



**CEOI 0211 GSD1900000006**

**Building 22**

**HVAC Renovations Design Project**

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WV PURCHASING  
DIVISION

**McKINLEY**  
ARCHITECTURE + ENGINEERING

April 16, 2019

Linda B. Harper  
Buyer Supervisor  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

Dear Ms. Harper,

McKinley Architecture and Engineering is pleased to provide the West Virginia Department of Administration, General Services Divisions with our Expression of Interest for professional architectural/engineering evaluation and design services for the Building 22 HVAC Renovations project. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your projects:

***McKinley Architecture and Engineering (McKinley & Associates)*** has been providing planning and design services since 1981. With offices in **Charleston** and **Wheeling, WV** and **Pittsburgh, PA**, we support a professional staff of **Architects, Engineers, LEED Accredited Professionals specializing in Building Design & Construction, an HVAC Qualified Commissioning Process Provider, Construction Administrators, Historic Preservationist, and more.**

You will see in our submittal that we have **vast experience with similar projects**, which can be found under the "Projects" tab. This related experience includes work on HVAC systems, lighting, generators, office buildings, governmental projects, and other relevant facilities. We designed electrical service and distribution, lighting and HVAC system renovations at Building 21. We also designed the new Building 34: West Virginia State Office Complex in Weirton, and Building 55: West Virginia State Office Complex in Logan (a LEED Certified project).

Tim E. Mizer, PE, RA, QCxP, our Director of Engineering Services, is a Qualified Commissioning Process Provider who has been formally trained to fully understand how integrated **HVAC systems** function and how systems interface with others to run your building efficiently. He understands that the systems' performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment. During the past 38 years, our expertise has been called upon many times upgrading outdated and antiquated machinery, designing energy efficient systems, scheduling for phased construction around occupied areas of the projects, and even evaluating and correcting errors in existing design.

Furthermore, our LEED Accredited Professionals specializing in Building Design & Construction can help choose energy efficient solutions, such as **LED lighting fixtures which use less electricity**. We recently designed one of the first buildings in West Virginia with all LED interior and exterior lighting, and the bid came in for the same cost as conventional florescent lighting.

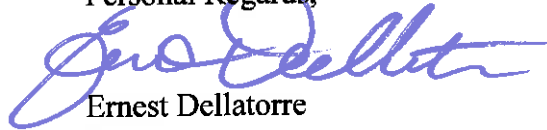
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McKinley also has a wide array of relevant **generator upgrade** projects. Some of these include multiple West Virginia State Police projects across the State, Ohio County Correctional Facility, Wheeling Island Hotel•Casino•Racetrack, multiple West Virginia University projects, and several schools around the State, among others. Our generators range from a small 20 kW propane generator for a fire department building, to a 500 kW diesel generator for a 1.2 million SF distribution warehouse.

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 current clients have been with our firm for many years. 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 are ready to begin immediately and will meet all your Goals and Objectives.** Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project; we are very excited about the possibility of working you!

Personal Regards,



Ernest Dellatorre  
President

McKinley Architecture and Engineering

edellatorre@mckinleydelivers.com

Phone: (304) 340-4267 x115

Fax: (304) 233-4613

# Corporate Information

## Firm History

**Founded in 1981**, McKinley Architecture and Engineering (McKinley & Associates) is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, MEP Engineering, Commissioning, Interior Design, LEED Design, Planning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, commercial, recreational, hospitality, manufacturing, industrial, educational, retail, development, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our designs.



## Firm Information

**Ernest Dellatorre**  
President

**Tim Mizer, PE, RA, QCxP**  
Director of Engineering

**Patrick J. Rymer, AIA, ALEP**  
Director of Architecture

## Date of Incorporation

**July 1, 1981**  
Wheeling, West Virginia

## Professionals on Staff

Architects  
Engineers  
Arch./Eng. Designers  
Construction Admins.  
LEED AP BD+C  
ALEP (CEFP)  
REFP  
Commissioning Provider  
Historic Preservationist

## Locations

32 Twentieth Street  
Suite 100  
Wheeling, WV 26003  
P: 304-233-0140  
F: 304-233-4613

129 Summers Street  
Suite 201  
Charleston, WV 25301  
P: 304-340-4267

100 Bradford Road  
Suite 400  
Wexford, PA 15090  
P: 724-719-6975

## Credentials

**McKinley Architecture and Engineering** is a member of the following **organizations**:

A4LE (formerly CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NEPA, WVEDC, and more.

## Follow Us

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

[www.Facebook.com/McKinleyDelivers](https://www.facebook.com/McKinleyDelivers)

[www.Linkedin.com/company/McKinleyDelivers](https://www.linkedin.com/company/McKinleyDelivers)

Instagram: @McKinleyDelivers



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# Project Approach

First and foremost we can state that our large professional staff will devote whatever time is necessary to provide you with successful projects. If our project team is chosen for this project; they are available to **start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. We are located only a few blocks away (0.3 miles), and by virtue of our proximity, we can provide project services in an **economical, effective and efficient** manner, while also responding **expeditiously** to your project's needs.



To start your project, a kickoff meeting will be held with the Building 22 representatives, along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a

guideline through the design phase. We will verify the existing conditions of the facility through the review of the existing conditions, existing drawings if available, and with discussions with the Owner. We will then use all this information to design and specify new equipment and HVAC systems, as well as lighting, to better fit the standards of design today, and complete plans to install systems to fully utilize the generator, and design interior renovations to provide private hard-walled offices.

Over the years, McKinley Architecture and Engineering has designed **hundreds of projects which involve HVAC renovations, replacements, upgrades, and/or repairs**. During this time our expertise has been called upon many times upgrading outdated machinery, bringing the systems and load requirements up to compliance, and even evaluating and correcting errors in existing design. Additionally, Tim E. Mizer, PE, RA, QCxP, our Director of Engineering Services, is a **Qualified Commissioning Process Provider**. From this, we commission the project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals. McKinley Architecture and Engineering can work with the Contractors and Testing Adjusting & Balancing Company to verify proper system operation. The purpose of the verification is to verify all systems and equipment are operating as intended, and to the designed efficiency. Our portfolio **also** includes many projects that involve **generators, lighting**, electrical, load requirements, emergency power systems, uninterruptible power supply (UPS), and much more. Our electrical engineering team has experience with a wide array of generators and emergency power systems projects, from a small 20 kW propane generator for a fire department building, to a 500 kW diesel generator for a 1.2 million SF distribution warehouse. The West Virginia State Police is one of our governmental clients that we have worked with for over 20 years on numerous projects throughout the state. We have designed **multiple HVAC renovations**, and multiple facilities have **generators**, especially the detachments with E-911 Centers, as well as the WVSP Headquarters.

