

# CAMP DAWSON

TRAINING CENTER AT KINGWOOD, WV

EXPRESSION OF INTEREST

## BUILDING 202

09/05/17 09:33:35  
WV Purchasing Division

# The West Virginia Board of Architects

certifies that

MICHAEL MILLS

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2018.*



A handwritten signature in cursive script, reading "Gracily Papadopoulos".

Board Administrator

# The West Virginia Board of Architects

certifies that

VICTOR R GRECO

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2018.*



A handwritten signature in cursive script, appearing to read "Emily R. [unreadable]".

Board Administrator



**West Virginia State Board of Registration  
for Professional Engineers**

**DAVID R. SIMPSON**  
WV [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2018**

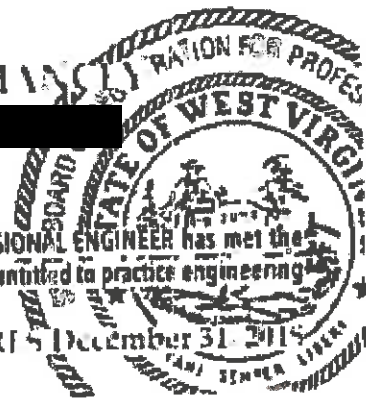


**West Virginia State Board of Registration  
for Professional Engineers**

**GARY M. CHANCELLY**  
WV [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2018**



**ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:**

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

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

Addendum Numbers Received: 0/6

*(Check the box next to each addendum received)*

- Addendum No. 1
- Addendum No. 2
- Addendum No. 3
- Addendum No. 4
- Addendum No. 5

- Addendum No. 6
- Addendum No. 7
- Addendum No. 8
- Addendum No. 9
- Addendum No. 10

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

Mills Group, LLC  
Company

  
Authorized Signature

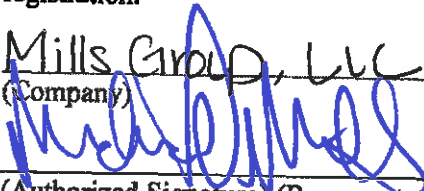
8.29.17  
Date

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

**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.

Michael J Mills, AIA Managing Principal  
(Name, Title)  
Michael J. Mills, AIA Managing Principal  
(Printed Name and Title)  
63 Wharf St. Suite 300 Morgantown, WV 26501  
(Address)  
304.296.1010 ph / 304.413.0120 fax  
(Phone Number) / (Fax Number)  
MMILLS@MILLSGROUPONLINE.COM  
(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation 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 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 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.

Mills Group, LLC  
(Company)  
  
(Authorized Signature) (Representative Name, Title)

Michael J. Mills, AIA Managing Principal  
(Printed Name and Title of Authorized Representative)

8.29.17  
(Date)

304.296.1010 ph / 304.413.0120 fax  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Mills Group, LLC

Authorized Signature: [Signature] Date: 8.29.17

State of West Virginia

County of Monongalia to-wit:

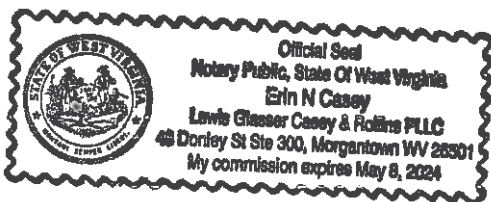
Taken, subscribed, and sworn to before me this 29 day of August, 2017

My Commission expires May 8, 2024

**AFFIX SEAL HERE**

**NOTARY PUBLIC** [Signature]

*Purchasing Affidavit (Revised 07/01/2012)*



West Virginia Ethics Commission

Disclosure of Interested Parties to Contracts

Contracting business entity: Mills Group, LLC

Address: 63 Wharf St. Suite 300 Morgantown WV 26501

Contracting business entity's authorized agent: Michael Mills, AIA

Address: 63 Wharf St. Suite 300 Morgantown WV 26501

Number or title of contract: Managing Principal

Type or description of contract: Architectural/Engineering

Governmental agency awarding contract: Purchasing Division

Names of each Interested Party to the contract known or reasonably anticipated by the contracting business entity (attach additional pages if necessary):

Allegheny Design Services

Signature: [Handwritten Signature]

Date Signed: 8.28.17

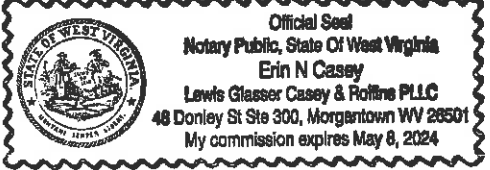
Check here if this is a Supplemental Disclosure.

