related to the architectural and building systems were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction, and to determine an efficient repair and maintenance recommendations for the building.

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

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

The construction was performed with the building in operation.





OFFICE, WAREHOUSE, WORKSHOP, AND GARAGE BUILDING

PANHANDLE CLEANING & RESTORATION



CLIENT

Panhandle Cleaning & Restoration

LOCATION

Wheeling, WV

PROJECT DATA

32,000 SF

\$3.5 M

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

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

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

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





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 multiple phases of 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 & fire alarm systems, roof replacement, new



BEFORE



AFTER



Continued Fort Henry Building

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.



ASBESTOS INSPECTION, SAMPLING, AND REPORTING

West Virginia Division of Highways Various Counties, West Virginia

Potesta & Associates, Inc. (POTESTA) was retained by the West Virginia Division of Highways (WVDOH) to perform asbestos inspections, sampling, and report preparation for parcels and associated structures in anticipation of demolition across various counties in West Virginia. A West Virginia Licensed Asbestos Inspector observed the accessible interior and exterior areas associated with structures for potential asbestos-containing material identified by the WVDOH.

- South Eisenhower Drive, Beaver – 15 parcels (46 structures) with one parcel designated as “high priority”
- WV-16 to Mullens – 12 parcels (51 structures) with four parcels designated as “high priority”
- Clifford Family Memorial Bridge, Greenbrier County – 2 parcels (2 structures)



South Eisenhower Drive, Beaver, WV



WV-16 to Mullens



Clifford Memorial Bridge

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

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

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

The asbestos inspection reports included:

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



4,000 SF brick structure
McDowell, County, WV



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



17,600 SF steel frame
Kanawha County, WV



600 SF metal building
Putnam County, WV



43 structures
Logan County, WV

ASBESTOS ABATEMENT AND DEMOLITION

Charles Town Races & Slots Charles Town, West Virginia

Potesta & Associates, Inc. (POTESTA) was retained by Charles Town Races & Slots to provide consulting services for asbestos abatement and demolition activities concerning a structure known as the Sand Barn. The structure was in the Shenandoah Downs section of the facility, in Charles Town, Jefferson County, West Virginia.

POTESTA performed the following services:

- Developed an asbestos abatement project design plan in cooperation with the West Virginia Department of Health and Human Resources (WVDHHR) and the West Virginia Department of Environmental Protection, Division of Air Quality (WVDEP-DAQ). Air monitoring and health and safety issues were addressed in detail in the plan, and comments from the WVDHHR and WVDEP-DAQ were incorporated into the final plan.
- Prepared plans and bid documents and submitted them to qualified abatement/demolition contractors and assisted Charles Town Races & Slots with the selection of a contractor.
- Continuous on-site project monitoring during asbestos abatement and demolition activities
- Guidance concerning air monitoring during abatement/demolition activities and for areas to be inhabited after completion of abatement activities.
- Established and maintained regulatory agency contacts through the completion of the project.
- Inspected work area enclosures to ensure that their construction complied with state and federal asbestos regulations.
- Conducted final visual inspections of abated areas before conducting air clearance sampling and removal of enclosures.





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: 1995723

Doc Description: Building 5 Interior Renovation Project (EOI)

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2026-06-17	2026-07-14 13:30	CEOI 0211 GSD2600000002	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia

Country : USA

Zip : 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267

Extension: 115

FOR INFORMATION CONTACT THE BUYER

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE July 10, 2026

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

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

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

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

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

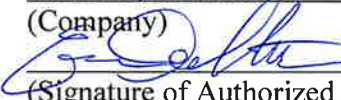
(email address) edellatorre@mckinleydelivers.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

McKinley Architecture and Engineering

(Company)



(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development | July 10, 2026

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)