With our **vast HVAC renovation experience, generator and emergency power systems experience, understanding of codes**, and our **great working relationship with various state agencies**; we are confident that we have the talent and technology needed to make this successful. Also, as your **MEP Engineers/Architects and single point of responsibility**, you can be reassured of **smooth project delivery and sensitivity to all relevant guidelines in our state. We will meet your goals and objectives.**

We currently support clients on a number of significant renovation / upgrade projects, and have significant experience with renovation projects divided into multiple Phases. If we have to sequence/phase the new installations, say for example, **as to not disrupt the current occupants of the buildings, to allow concurrent occupation and use of the structure**, and/or for maintaining existing heating or cooling through the respective season; we have vast experience with phasing from our hundreds of renovation projects, and will coordinate your renovations as required. **We can and will perform for you on time and to your budget.**

# Management and Staffing Capabilities

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet your needs. In the past 38 years we have extensive experience with similar projects. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to start immediately upon our being selected.

This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to fifteen years together at McKinley Architecture and Engineering. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems.



The areas of expertise for each member coincides with his/her Role in this Contract. With our large staff we have the ability to have registered architects and professional engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, electrical design by an Electrical Engineer, etc. These professionals are not only "In-House," we also have depth in numbers of each discipline in our firm.

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 Owner to participate in these meetings.

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

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards; we also have experience with owner standards from local, State, and Federal agencies, such as the the State of West Virginia, State Police, DOD, WVARNG, City Municipalities, County Commissions, VA, FAA, SBA, HUD, USPS, EPA, NPS, MSHA, NASA, DOE, DHHR, DRS, DOC, DOJS, DOT, and WVU to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances.

We are also members of many organizations, and follow their standards, such as NFPA, A4LE (CEFPI), AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International among others.

# Sustainable "Green" Design

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

View of the award-winning Charleston Enterprise Center - Suite 406 renovation, showing the centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.



McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as **indoor air quality, energy efficiency, resource depletion, and water quality**. With commercial and institutional project experience, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

**Our Philosophy** is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. **Function, economics and versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

For a few recent sustainable awards, we were honored to have won **5 Placemakers Awards from West Virginia GreenWorks** at the Building Conference in Morgantown. In addition, **Cameron Middle/High School won the Black Bear Award for the Highest Achievement for the West Virginia Sustainable Schools program**, and was selected as a **2014 U.S. Department of Education Green Ribbon School!**

Moreover, **Hilltop Elementary School** is one of our many projects that we designed using **energy efficient and sustainable design** approaches. It was not until **after** construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is the first LEED Certified school in the state of West Virginia. Hilltop won a Gold Medal Green Building Award by Building of America. Hilltop also won the West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the Black Bear Award for the Highest Achievement for the West Virginia Department of**

**Education's Green Ribbon Schools program. In addition, Hilltop won a Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks. Moreover, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the first-ever U.S. Department of Education Green Ribbon Schools!**



# Leadership in Energy and Environmental Design





**LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™** developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **LEED® Accredited Professionals specializing in Building Design & Construction** on staff:

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

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

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



All of our current **LEED Registered Projects** are either under construction or in design with potential **LEED Platinum Certification** or potential **LEED Silver Certification**. Our LEED Registered Projects are (LEED Rating System in parentheses):

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

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



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



**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP** has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



**Christina Schessler, AIA, LEED AP BD+C** has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

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

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# Quality Control

**Quality control** at McKinley Architecture and Engineering is a constant process which **begins with the initial project activity and continues through document submissions, bidding, construction and owner occupancy.** The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

**During the design phases,** all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for you any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, Thomas R. Worledge, AIA, LEED AP BD+C, REFP, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with Architects, along with a Construction Administrator, is seen below*). Once a consensus is reached, the plans advance in the process.

**Prior to the completion of each phase,** a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Thom will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to you, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to you for final review and approval. A set is also sent to the Fire Marshal and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that

each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.

**During the construction,** the processing of shop drawings and submittals will be controlled and monitored by Mr. Worledge, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Bob Smith, your Construction Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.



# Construction Administration & On-Site Representation

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

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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

# References

*(Open-Ended IDIQ Contracts, including multiple office build-outs and HVAC projects)*

Mr. Michael Douglass  
United States Postal Service  
27497 Albert Pick Road  
Greensboro, NC 27498  
336 / 665-2875

*(Building 55: West Virginia State Office Complex - LEED Certified)*

Mr. Gregory L. Melton  
State of West Virginia  
General Services Division  
1900 Kanawha Boulevard East  
Charleston, WV 25305  
304 / 558-1808

*(Generators and HVAC renovations on Multiple WVSP Facilities State-Wide)*

Colonel C. R. "Jay" Smithers  
West Virginia State Police  
725 Jefferson Road  
South Charleston, WV 25309  
304 / 746-2115

*(WVDHHR's new Ohio County office renovation / fit-out)*

Mr. David J. Hildreth  
WV Department of Administration  
1409 Greenbrier Street  
Charleston, WV 25311  
304 / 558-1295

*(Wagner Building & Maxwell Centre Office Buildings)*

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

*(Panhandle Cleaning & Restoration Office Building & Warehouse)*

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

*(Orrick's Global Operations Center)*

Mr. Will Turani  
Orrick, Herrington & Sutcliffe LLP  
2121 Main Street  
Wheeling, WV 26003  
304 / 231-2629

*(2 W&J generator projects)*

Mr. Ed Chavern, LEED AP  
Washington & Jefferson College  
60 S. Lincoln Street  
Washington, PA 15301  
724 / 223-6534

# Design Team Flow Chart

## Project Manager / Point of Contact

**Thomas R. Worledge, AIA, LEED AP BD+C, REFP**

## Architecture

**Thomas R. Worledge, AIA, LEED AP BD+C, REFP**  
*Southern-WV Area Manager & Charleston Office Manager /  
Architect /  
LEED Accredited Professional specializing in  
Building Design & Construction*

## Engineering Team

**Tim E. Mizer, PE, RA, QCxP**  
*Director of Engineering Services /  
Architectural Engineer /  
Architect /  
Qualified Commissioning Process Provider*

**Bruce A. Kennedy, PE**  
*Electrical Engineer*

**Scott D. Kain**  
*Plumbing Engineering Designer*

**Michael A. Heath**  
*HVAC/Mechanical Engineering Designer /  
Fire Protection Engineering Designer*

**David A. Ullom**  
*Mechanical Engineering Designer*

## Construction Administration

**Robert E. Smith**

*\* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects and Designers, LEED Accredited Professionals, and more.*

# Thomas R. Worledge, AIA, LEED AP BD+C, REFP

Architect / Specialized LEED Accredited Professional

## Charleston Office Manager



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

Fairmont State College, School of Technology  
B.S. Architectural Eng. Tech. - 1983

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia

#### National Board Certification:

NCARB

#### President:

West Virginia Society of Architects

#### Member:

The American Institute of Architects  
US Green Building Council  
Sustainable Building Industries Council  
Recognized Educational Facility Professional  
(REFP)

#### Former voting member:

ASHRAE 90.1 International Energy Code  
Committee

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Manager, Charleston Office  
Charleston, WV (2005 to present)