Verification

State of West Virginia, County of Monongalia:

I, Erin N. Casey, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledges that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 28<sup>th</sup> day of August, 2017



[Handwritten Signature]  
Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_





September 5, 2017

Crystal Rink  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305

Re: Camp Dawson Building 202 Conversion EOI Design [CEO: ADJ1800000003]

Dear Ms. Rink,

I am respectfully submitting a response to your expression of interest as an offer of our professional services for the conversion of Building 202 located at Camp Dawson Training Center near Kingwood, WV.

Our team has been overseeing the design, construction, and coordination for a multitude of commercial, institutional, and recreational projects for over ten years. Recent success stories include:

- Preston County 911/OEM Center – Kingwood, WV
- The Flatiron Building – Wheeling, WV
- The Kaley Center – Wheeling, WV

Our team values the design process and the importance of open and frequent communication with our clients. We feel that this opportunity calls for a group effort, and we have partnered with the following engineering team to supplement our talents.

#### Project Team

**Mills Group** specializes in architecture with a team of talented architects and planners. Our firm's frequent and open dialogue with clients and regulatory agencies allows for streamlined project review and accurate results.

**Allegheny Design Services (ADS)** is a group of remarkable engineers in Morgantown who ensure their projects meet current and speculative design needs with sound solutions. This firm will be responsible for mechanical, electrical, plumbing, fire protection, and structural engineering.

#### Scope of Work

We understand that the conversion of Building 202 shall entail the following scope of work:

- Develop drawings and specifications for renovating and updating existing spaces for the purpose of advertising and awarding construction contracts.

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"Designing on the principles of the past and preserving for the future"

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
304.296.1010

[www.millsgrouponline.com](http://www.millsgrouponline.com)

The Kaley Center  
53 14<sup>th</sup> Street, Suite 607  
Wheeling, WV 26003  
304.233.0048

- Provide full design services that may include civil, structural, electrical, and mechanical disciplines to assist with the design and construction of fully functional facilities within the proposed budget.
- Prepare definitive design including preparation of all preliminary and final working drawings, specifications, detailed cost estimates, bidding and construction schedules, and assistance in surveying, analyzing and evaluating bids or proposals for construction.
- Perform construction supervision and inspection services (SIOH) to include on-site owner representation (as needed), review and approval of samples and/or shop drawings, preparation of change orders and detailed cost estimates, evaluation of supplier's change order proposals and recommendations for negotiation, and preparation of record drawings (reproducible) showing construction work as actually accomplished. These services also include presiding over the required construction meetings and preparing construction progress and forecast reports.

Please find attached our resumes, summaries and references, as well as samples of similar projects.

Should you have any questions, please do not hesitate to contact me at 304-296-1010 or via email at [mmills@millsgrouponline.com](mailto:mmills@millsgrouponline.com). Thank you for the opportunity to work with the West Virginia Army National Guard.

Sincerely,  


Michael Mills, AIA  
Managing Principal

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"Designing on the principles of the past and preserving for the future"



# QUALIFICATIONS





**MILLS GROUP**  
ARCHITECTURE ■ PLANNING ■ PRESERVATION

**“Designing on  
the principles  
of the past and  
preserving for  
the future”**

**LOCATIONS:**

**THE WEISS BUILDING**  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
304.296.1010

**THE KALEY CENTER**  
53 14th Street, Suite 607  
Wheeling, WV 26003  
304.233.0048

**SITE:**

**MILLSGROUPONLINE.COM**

Mills Group represents a collection of architects, designers, and researchers dedicated to innovative design and quality work. In 2005 Michael Mills, AIA, answered a market demand for architects with a special skill set. By 2013 the firm expanded to Wheeling to include more talent over a broader geographic range.

The firm's success is a product of diligently understanding client needs, existing conditions, design goals and budget. Our process is built on the foundation of research, client collaboration, and creative solutions. The team looks to the region's architectural heritage for inspiration to celebrate the best of the past and promote economic vitality for the future.

Mills Group happily serves public and private clients. Public sector patrons who have sought our services include cultural agencies, development offices, municipalities, non-profits, and schools. Other architects and engineers, developers, homeowners, and business people are counted among our private clients.

The firm is committed to a quality end product derived from experience, diligence, and collaboration. Clients can always count on us to maintain our efforts from concept to ribbon cutting.



# MILLS GROUP

ARCHITECTURE ■ PLANNING ■ PRESERVATION

Our firm currently has eight technical staff members located in the Morgantown office and an office manager/administrator. Our Wheeling office has four technical associates and an office manager. Although we have two offices, we work very closely together and frequently meet through the use of interactive web conferencing and in-person get-togethers. Each team member has a well-rounded architectural background while also possessing a specific area of excellence.

## Architecture

COMMERCIAL  
RESIDENTIAL  
PUBLIC

## Planning

ENABLE  
EXTEND  
ENHANCE

## Preservation

REVITALIZE  
REHABILITATE  
CONSULT

Mills Group is a proven leader in many specialized areas of architecture and design. With experience in commercial, public, and cultural facilities, our firm has a breadth of exposure, which gives us confidence to approach any design challenge. Through engagement and collaboration we develop solutions based on shared visions and focused needs.

Our firm provides careful planning and design for commercial, public, and residential clients both as a necessary asset to an overall architecture project and as a stand-alone service. The firm follows the 'measure twice, cut once' principle, and approaches planning as a forward thinking, cost saving, and practical application for all projects.

We maintain a commitment to the cultural heritage of our region. We strive to raise awareness of the significant history and culture that is the foundation of who we are and ultimately, will become. Our team performs historical research as well as assessing and documenting existing conditions. We compile our findings into a comprehensive narrative, a feasibility study and/or historic structures report for the owner to implement planning for the next phase of use for the building.



**Allegheny**  
**Design Services**  
*Consulting Engineers*



**“Providing  
reliable,  
responsible  
services of  
building  
system design  
and analysis”**

**LOCATION :**

102 Leeway Street  
Morgantown, WV 26505  
P - 304.599.0771  
F - 304.212.2393

**SITE :**

**ALLEGHENYDESIGN.COM**

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration.

ADS' experience in Design and Project Management includes:

- Commercial Facilities
- Industrial Facilities
- Institutional Facilities
- Educational Facilities

ADS was established by David Simpson, PE, MBA, in 2002 as a result of a need in North Central West Virginia for reliable structural engineering services. In 2009 MEP engineering services were added, led by Mike Chancey, PE. ADS utilizes a combination of office technology and a motivated staff to deliver projects typically up to \$40 million in construction value. Our clients include architects, contractors, developers, attorneys and insurance companies.

ADS currently utilizes the latest engineering design and BIM software for the development of project work.



# RESUMES





# Michael Mills

AIA, NCARB

## MANAGING PRINCIPAL

### EDUCATION

BS, BARCH / 1993 / RENSSELAER  
POLYTECHNIC INSTITUTE

### PROFESSIONAL REGISTRATIONS

WEST VIRGINIA  
VIRGINIA  
OHIO  
PENNSYLVANIA  
MASSACHUSETTES

## BIOGRAPHY

Mr. Mills leads all facets of the daily operations of the Mills Group. He has nineteen years of experience in historical preservation, architectural design, and planning. Through his extensive work with historic structures, he has a detailed working knowledge of the Secretary of the Interior's Standards for Historic Preservation Projects. His work includes interior and exterior preservation, window restoration, foundation waterproofing, roof repair, integration of MEP systems in a historic structure and the design of interpretive exhibits for historic structures. The other aspects of his work include historic design guidelines, contextual design of new structures, and the issues related the revitalization of main streets across the country.

## EXPERIENCE

### **WVU Greek Masterplan - Morgantown, WV**

West Virginia University Greek Fraternities and Sororities have identified a need for strategic planning of existing and future facilities. Initiating current chapter presidents, alumni, University and City officials, and local landowners, this preliminary plan outlays the feasibility of such efforts for WVU and the community.