Proactive Architecture Inc.  
President  
Charleston, WV (1999-2005)

Silling Associates Inc.  
Vice President  
Charleston, WV (1992-1999)

TAG Architects  
Charleston, WV (1985-1990)

Alpha Associates Inc.  
Morgantown, WV (1983-1985)

### SUMMARY OF EXPERIENCE:

Mr. Worledge is a skilled **Architect** with over 30 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! He believe energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

Building 55: WV State Office Complex in Logan (**LEED Certified**), includes generator

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV

West Virginia State Police - new Logan Detachment / Back-Up Data Center for the WVSP Headquarters (includes generator)

West Virginia State Police Academy - Renovations to Buildings A, B, and C; New Buildings D and Multi-Purpose Building

Nicholas County Division of Homeland Security & Emergency Management - E-911 and Emergency Operations Center studies

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

West Virginia University - University Police Building

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NED) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

Marshall County Schools - Hilltop Elementary School (**LEED Certified** - won multiple WV and National Awards & Recognitions)

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)

# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

## Director of Engineering Services

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:  
West Virginia  
Ohio

Registered Architect in:  
Ohio

Qualified Commissioning Process  
Provider

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Director of Engineering Services  
Architect / Engineer / Commissioning  
Wheeling, WV (1995 to present)

M.C.C. Engineering  
Director of Design  
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates  
Electrical & Mechanical Design  
Columbus, Ohio (1986-1988)

Mizer Design  
Free Lance Architectural Engineering Design  
Columbus, Ohio (1985-1986)

Envirotek, Inc.  
Drafting and Electrical & Mechanical Design  
Raleigh, NC (1984-1985)

### SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered **both in engineering and architecture** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a **Qualified Commissioning Process Provider**, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He has worked on many relevant projects, such as building assessments, HVAC renovations, offices, energy efficient projects, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

Building 55: WV State Office Complex in Logan (LEED Certified)

Building 34: WV State Office Complex in Weirton

USPS - worked on a multitude of Post Offices in WV & PA, including dozens of HVAC projects

Orrick's Global Operations Center office building fit-out

Maxwell Centre office building historic preservation / renovations

Wagner Building office building historic preservation / renovations

Bennett Square office building historic preservation / renovations

Belmont County Divisional Courts & Offices renovations

West Virginia Independence Hall historic preservation / renovations

The Towers Building renovations

Millennium Centre Technology Park - multiple projects

Dr. Ganzer Medical Office Building fit-out / renovations

VAMC Beckley renovations

WV Army National Guard - Multi-Purpose Building

WV Army National Guard - Mountaineer Challenge Academy

West Virginia State Police - dozens of renovations, additions, and new detachments, including multiple HVAC modernization projects

Raleigh County Emergency Services Authority HVAC renovations

Hilltop Elementary School (LEED Certified)

Wheeling Island Hotel•Casino•Racetrack multiple projects

Holiday Inn Express & Suites - multiple locations

# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

The University of North Dakota  
B.S. Electrical Engineering - 1975

DeVry Institute of Technology

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Engineering in:

West Virginia  
Ohio  
Pennsylvania  
Texas

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Electrical Engineer  
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC  
Owner/Principal Engineer  
Spring, TX (2014 to present)

Cameron International  
Principal Electrical Engineer  
Houston, TX (2011-2014)

### SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an **Electrical Engineer** since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more. Your doors and windows renovation project might require electrical systems tie-ins, such as access control, power, and safety & security alarm systems.

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

# Michael A. Heath

HVAC / Mechanical & Fire Protection Engineering Designer

## **EDUCATION:**

ITT Technical Institute  
Associate Degree in Specialized Technology:  
Computer-Aided Drafting Technology - 2000

## **PROFESSIONAL EMPLOYMENT:**

McKinley Architecture and Engineering  
Mechanical & Fire Protection Designer  
Wheeling, WV (2007 to present)

Janus, Inc.  
AutoCAD Designer / Project Manager  
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler  
Fire Protection Designer  
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.  
Fire Protection Designer  
Pittsburgh, PA (2000-2002)

## **SUMMARY OF EXPERIENCE:**

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

## **NOTABLE PROFESSIONAL EXPERIENCES:**

WVDHHR's new Ohio County office

Building 55: WV State Office Complex in Logan (LEED Certified)

West Virginia Army National Guard - Multipurpose Building at Camp Dawson in Kingwood

WVDRS Wheeling District's new office space

The Towers Building renovations

Wheeling Island Hotel•Casino•Racetrack - various projects

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites - multiple locations

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corp. office renovations / new warehouse

West Virginia Independence Hall renovations

Capitol Theatre renovations

Fairmont State University - 3 new College Apartment Buildings

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple HVAC & renovation projects

Marshall County Schools - multiple HVAC & renovation projects

Ohio County Schools - multiple HVAC & renovation projects

Hancock County Schools - multiple HVAC & renovation projects

Ritchie County Schools - Ritchie County Middle/High School HVAC

Tyler County Schools - 3 HVAC renovations

Wetzel County Schools - Long Drain Elementary



# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WVDHHR's new Ohio County office fit-out / renovations  
Building 55: WV State Office Complex in Logan (LEED Certified)  
Building 34: WV State Office Complex in Weirton  
WVDRS Wheeling District's new office space fit-out / renovations  
United States Postal Service - statewide post offices  
West Virginia State Police - multiple projects state-wide  
West Virginia Army National Guard - multiple projects  
Orrick's Global Operations Center  
Bennett Square - multiple phases of tenant fit-outs  
Wagner Building - multiple phases of tenant fit-outs  
Ft. Henry Building - multiple phases of tenant fit-outs  
Panhandle Cleaning & Restoration warehouse and office building  
Wheeling Island Hotel•Casino•Racetrack multiple projects  
Wheeling Island Fire Station  
Jefferson County Jobs & Family Services renovations  
Harrison County Jobs & Family Services renovations  
West Virginia University - Colson Hall  
West Virginia University - State Fire Training Academy  
WVU Institute of Technology - Maclin Hall  
Cabela's Eastern Distribution Center  
WV Northern Community College - B. & O. Building  
Marshall County Schools - Hilltop Elementary School (LEED Certified)  
Marshall County Schools - Cameron High School (LEED Registered)  
Boone County Schools - multiple projects  
Brooke County Schools - multiple projects  
Hancock County Schools - multiple projects  
Ohio County Schools - multiple projects  
Wood County Schools - multiple projects

# David A. Ullom

## Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Ullom 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.

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building HVAC

Belmont County Divisional Courts

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

Mining sales in Illinois, Alabama, Kentucky, Ohio, and West Virginia.

Specialist in conical cutting and drilling tools for coal applications.

Reviewed test plans and procedures to ensure adequate coverage of system requirements.

Collaborated with scientific, engineering, and technical personnel to resolve testing problems and system malfunctions.

Created comprehensive test plans, test scripts, and use cases to support testing objectives.

Worked in different geologies across North America assisting sales force in finding the best product for the customer.