### **Davis & Elkins College Amphitheater - Elkins, WV**

Mills Group was hired to design a concept to serve the community and honor the regions cultural heritage. The overall design of the 3200 seat amphitheater includes graded terraces, a covered stage, restrooms, ticketing booth, concession stand and a backstage area.

### **Monongalia County Courthouse Renovations - Morgantown, WV**

The City of Morgantown chose Mills Group to create a conceptual masterplan of the Courthouse Building and Plaza renovations through the integration of outdoor and indoor spaces. Based on the historic heritage of the area, the design included a more distinguished entrance, pedestrian accessibility and well-defined transitional spaces for community use, as well as an upgrade of interior spaces, including relocation of the main staircase and an ADA compliant lift.

### **Morgantown Market Place - Morgantown, WV**

Mills Group collaborated with the City of Morgantown, its Parking Authority, and Main Street Morgantown to design a structure that serves as an outdoor market, as well as sheltered parking for employees and patrons of the city's downtown business district.





# Victor Greco

AIA, NCARB

PRINCIPAL  
ARCHITECT

## EDUCATION

BS. BARCH / 1983 / UNIVERSITY  
OF KENTUCKY

## PROFESSIONAL REGISTRATIONS

WEST VIRGINIA  
MARYLAND  
OHIO  
PENNSYLVANIA

## BIOGRAPHY

Mr. Greco leads our Wheeling Office and has over thirty years of experience in historical preservation, architectural design and planning. Victor takes a holistic approach to create design solutions that address the complexities of historic restoration projects, as well as programming and master planning for future growth. He is detail-oriented and pragmatic, working hands-on with clients to ensure their needs are served efficiently and comprehensively. Victor has been recognized state-wide with numerous awards and news articles on his projects and accomplishments. He is very active with Rotary and serves on the Easter Seals Board. Victor is also a Commissioner on the West Virginia Archives and History Commission and a Member of the Wheeling Historic Landmarks Commission.

## EXPERIENCE

### **WV Northern Community College, Applied Technology Center - Wheeling, WV**

The project was the restoration of a former auto dealership in downtown Wheeling to create the Applied Technology Center. The 18,900 sq.ft. facility houses labs for welding, diesel and refrigeration/heating/air conditioning instruction along with a large classroom, offices and reception area on the first floor of the building. The second floor includes a classroom and the Mechatronics lab, a new program that prepares students to be electrical and industrial maintenance technicians.

### **West Liberty University, Media Arts Center - Wheeling, WV**

The Media Arts Center is a 10,600 sq.ft. addition to the Hall of Fine Arts building located on the campus of West Liberty University. The addition created a variety of new studios with qualities focused on optimum sound and audio control. New and renovated computer labs, a digital video editing room, an engineer core, a recording studio and a television studio with an attached control room that currently produces numerous ongoing programs draws many new students to the Media Arts program.

### **The Boury Lofts - Wheeling, WV**

Wheeling's landmark Boury Warehouse is being adapted to loft apartments utilizing state and federal Historic Tax Credits. The six-story building will have 86,000 sq ft for tenants to enjoy in a fully renovated structure that retains its historic character along the Ohio River. Historic elements including interior timbering, window forms and a railroad track into the building will be featured.



**Ryan  
Hess**  
LEED AP

**PRINCIPAL /  
SUSTAINABILITY**

**EDUCATION**

WEST VIRGINIA UNIVERSITY:  
BS / CIVIL & ENVIRONMENTAL  
ENGINEERING

WEST VIRGINIA UNIVERSITY:  
MBA / BUSINESS ADMINISTRATION

CARNEGIE MELLON UNIVERSITY:  
MASTER OF SCIENCE,  
ARCHITECTURE

## BIOGRAPHY

Ryan is responsible for leading the office in the sustainable design market and serves as our expert on LEED projects. As such, he pursues client opportunities, manages projects, and incorporates sustainable principles into all his designs. Ryan has also improved the efficiency of the office through in-house project management. Additionally, Mr. Hess volunteers his time lecturing students interested in pursuing a career in architecture, mentors architectural interns as well as serves on various city redevelopment committees.

## EXPERIENCE

**Williamson Health and Wellness Center - *Williamson, WV***  
Williamson native Dr. Donovan Beckett asked Mills Group to design new space for an expanded clinic in the vacant second storey of his building using the Leadership in Energy and Environmental Design (LEED) guidelines. Such standards ensure efficient energy performance and use of resources while also serving as a benchmark for the first in the state of West Virginia. Additionally, the importance of a national (now international) certification would provide inspiration for the once major export town of Williamson.

**Bartlett House - *Morgantown, WV***  
This 27,000 sq. ft. adaptive reuse and new addition is arranged to facilitate natural daylight and ventilation of all major spaces and focuses on a large central gathering space both inside and in a planted atrium. The design allows for future expansion of the facility, and two more phases to be completed in the next three years that includes a playground, walking trail, and a garden,

**Morgantown Market Place - *Morgantown, WV***  
Mills Group collaborated with the City of Morgantown, its Parking Authority, and Main Street Morgantown to design a structure that serves as an outdoor market, as well as sheltered parking for employees and patrons of the city's downtown business district. Such a structure is sustained by its fabricated steel construction, solar reflectant metal roof which mitigates urban heat island effects, and rainwater collection. Water falling on the roof is harvested on site and irrigates the native species vegetation that doubly acts as a bio-swale, which naturally filters pollutants in the rainwater that collect from the parking surface, as well as regenerates the site's soils.



**Lance  
Muscara**  
AIA, LEED AP

**PROJECT  
MANAGER**

**EDUCATION**

BARCH / 1992 / RENSSELAER  
POLYTECHNIC INSTITUTE

## BIOGRAPHY

Lance has extensive experience in designing commercial buildings and specializes in the technical development of projects which includes planning/zoning and jurisdictional approvals. With an eye for detail, Lance has developed numerous specification manuals and construction documents for projects throughout the east coast. Lance also incorporates LEED principals into all of his designs to increase energy efficiency. Mr. Muscara oversees numerous construction administration projects which require extreme attention to detail and mindful organization to lead his projects through seamlessly.

## EXPERIENCE

### **Camden Clark Medical Center - Parkersburg, WV**

Parkersburg Cardiology Associates hired Mills Group to design a new physician's professional building. Mills Group provided conceptual design services to assist in determining a lot location for a proposed three story, 38,000 sq ft office building in the International style. Mills Group designed the building to host office space on first and second floors while the potential third floor incorporated green space with a rooftop plaza. A second conceptual design also incorporated additional office space on a partial third floor while connecting to an adjacent office building via a third story bridge. The concept needed to accommodate twenty-five exam rooms, physician's offices, nursing areas, administrative and conference rooms and evaluation suites with cardiology and vascular equipment.

### **Health Plan - Wheeling, WV**

Lance led the team in developing construction documents for this new building located in downtown Wheeling. The Regional Economic Development (RED) Partnership hired Mills Group to study the proposed sites in downtown Wheeling for the development of a new headquarters for the Health Plan, a non-profit community health organization currently headquartered in St. Clairsville, Ohio. The 51,000 sq ft building will be four stories in height and occupy 1.3 acres of land in addition to parking, greenspace and an amphitheater. The design will also include storm water retention through bioswales and landscaping elements that filter pollutants from surface runoff.



# David R. Simpson

PE, SECB, MBA

**PRESIDENT/  
STRUCTURAL  
ENGINEER**

## EDUCATION

WEST VIRGINIA INSTITUTE OF  
TECHNOLOGY:  
BS / CIVIL ENGINEERING

WEST VIRGINIA UNIVERSITY:  
MBA / BUSINESS  
ADMINISTRATION

WEST VIRGINIA STATE COLLEGE:  
ARCHITECTURAL TECHNOLOGY  
COURSES

## BIOGRAPHY

David Simpson's experience includes over 30 years in structural design and project management for industrial, commercial, institutional and nuclear/chemical facilities utilizing steel, concrete, masonry and wood. His accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities and several forensic engineering assignments. Simpson graduated from the West Virginia Institute of Technology with a bachelor's degree in civil engineering and an MBA from West Virginia University. He is registered in West Virginia, Pennsylvania, Maryland, Virginia, Florida, District of Columbia, North Carolina, South Carolina, Georgia, and Ohio.