Developed and edited maps for the Assessor's office in Marion county, WV (Fairmont).

Gained experience in geographic information systems (GIS).

# Robert E. "Bob" Smith

## Construction Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

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

### MILITARY SERVICE:

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

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

### SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for 10 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations, multiple phases

Jefferson County Courthouse renovations & Annex demo

West Virginia Army National Guard - AASF#1 HVAC renovations

Steel Valley Regional Transit Authority

Harrison County Courthouse roof

United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including Parkersburg Carrier Annex and Hub renovations & HVAC

Cabela's Eastern Distribution Center

Cameron American Legion Exterior Renovations

Lincoln National Bank Building renovations

City of Steubenville - multiple projects

Jefferson County Jobs & Family Services renovations

Brooke County Schools - Brooke High HVAC, new Brooke Middle, Follansbee Middle & Carlin Dodrill Fieldhouse renovations

Grant County Schools - Maysville Elementary & gymnasium renovations/HVAC & Union Educational Complex renovations

Hancock County Schools - A.T. Allison Elementary renovations, New Manchester Elementary renovations, Oak Glen High renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak Glen Middle addition/renovations, Senator John D. Rockefeller IV Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/HS HVAC, & new Weirton Elementary

Marshall County Schools - new Cameron High (LEED Registered) & new Hilltop Elementary (LEED Certified)

The Linsly School - Banes Hall addition/renovations & Behrens Memorial Gymnasium renovations

Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex

# West Virginia Department of Health and Human Resources Office Building

Wheeling, West Virginia

## Owner

WV Department of Administration:  
Real Estate Division

## Size

56,783 SF

## Construction Cost

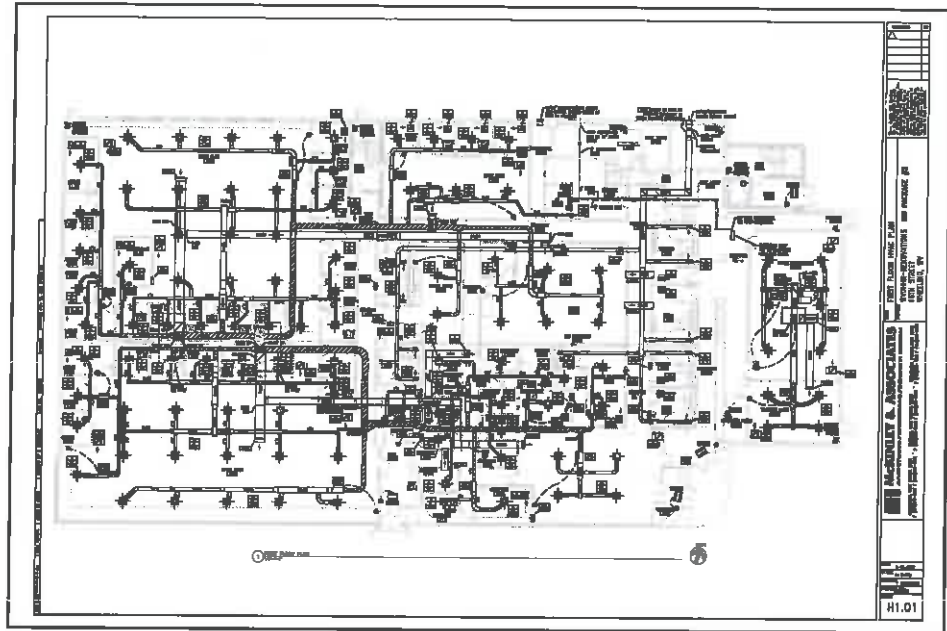
\$2 million

## Project Architects-Engineers

McKinley Architecture and Engineering

## Project Architect

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



We were asked by our client to **renovate/adaptively reuse a car showroom and service area into an office building** (now called the Mary Margaret Laipple Professional Building). The first floor fit-out includes space for the **West Virginia Department of Health and Human Resources' (DHHR) Ohio County office**. The 56,783 SF building was concrete and designed for cars; not people. The first challenge of the renovation was to remove a large ramp that connected two floors of the building and level the concrete floors. We worked with our client to fit the DHHR's program into the space and maximize the use of the space. We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure. The initial \$2 million fit-out project was built in three phases: the exterior was completed first (including new security doors, windows, skin, etc.), next the interior design and renovations including major HVAC /

mechanical and electrical systems to provide a state of the art facility for the DHHR's use, and then the parking lot and emergency exit fire stair tower so the project could be fast tracked to meet the Owner's 2013 move-in requirements. We worked with the local and state code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. The fit-out was divided into three distinct spaces: secure office space, Client space, and training areas. There are dozens of individual offices, open office work areas, a large video conference room, smaller conference rooms, training rooms, interview rooms, and much more. The Office space is secured from the client area by an access control system.

The training space was designed to be stand alone for use by other State staff training. We provided a separate entrance for future tenants of the upper two floors and to keep the future renovation cost to a minimum. There are multiple entryways and doors, both interior and exterior, with different levels of security access. The showroom windows were mostly in-filled because of the sensitive nature of the materials in the DHHR's office, but windows high on the wall provide natural daylighting.



and AFTER



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Building 34 West Virginia State Office Complex

## Weirton, West Virginia

### Owner

State of West Virginia

### Size

39,500 SF

### Construction Cost

\$4 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Gregg P. Dorfner, AIA

### Contractor

Walters Construction

To better serve the citizens of the Northern Panhandle of the State, the **State of West Virginia** established an office building in the City of Weirton. This **Weirton State Office Complex (also known as Building 34)** is a **\$4 million** state-of-the-art building that **houses offices for multiple state agencies**. This State Office Building was completed in 2006, and accommodates the Department of Health and Human Resources, Rehabilitation Services, the Bureau of Employment Programs, the Division of Motor Vehicles, the Lottery Commission, and the Work Force Investment Board.

This **two-story, 39,500 SF** office building was constructed with a **rooftop HVAC System**, structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. For **security**, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various **finishes and furnishings**, such as desks, work stations, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), casework, various door styles and swipe-access, bulletproof transaction windows, kitchen, laminated countertops, adjustable shelving, painted or glazed ceramic tile walls, and much more.

The first and second floor building **commons** spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The **DHHR** spaces on the second floor includes **14 offices, an "open" office east and an "open" office west, work rooms**, multiple swipe-card access doors, employee-only entrance, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more. The **Rehab** spaces on the first floor includes **7 offices**, clerical, conference room, waiting room, an employee-only entrance, and more. The **Bureau of Employment Programs** spaces on the first floor includes **2 "open" work station rooms, manager offices, counselor office**, work force training room, a large waiting room, hearing room/conference, server room, and storage. The **DMV** spaces on the first floor includes **work stations, offices, break room**, a large waiting

area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more. The **Lottery** spaces on the first floor includes **an office, an "open" office room**, conference, security room, supply room, a separate entrance/lobby, and data room.



# Building 55 West Virginia State Office Complex



## Logan, West Virginia

### Owner

State of West Virginia

### Size

53,200 SF approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

Massaro Corporation

### Commissioning Agent

Iams Consulting, LLC



City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, WV; this **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 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. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.

At the request of the Owner, the building was designed to be **energy efficient** and meet **sustainable design** goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified**. 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 energy recovery ventilator, and direct digital controls.

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.

There is a **back-up/emergency generator for life safety systems and data server rooms**. It is a 300kW, 480/277V, 3 Phase, 4W diesel generator with outdoor enclosure, concrete pad, and in-base fuel tank. The generator, Automatic Transfer Switches (ATS), controls, and annunciator meet the requirements of NFPA 110, "Standard for Emergency and Standby Power Systems." This generator **powers emergency lighting and provides backup power to critical building systems**.

View Showing Both Natural Daylighting with Light Louvers, as well as Light from Bulbs



# WVSP Headquarters Data Center

## South Charleston, West Virginia

### Owner

West Virginia State Police

### Construction Cost

\$350,000

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Engineer

Darren S. Duskey, PE

### Contractor

W. Harley Miller Contractors, Inc.

For over 18 years, McKinley Architecture and Engineering has been honored to have been selected for multiple consecutive West Virginia State Police open-ended contracts for all engineering and architectural services throughout West Virginia. During this period we have been involved in **dozens** of projects with the WVSP. These projects included numerous **renovations**, additions, as well as new construction of multiple facilities throughout the State.

We recently completed upgrades on the State Police's main Data Center, located at their **WVSP Headquarters** in South Charleston, which included **new service with a new generator and a new Uninterruptible Power Supply (UPS)** for their main server room. **Since the facility is the central hub of all police activity within the State, it must remain in operation 24/7; therefore, this emergency electric backup project was a priority project.** This \$350,000 project included supplementing the existing 1600A, 208/120V service with a 480/277V feeder from a new service in the WVSP Headquarter's adjacent garage. The new 480/277V service has a generator which powers a panel in the main building's server room, which in turn feeds a UPS for the server, as well as a subpanel in the records room adjacent to the server room. The new emergency backup generator is a Cummins Model 400 DFEH series electric generating set rated for continuous standby service at 400 kW, 500 kVA Standby, at 0.8 PF, 277/480 volts 3 Phase 4 Wire, 60-Hz.

In addition, construction was recently completed on the new Logan Detachment, which is the Back-Up Data Center for that WVSP Headquarters facility; therefore, it needed much of the same emergency and power distribution systems. *More information is found on the following page.*

Furthermore, additional projects that were designed as E911 Centers for the State Police include their facilities in Berkeley, Doddridge, Mason and Pendleton Counties, as well as the Morgantown Facility in Monongalia County and Romney Detachment in Hampshire County. **Each of these facilities included secured entrances, raised access floors, UPS, and emergency backup generators.** They also included typical spaces such as **Offices, Dispatch, Operations, Conference Rooms, and more.**



# WVSP New Logan Detachment

## Logan, West Virginia

### Owner

West Virginia State Police

### Size

13,000 SF approx.

### Construction Cost

\$4.5 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

W. Harley Miller Contractors, Inc.

As mentioned on the previous page, construction was completed on the new \$4.5 million Logan Detachment for the West Virginia State Police, which is the Back-Up Data Center for that WVSP Headquarters facility in South Charleston; therefore, it needed much of the same emergency and power distribution systems since the facility must remain in operation 24/7. For this Logan facility, we designed a 350 kW backup generator for the entire building, as well as Uninterruptible Power Supply (UPS) room, secured entrances, raised access floors, and more.

This building also includes a Dispatch Center with a dispatch room, radio room, and a computer rooms with raised access floors. Furthermore, the detachment has a District Commander's office, Detachment Commander's office, Assistant Commanders' offices, Lieutenant Inspector office, Lieutenant offices, squad bay for 25 Troopers w/workstations, receptionist area, file rooms, dayroom, evidence room, 30 trooper lockers, conference rooms, processing room, witness interview room, two-bay garage, and more. There are multiple energy-efficient and sustainable design aspects to the building: The Detachment uses a daylight clearstory to let natural daylight into the internal squad and conference rooms. The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling unit with dx (remote condensing unit) and hot water coils, variable air volume boxes with hot water heating coils, computer room units with remote

condensing units, and direct digital controls. This is the first time Insulated Concrete Forms (ICFs) have been used for State Police Buildings; ICFs are an almost perfect fit since they are cost effective to construct, energy efficient, and secure.





2 Open-Ended IDIQ Contracts

# United States Postal Service

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

### Owner

United States Postal Service

### Construction Cost

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

### Project Architects-Engineers

McKinley Architecture and Engineering



McKinley Architecture and Engineering has had **2 separate multiple year open-ended IDIQ agreements with the United States Postal Service**. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia], which was awarded on September 29, 2015, and is our **fourth consecutive** multiple year open-ended contract for WV. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). We have designed **dozens of facilities** for the USPS, including **new construction, additions, renovations, and rehabilitations** in numerous cities within these areas, including **multiple HVACs, lighting, offices, and other relevant scope**. HVAC projects include **commissioning, testing and balancing**. One example project which was recently completed is a \$1.8 million **build-out / renovation project** for the Parkersburg Carrier Annex & Hub, which includes **new HVAC systems, electrical, offices, etc.** In addition, we have designed over 100 Postal facilities for ADA compliance. We have completed studies, reports, general building renovations, HVAC and electrical systems improvements, utility infrastructure, roofs, elevators, building envelope improvements, and much more. We have also completed **Historic Preservation** work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior. For the newest projects, they incorporate **energy efficient design** which follow the newest USPS Standards compliance to **provide a more efficient systems**. For example, the **energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F, and there was commissioning provided on the RTUs**. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.

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

- Altoona, PA Post Office - \$350,000 HVAC project involved Air Handling Units be replaced along with an addition of a DDC Control System in a historic 1931 facility.
- Charleston Processing & Distribution Center - \$375,000 HVAC renovation project involved replacing thermofusers and the ceiling fan coil units with 8 fan powered VAV boxes and 3 single duct VAV boxes with hot water reheat coils; replacing 3 failed rooftop units with new RTUs with electric heat and economizers; installing 2 new 5-ton mini split AC units in an area without cooling; and extending the existing DDC control system to control these new items.
- Clarksburg Finance Station - \$460,000 HVAC project involved the replacement of the outdated 120-ton water cooled chiller and two 107-ton cooling towers, with new energy efficient systems.
- Huntington Processing & Distribution Center - \$201,000 HVAC project replacing hot water boiler with like-in-kind.
- Martinsburg Processing & Distribution Center - \$280,000 HVAC project replacing 4 packaged rooftop units with new, like-in-kind, packaged rooftop units to bring the units in to USPS Standards compliance and to provide a more efficient system.
- Monongahela, PA Main Office - \$330,000 HVAC project replacing hot water boiler with 2 high efficiency condensing boilers in a historic 1913 facility; we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period (with the upgrade from 83% to 95% efficient boilers the system operates more efficiently). While cutting the openings in the structural slab for the supply and return duct, the contractor created and/or noticed cracks; therefore we performed an emergency engineering site visit the next day on the condition of the concrete, provided a sketch for the required structural reinforcements, and the reinforcements were installed.
- Williamson Main Office - \$422,000 HVAC project replacing hot water boiler with high efficiency condensing boiler.