## MEMBERSHIPS

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, Associated Builders & Contractors (ABC), National Academy of Forensic Engineers

## EXPERIENCE

### **Morgantown Event and Conference Center**

*Morgantown, WV*

### **Phipps Conservatory Addition**

*Pittsburgh, PA*

### **Waterfront Hotel and Conference Center**

*Morgantown, WV*

### **WVU Basketball Practice Facility**

### **WVU Mountaineer Field North Luxury Suites**

### **UPMC Hillman Cancer Center**

### **William Sharpe Hospital Addition**

### **Chestnut Ridge Church**

### **University of Pittsburgh Bio Medical Tower**

### **Glade Springs Hotel & Conference Center**

### **Fairmont State University Parking Garage**



# Gary M. (Mike) Chancey

PE, LEED AP

MEP  
DEPARTMENT  
MANAGER

## EDUCATION

WEST VIRGINIA INSTITUTE OF  
TECHNOLOGY  
BS / ELECTRICAL ENGINEERING

## BIOGRAPHY

Mike Chancey is a native of West Virginia, growing up in Hurricane and presently residing in Bridgeport. Mike graduated from West Virginia Institute of Technology with a BS in Electrical Engineering in 1985. After a brief two year stint with Duke Power in Greensboro, NC, Mike has spent the rest of his career designing electrical systems for various building types and facilities. Mike is a member of the Clarksburg Kiwanis Club and active in community service work in Harrison County as a board member of the Harrison Co. YMCA and current President of the board for Empowerment through Employment.

Mike's experience includes over 20 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care, schools, municipal, sports, commercial and retail facilities.

## EXPERIENCE

### **Parish Center for Immaculate Conception Church**

*Clarksburg, WV*

### **Mountaineer Medical Office Building**

*Bridgeport, WV*

### **WVU Visitor's Resource Center**

*Morgantown, WV*

### **Upshur County 911 Center**

*Buckhannon, WV*

### **Morgantown Event Center**

*Morgantown, WV*

### **WVU Percival Hall Chiller Replacement**

*Morgantown, WV*

### **Mylan Pharmaceuticals, Greenbag Road Facility**

*Morgantown, WV*

### **Bank of Gassaway**

*Flatwoods, WV*

### **Veterans Nursing Facility**

*Clarksburg, WV*

### **Harrison Co. 4-H & Recreation Center**

*Clarksburg, WV*



# EXPERIENCE





ARCHITECTURE ■ PLANNING ■ PRESERVATION

## Preston County 911 OEM Center

Location: Kingwood, WV

Client: Preston County Commission

Full Service: Construction Document

Construction Value: \$2,200,000

### Owner's Representative:

Kathy Mack

Preston County Administration

106 West Main Street Suite 202

Kingwood, WV 26537

### Prime General Contractor:

City Construction

Beau Henderson

Rt. 2 Box 285

Clarksburg, WV 26301

The Weiss Building

63 Wharf Street, Suite 300

Morgantown, WV 26501

(304) 296-1010

The Kaley Center

53 14th Street, Suite 607

Wheeling, WV 26003

(304) 233-0048



Mills Group designed the new Preston County 911/Office of Emergency Management Center to be a secure location to provide county residents with consistent and exemplary service and response.

Planned with an eye towards both security and environmentally sound construction, the resulting structure balances tested methods with an interesting and aesthetically pleasing design. The 6,200 square foot, single story structure makes abundant use of precast concrete insulated sandwich panels. Such implementation provided savings to the client in the form of reduced construction costs and energy bills. Designs called for a mix of fixed and operable windows that will benefit occupants with natural ventilation and sufficient day lighting to all parts of the facility. State of the art technologies finished the building's interior with a professional look that also avoids 'sick' building syndrome due to conscious interior décor selections combined with natural light and ventilation.

This is the first project slated for completion on the Preston County Farm redevelopment. It will act as an example of design and as a catalyst for further development of Preston County. Additionally, this is the first new building that the county has constructed since the courthouse in 1934 which meets LEED Silver standards.