# 2 Generator Projects

## Washington, Pennsylvania

### Owner

Washington & Jefferson College

### Size

Multiple Buildings

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

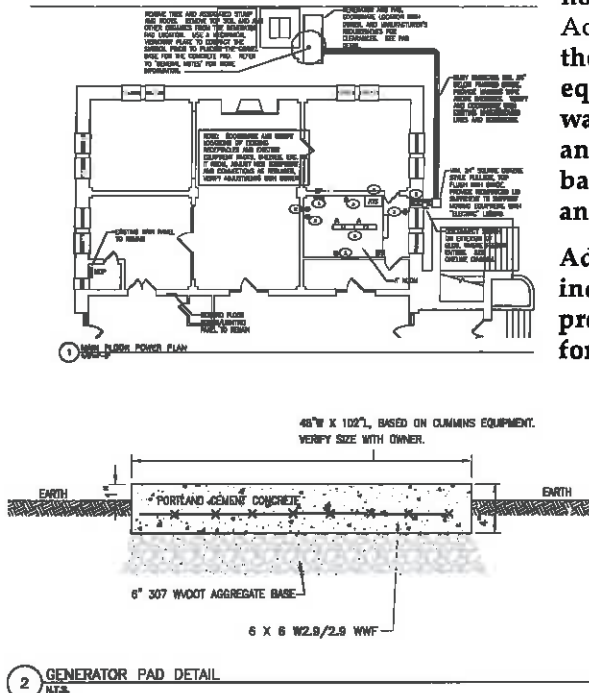
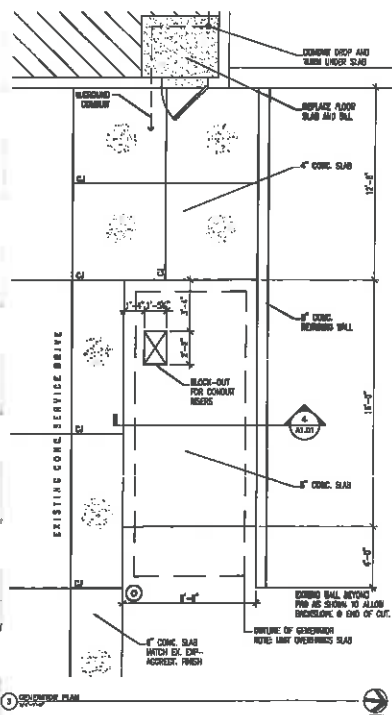
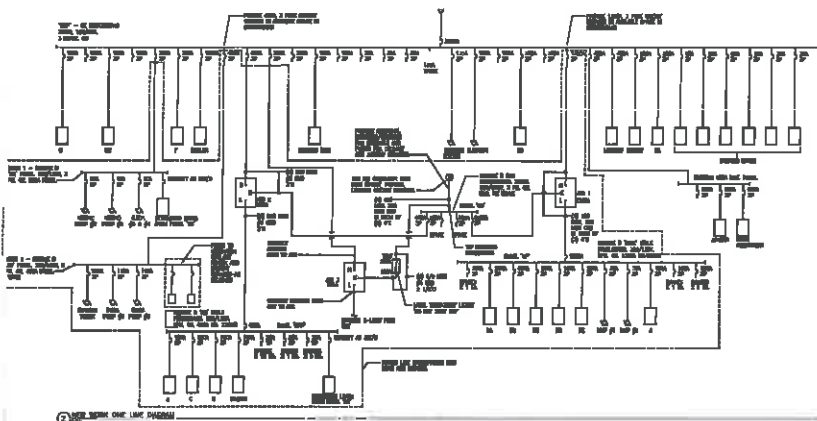
Ray Winovich, RA

McKinley Architecture and Engineering has worked with Washington & Jefferson College on **multiple projects**, and on several **buildings** around their campus.

**One project is a major emergency generator installation project with an elevated structural steel platform at their Commons building. This natural gas emergency power generators will provide backup power for egress lighting, life safety systems, and other mission critical processes.** This project required electrical, mechanical and civil engineering services. The Commons was originally constructed in 1967, is approximately 32,613 SF, and serves as the main kitchen and dining hall for the College. There is a radio station, coffee shop, student organizational space, and meeting space. **There is also some critical network equipment located in this facility. It is the intent of the college that this space be used to provide food and shelter in the event an emergency. The 500 kW generator was designed to support egress lighting and life safety systems, as well as serve as backup power necessary to maintain food stores, prepare and serve food, provide heat for shelter, and, finally, serve as a campus operations center should one become necessary.** Project included new transfer switches, panels, feeds, and lighting. In addition, the project included demo and excavation, as well as the addition of a concrete pad and retaining wall.

For another project, we also designed an emergency generator installation project at their administration building Thompson Hall. This natural gas emergency power generator will provide backup power for egress lighting, life safety systems, and other mission critical processes. This project required electrical, mechanical and civil engineering services. The 14,530 SF Thompson Hall was originally constructed in 1913 as the Library, and now houses offices for Business and Finance, Academic Affairs, and the Registrar. It is also the location of critical network switching equipment and a Data Center. The generator was designed to support egress lighting and life safety systems, as well as serve as backup power for the network equipment and ancillary HVAC housed there.

Additional responsibilities for **BOTH projects** included researching current loads and projected loads and make recommendations for proper generator sizing, preparing an order of magnitude budget at various phases of design, developing a pre-purchase specification for the direct purchase of generators by the College (*the purpose of direct purchase was to reduce cost and lead time*), making recommendations for generator placement giving consideration to cost benefit and reducing overall impact to the campus environment, and being responsible for utility coordination and the procurement of applicable permits.



# Maxwell Centre



## Wheeling, West Virginia

### Owner

The Maxwell Partners

### Size

51,000 SF approx.

### Construction Cost

\$2.3 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Denis P. Gill, AIA

### Contractor

Walters Construction

The \$2.3 million Maxwell Centre is a **multiple business office fit-out project** that represents the firm's effort in **protecting the historic fabric of Wheeling**. Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley Architecture and Engineering led the way for this **total renovation and restoration** of a 1908 structure. The Maxwell Centre is now Wheeling's premier business address. **In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms, an accounting company, and McKinley Architecture and Engineering.** The different companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, some included parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other **interior finishes and furnishings** included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others. Work on this **five story office complex** included researching the architectural past as well as **all new systems, including; mechanical, electrical, plumbing and fire and life safety, data and communication, etc.** All design work and construction administration was completed by our firm. The 51,000 SF building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places. We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits. We were **recognized and awarded** a West Virginia AIA Honor Award, Governors Award for Historic Preservation, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, Civitans Award - Grand Victorian Property Improvement Award, City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



# Bennett Square business center

Wheeling, West Virginia

Owner  
McKinley Properties, LLC

Size  
22,000 SF

Construction Cost  
\$7.5 million

Project Architects-Engineers  
McKinley Architecture and Engineering

Project Architect  
Christina Schessler,  
AIA, LEED AP BD+C

Contractor  
Walters Construction



Bennett Square is a historic 3-story, 22,000 SF renovation/rehabilitation project of the old Ohio County Public Library Building; the building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary, as well as SHPO reviews. The finished \$7.5 million project houses "Class A" professional, technological, and medical office space in beautifully restored surroundings. The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013. Bennett Square quickly became a cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office. Phase I included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included both restored and new windows, doors, a new roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. Phase II completed the technology office fit-out on the second floor with major server rooms and data. This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. Finally, Dr. Chapman's dental office is a fit-out on the third floor. Planning included business offices, exam/operator rooms, custom casework, as well as specialty HVAC, electrical and data, plumbing for gases, and much more. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# The Towers Building

## Steubenville, Ohio

### Owner

Jefferson County Commissioners

### Size

76,300 SF

### Construction Cost

\$5 million approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, totalling over \$5 million. One project example is **multiple phases of renovations and upgrades to The Towers Building**. This is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley Architecture and Engineering was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building**. Our recommendations address repair options, efficiency and energy saving solutions.

McKinley Architecture and Engineering's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings. **After this, we have designed multiple phases of renovations for the building;** a main roof replacement, mezzanine roof replacement and new skylight, building envelope repairs, a new boiler, new ADA handicapped ramp, sprinklering, and more. For one example, the new boiler project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is of a high energy efficiency, and has a much smaller footprint. These projects included multiple General Contractors.

In addition, there was an adaptive reuse of a former bank on the first floor, **into an office fit-out / renovations for the Jefferson County Board of Elections**. The construction was performed with the building in operation.



# Fort Henry Building

## Wheeling, West Virginia

### Owner

Fort Henry LLC

### Size

45,046 SF

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places 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.**

Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); our goal is to **maintain the historic character of the interior and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.** All of the renovations being done are to **comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration.** By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district." We have been grateful that the **State Historic Preservation Office** has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the windows, porch and additional funding for the porch.

To date, we have been successful in attracting 4 tenants, which has enabled us to commence with the **office fit-outs / development** of the project. There is an **anchor tenant, the West Virginia Division of Rehabilitation Services, which occupies the entire second floor for their DRS District 3: Wheeling - Headquarters & Branch Office, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant.** The 3 occupied areas encompass **12,000+ SF of renovated lease space.** Because the building had been in disrepair for many years, these renovations included upgrades required to get the building up to current codes and standards, **2 ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more.** The tenant space renovations included **office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope.**



Before



After



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Wagner Building

## Wheeling, West Virginia

### Owner

The Maxwell Partners

### Size

60,000 SF approx.

### Construction Cost

\$6.2 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

### Contractor

Pat R. Ionadi Corp.  
& Davison Electric

Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building - an former sugar warehouse - is a contributing structure within the National Register of Historic Places and is the centerpiece of the 10-acre Celoron Plaza Office Park. After being vacant for over 30 years, McKinley Architecture and Engineering completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis), and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank. This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for flex space; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on multiple renovations over the years, and recently completed a new office build-out on the 5th floor for a new tenant. Work on this

60,000 SF structure included total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation. For example, all of the existing windows were replaced, and we designed them to match a close profile with the originals built around 1926.



BEFORE  
& AFTER



**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Orrick's Global Operations Center



## Wheeling, West Virginia

### Owner

Orrick, Herrington & Sutcliffe LLP

### Size

88,000 SF approx.

### Construction Cost

\$8 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

David B. McKinley, PE

### Contractor

John Russell Construction



This former Wheeling Stamping Company's manufacturing plant/warehouse complex was adaptive reused and renovated to create some of the most creative office space in the State. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company, and includes dozens of offices, multiple open work areas, conference rooms, kitchen and dining room, break rooms, etc. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This \$8 million project won a WV AIA Merit Award.

The Orrick Corporation performed a nationwide search to establish a 24/7 Global Operations Centers to become the first U.S. firm to consolidate back office functions at an off-site facility location. To start, we quickly worked with a project team consisting of the Ohio Valley Industrial and Business Development Corporation, Wheeling National Heritage Area Corporation, and more regional economic development partners to attract a new tenant. The entire exterior shell was designed and constructed in less than 6 months to attract Orrick, and they chose Wheeling! The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, and construction of a new public entrance and parking lot were just the beginning. The entire brick envelope was sealed and painted with a red brick paint following the repointing. Insulating and replacing of the roof of the entire facility was also required. Galvanized metal wall panels and downspouts now enhance the industrial style of the building. The siding is now juxtaposed by a new 4-story all glass entrance, which allows a glimpse of the atrium balconies and walkways inside.

The building was partially occupied while renovations continued. Architecture and engineering design was completed in-house and included a completely new mechanical/HVAC system, structural, civil, electrical and fire suppression systems. On the interior, the original facility was almost void of the vertical circulation needed of a modern day, team oriented work environment. Now, an exposed steel atrium/elevator/stair core connects the four floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow daylight to filter in through usually solid steel construction. Two exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street. The stainless steel and galvanized finishes of the exposed spiral ductwork, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial concept of the design.





# Panhandle Cleaning & Restoration

## Triadelphia, West Virginia

### Owner

Panhandle Cleaning & Restoration

### Size

40,600 SF

### Construction Cost

\$3.5 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler,  
AIA, LEED AP BD+C

Panhandle Cleaning & Restoration invested \$3.5 million in a new prefabricated metal building expansion/renovation project for an office building, warehouse, workshop, and garage. The new warehouse's exterior measures 130'x200', which includes a 6,400 SF 2-story workshop mezzanine within the structure, providing 32,000 total square feet. An additional 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, storage, etc. The office building includes custom furnishings and finishes. The exterior warehouse walls are finished with masonry infill and metal siding. Interior warehouse space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing, mechanical, electric and data systems. The first floor of the mezzanine is the "Contents Processing Facility" where the main "cleaning and restoration" takes place; this is broken into multiple rooms, and many have specialized components and considerations we had to design, such as roller conveyors, casework, workbenches, various countertop heights, mobile rolling racks, rinse stations, and specialty electric to name a few. This expansion of the original business now allows Panhandle to employ about 100 workers.