"Designing on the principles of the past and preserving for the future"



# MILLS GROUP

ARCHITECTURE ■ PLANNING ■ PRESERVATION

## The Flatiron Building

Location: Wheeling, WV  
Client: FIBOW Realty, LLC  
Services: Architectural Design  
Development, Construction  
Drawings, Construction  
Administration  
Construction Value: \$1.5 million

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
53 14th Street, Suite 607  
Wheeling, WV 26003  
(304) 233-0048

Visit us at [www.millsgrouponline.com](http://www.millsgrouponline.com)



Mills Group is excited to be working on the restoration of this unique building.

Constructed in 1896 as the Riverside Iron Works Office Building, the building is now being restored into offices on the lower level with apartments on the upper levels.

The first phase of the project is completed with the restoration of the facade and the replacement/rehabilitation of the windows. In addition, a new elevator was installed in the building and new building entry points via access bridging to the Intermodal Parking structure next to the building. This bridging provides covered parking and easy access for future tenants of the apartments.

The second phase is currently underway with upgrades to the building mechanical, electrical and fire protection infrastructure, and renovations to create the apartments on the upper levels.

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ARCHITECTURE • PLANNING • PRESERVATION

## The Kaley Center

Location: Wheeling, WV

Client: GJR Enterprises, Inc.

Services: Architectural Design Development, Construction Drawings, Coordinating Consultants, Construction Administration

Construction Value: \$5 million

Owner's Representative:

Jim Hurley

Kalkreuth Roofing & Sheet Metal, Inc.

53 14th Street, Suite 100

Wheeling, WV 26003

304-232-8540

The Weiss Building

63 Wharf Street, Suite 300

Morgantown, WV 26501

(304) 296-1010

The Kaley Center

53 14th Street, Suite 607

Wheeling, WV 26003

(304) 233-0048

Visit us at [www.millsgrouponline.com](http://www.millsgrouponline.com)



The former Riley Law Building was renovated to become the Kaley Center.

Since tenants occupied the building during the renovation, the project was completed in multiple phases. The first phase included an exterior restoration where the façade brick and limestone accents were cleaned and restored. New insulated double-hung windows and trim matching the size, scale and color of the originals replaced the 1970s bronze aluminum single glazed windows. Once the new windows were installed, the architect's original design intent expressing the strong contrast between the brick veneer and fenestration once again became prominent.

The second phase of the rehabilitation included the installation of new mechanical, electrical, plumbing and fire protection systems along with a generator which brought the building into code and energy compliance. New equipment and cab finishes improved the existing elevators while the interior was completely renovated with new finishes complementing the existing conditions.

The final phase of the project included improving site conditions with new landscaping, paving and parking lot control.

Though the building serves multiple tenants, the building primarily functions as the corporate headquarters for a national roofing company that employs nearly 80 personnel.

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ARCHITECTURE • PLANNING • PRESERVATION

## The Boury Lofts

Location: Wheeling, WV

Client: Woda Group Inc.

Services: Architectural Construction

Drawings, Construction Administration

Construction Value: \$10 million

Owner's Representative:

Joseph DiCesare

Director of Construction

Woda Group Inc.

229 Huber Village Blvd., Suite 100

Westerville, OH 43081

614-396-3200

The Weiss Building

63 Wharf Street, Suite 300

Morgantown, WV 26501

(304) 296-1010

The Kaley Center

53 14th Street, Suite 607

Wheeling, WV 26003

(304) 233-0048

Visit us at [www.millsgrouponline.com](http://www.millsgrouponline.com)



Wheeling's landmark Boury Warehouse is being adapted to loft apartments utilizing state and federal Historic Rehabilitation Tax Credits. Once the home of a grocery company, wool and ginseng exporters and coffee roasters, the stylish wood and brick structure will contribute to the Central Business District's rebirth. Neighboring Mills Group projects include West Virginia Northern Community College's Applied Technology Center, Student Center and Administrative Building.

The six-story building will have 86,000 sq ft for renters to enjoy in a fully renovated structure that retains its historic character along the Ohio River. Historic elements including interior timbering, window forms and a railroad track into the building will be featured. Seventy-three apartments ranging from 1- to 3-bedroom units will house tenants with amenities including two elevators, a lobby, tv lounge, mail room, fitness center and coffee lounge.