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

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 558293

Doc Description: Building 22 HVAC Renovations Design Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-03-25	2019-04-19 13:30:00	CEOI 0211 GSD1900000006	1

**BID RECEIVING LOCATION**

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

WV 25305


**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley Architecture and Engineering  
 129 Summers Street - Suite 201  
 Charleston, West Virginia 25301  
 (304) 340-4267

**FOR INFORMATION CONTACT THE BUYER**

Linda B Harper  
 (304) 558-0468  
 linda.b.harper@wv.gov

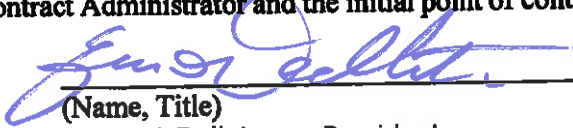
Signature 

FEIN # 55-0696478

DATE April 16, 2019

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.



\_\_\_\_\_  
(Name, Title)  
Ernest Dellatorre, President

\_\_\_\_\_  
(Printed Name and Title)  
129 Summers Street - Suite 201, Charleston, West Virginia 25301

\_\_\_\_\_  
(Address)  
(304) 340-4267 | (304) 340-4269

\_\_\_\_\_  
(Phone Number) / (Fax Number)  
edellatorre@mckinleydelivers.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.

\_\_\_\_\_  
McKinley Architecture and Engineering  
(Company)



\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

\_\_\_\_\_  
Ernest Dellatorre, President  
(Printed Name and Title of Authorized Representative)

\_\_\_\_\_  
April 16, 2019  
(Date)

\_\_\_\_\_  
(304) 340-4267 | (304) 340-4269  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**

**SOLICITATION NO.:**

CEOI 0211 GSD1900000006

**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:**

*(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.

McKinley Architecture and Engineering  
Company

  
Authorized Signature

April 16, 2019

Date

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



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

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 558293

Doc Description: Addendum 1 - Building 22 HVAC Renovations Design Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-04	2019-04-19 13:30:00	CEOI 0211 GSD1900000006	2

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley Architecture and Engineering  
 129 Summers Street - Suite 201  
 Charleston, West Virginia 25301  
 (304) 340-4267

**FOR INFORMATION CONTACT THE BUYER**

Linda B Harper  
 (304) 558-0468  
 linda.b.harper@wv.gov

Signature X

FEIN # 55-0696478

DATE April 16, 2019

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



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

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 558293

Doc Description: Addendum 2 - Building 22 HVAC Renovations Design Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-11	2019-04-19 13:30:00	CEOI 0211 GSD1900000006	3

**BID RECEIVING LOCATION**

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862

McKinley Architecture and Engineering

129 Summers Street - Suite 201

Charleston, West Virginia 25301

(304) 340-4267

**FOR INFORMATION CONTACT THE BUYER**

Linda B Harper

(304) 558-0468

[linda.b.harper@wv.gov](mailto:linda.b.harper@wv.gov)

Signature X

FEIN # 55-0696478

DATE April 16, 2019

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

West Virginia Ethics Commission  
**Disclosure of Interested Parties to Contracts**

(Required by W. Va. Code § 6D-1-2)

Name of Contracting Business Entity: McKinley Architecture and Engineering Address: 129 Summers Street - Suite 201

Charleston, West Virginia 25301

Name of Authorized Agent: Ernest Dellatorre, President Address: 32 20th Street - Suite 100  
Wheeling, WV 26003

Contract Number: CEOI 0211 GSD1900000006 Contract Description: Building 22 HVAC Renovations Design Project

Governmental agency awarding contract: West Virginia General Services Division

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Signature: *Ernest Dellatorre*

Date Signed: 4/16/19

**Notary Verification**

State of West Virginia, County of Ohio:

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 16 day of April, 2019.

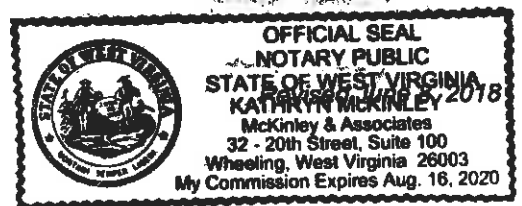
*Kathryn McKinley*  
Notary Public's Signature

**To be completed by State Agency:**

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

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

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



STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: McKinley Architecture and Engineering

Authorized Signature: *[Signature]* Date: April 16, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 16 day of April, 2019.

My Commission expires August 16, 2020.

AFFIX SEAL HERE



NOTARY PUBLIC

*[Signature]*  
Purchasing Affidavit (Revised 01/19/2018)



Per your request on page 21 of the Solicitation, here are copies of our various Insurances and their Coverages:

**ACORD CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 01/24/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Paul Associates, 1311 Chapline Street, P. O. Box 890, Wheeling, WV 26003-0123

INSURED: McKinley & Associates Inc, McKinley Architecture and Engineering LLC, McKinley Architecture and Engineering, 32 20th St Ste 100, Wheeling, WV 26003-3746

INSURER A: Cincinnati Insurance Co. (10677) INSURER B: Brickstreet Ins (B-1ck)

CERTIFICATE NUMBER: 2018-2019 COI 16 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADD. SUBR. (YES/NO)	POLICY NUMBER	ISSUE DATE (MM/DD/YYYY)	EXPIRES (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		EPP/EBAD146333	04/15/2018	04/15/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTALS \$ 500,000 MED EXP (As per schedule) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRE/AUTO NON-OWNED AUTOS		EPP/EBAD146333	04/15/2018	04/15/2019	COMBINED SINGLE LIMIT (Per occurrence) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB AGGREGATE		EPP/EBAD146333	04/15/2018	04/15/2019	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/OWNER/RENTAL/EXECUTIVE OFFICER/BOARDER INCLUDED (Waiver of subrogation in this form. Waiver of subrogation in description of operations below)		MCB1018014 PA EL INCLUDED WV BROAD FORM EL	12/31/2018	12/31/2019	INDUSTRIAL & OTHER LIABILITY LIMIT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks if needed. If none apply in required) CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER: MCKINLEY & ASSOCIATES, INC., ATTN: LISA DICARLO, 32-20TH STREET, STE 100, WHEELING, WV 26003

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: *Lee C. Deuel II 1/24/19 Jm*

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**ACORD CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 10/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: The James B. Oswald Company, 1100 Superior Avenue, Suite 1500, Cleveland OH 44114

INSURED: McKinley & Associates, Inc., 32 20th Street #700, Wheeling WV 26003

INSURER A: Continental Casualty Company (20443)

CERTIFICATE NUMBER: 101200100 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADD. SUBR. (YES/NO)	POLICY NUMBER	ISSUE DATE (MM/DD/YYYY)	EXPIRES (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR					EACH OCCURRENCE \$ DAMAGE TO RENTALS \$ MED EXP (As per schedule) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRE/AUTO NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Per occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB AGGREGATE					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/OWNER/RENTAL/EXECUTIVE OFFICER/BOARDER INCLUDED (Waiver of subrogation in this form. Waiver of subrogation in description of operations below)					INDUSTRIAL & OTHER LIABILITY LIMIT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks if needed. If none apply in required) Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER: MCKINLEY & ASSOCIATES, INC., ATTN: LISA DICARLO, 32-20TH STREET, STE 100, WHEELING, WV 26003

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: *Deana C. Muehik*

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