This project is emblematic of Mills Group's commitment to sustainability by retaining historic structures that serve present needs in a sensitive way.

"Designing on the principles of the past and preserving for the future"



# MILLS GROUP

ARCHITECTURE ■ PLANNING ■ PRESERVATION

## Stewartstown Road Office Building

Location: Morgantown, WV

Client: Glenmark Holdings, LLC

Services: Architectural and Interiors

Construction Value: \$3,000,000

The Weiss Building

63 Wharf Street, Suite 300

Morgantown, WV 26501

(304) 296-1010

The Kaley Center

53 14th Street, Suite 607

Wheeling, WV 26003

(304) 233-0048

Visit us at [www.millsgrouponline.com](http://www.millsgrouponline.com)



Located at a busy intersection of Stewartstown Road and West Run Road on the edge of Morgantown's commercial developments, our team designed the building to maximize a prominent corner with an iconic corporate structure. The design approach is routed in a layout to allow for Class A office tenants of varying sizes and exhibits contextual design aesthetics drawn from the surrounding agricultural landscape and neighboring West Virginia University Farm.

This 20,000 square foot structure will provide three levels of general office space with flexibility to accommodate several tenants. The lower level of the building can be occupied by a single or two independent tenants with their own reception space, kitchen, bathrooms and conference rooms. The second level possesses a large conference room overlooking the agricultural landscape, large private offices and reception space. The third floor is a loft-style space consisting of both open floorplans as well as private and shared office space with a supporting large conference room.

Given a desire by the owner to blend the look of this new structure with its rural surroundings and the rolling topography of the site, our team designed building massing, supporting details and materials which complement those found on nearby structures and in keeping with the agricultural setting. A blend of modern and established forms came together to create a traditional but edgy aesthetic which is characteristic of this client.

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# Allegheny Design Services

## OVERVIEW

**LOCATIONS:** WV/PA

**SERVICES:** Structural Engineering,  
Mechanical, Electrical, and Plumbing  
Engineering, Building Information  
Modeling, System Engineering



- Dorms, Student Housing & Apartments
- Athletic & Recreation
- Religious / Non-Profit
- Healthcare
- Higher Education
- Historic Restoration
- Industrial
- K-12
- Government
- Office Buildings
- Parking Garages
- Retail & Commercial
- Metal Building Systems
- Hotels & Resorts
- Pedestrian Bridges
- LEED & Commissioning



# REFERENCES





# REFERENCES

## Ron Justice

West Virginia University  
Marina Tower, 4th Floor  
PO Box 6555  
Morgantown, WV 26505  
Ph: 304-293-3034  
[rjustice@mail.wvu.edu](mailto:rjustice@mail.wvu.edu)

Project: Sigma Nu Addition and  
Garage, WVU Greek Masterplan

## Kevin Duffin

Fibow Realty LLC  
27 Forest Road  
Wheeling, WV 26003  
PH: 740-635-1920  
[Kevin@belmontcarsonpetroleum.com](mailto:Kevin@belmontcarsonpetroleum.com)

Project: Flat Iron Building

## Dave Clark

Woodlands Development Group  
PO Box 1579  
Elkins, WV 26241  
Ph: 304-636-6495  
[Dclark@rchawv.org](mailto:Dclark@rchawv.org)

Project: WDG Redbud Lane, the  
Gatehouse Center, Delmonte  
Marketplace

## Kathy Mace

Preston County Commission  
106 West Main Street, Room 202  
Kingwood, WV 26537  
Ph: 304-239-1805  
[kmace@prestoncountywv.gov](mailto:kmace@prestoncountywv.gov)

Project: Preston County  
Courthouse/Commission  
Improvements; Preston county 911  
Center; Preston County Poor Farm  
Masterplan

## Brandon Dennison

Coalfield Development Corporation  
PO Box 1133  
Wayne, WV 25570  
Ph: 304-617-2735  
[dennison.brandon@yahoo.com](mailto:dennison.brandon@yahoo.com)

Project: West Edge Warehouse at  
the former Corbin Building