

**West Virginia  
Army National Guard**



**CEOI 0603 ADJ2300000002**

**Brushfork Armory  
Restroom Renovations Design**

12/05/22 10:38:34  
Purchasing Division

2 December 2022

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

Dear Mr. Pauline and Members of the Selection Team,

McKinley Architecture and Engineering are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our expression of interest to provide professional architectural / engineering design services for the renovations of the shower/restroom areas of the Brushfork Armory, located in Bluefield, WV. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

***McKinley Architecture and Engineering (McKinley & Associates)*** is a full service Architectural / Engineering firm that has been providing design services since July 1, 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **40 employees**, which includes **Architects, Engineers, an Interior Designer, an HVAC Qualified Commissioning Process Provider, Construction Contract Administrators, an AIA Safety Assessment Program (SAP) Evaluator**, and more. Our staff of also includes **LEED Accredited Professionals and LEED Accredited Professionals specializing in Building Design and Construction** who can add **energy efficient aspects** into your project.

We are excited to announce that we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We also pleased to announce that for the **3rd consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

We have experience with all aspects of **restroom and shower** renovations, which has included remodeling outdated restrooms, ADA compliance, LED lighting, plumbing infrastructure upgrades, aesthetic improvements, maintenance friendly equipment, as well as upgrading with **energy efficient** cost-saving fixtures all of which will provide lower maintenance costs, lower water costs, better hygiene, and more.

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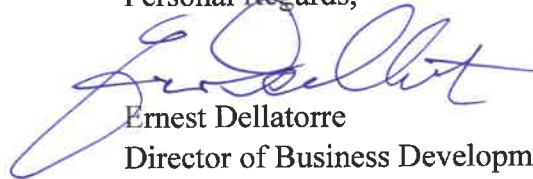
McKinley Architecture and Engineering is on the **forefront of innovative design**. We have designed LEED Certified and LEED Registered projects, projects listed on the U.S. Environmental Protection Agency's ENERGY STAR program, and more. Not only have we won multiple State awards for our designs, we have also won many National awards and recognitions. McKinley was recognized for our commitment to sustainability and high performance green buildings, and was presented with the **Governor's Award for Leadership in Buildings Energy Efficiency**.

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

McKinley Architecture and Engineering has been **honored to be a partner with the West Virginia Army National Guard** for multiple projects, and we wish to continue our service with you on this project as well.

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

Personal Regards,



Ernest Dellatorre

Director of Business Development  
McKinley Architecture and Engineering  
(304) 340-4267 x115  
edellatorre@mckinleydelivers.com

# Corporate Information

## Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm, offering comprehensive professional services in Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Commissioning, Construction Contract Administration, and more. We have a broad range of skill and experience for projects involving governmental, sustainable and energy efficiency, commercial, office, hospitality, and education to name a few. Over the years, our firm won multiple State and National awards and recognitions for our designs. McKinley has made the 2020, 2021, and 2022 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies! We have also made it on PSMJ's 2022 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation!



## Firm Information

Ernest Dellatorre  
Director of Business Development

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

Patrick J. Rymer, AIA, ALEP  
Director of Architectural Services

## Date of Incorporation

July 1, 1981  
Wheeling, West Virginia

## Professionals on Staff

Architects  
Engineers  
Arch./Eng. Designers  
LEED AP BD+Cs  
Historic Preservationist  
Construction Admins.  
HVAC Commissioning Provider  
Interior Designer  
SAP Evaluator  
ALEP (CEFP)  
REFP

## 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

5000 Stonewood Drive  
Suite 220  
Wexford, PA 15090  
P: 724-719-6975

## Credentials

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

A4LE (formerly CEFPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more

## 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



# Project Approach

Over the years, McKinley Architecture and Engineering have designed many relevant projects involving restrooms/showers. We will meet **ALL** of your **Project Goals and Objectives** which you list in Section Three, Part 2. We know we possess the required expertise to address all facets of your project - from **architectural and engineering services, restroom/shower room renovations, LED lighting, energy efficiency, economically and maintenance friendly equipment, meeting codes, utilities, designing to your needs, designing to budget, etc.**

**You will be involved and engaged throughout the design process.** The most important element of the entire process becomes **communication** from you to our designers. We use and welcome your input throughout the project. Initial meetings with the users and staff will incorporate reviewing the existing plans and conditions as well as the operation of the

Brushfork Armory facility, references to the codes and standard with the object goal of determining budget, design and logistical priorities for the project. Therefore, to start your project, a **kickoff meeting** will be held with all pertaining **West Virginia Army National Guard** and **Brushfork Armory** representatives for a building walkthrough, with all the **McKinley 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 use all this information to aid in the designs of the project to **meet all of your Goals and Objectives.**



In addition to architecture and engineering, our **LEED Accredited Professionals and LEED APs specialized in Building Design & Construction** can help choose **energy efficient options**, such as **lighting fixtures which use less electricity, sink and toilet options which use less water, and quiet shower fans can be used for mechanical ventilation.**

Furthermore, we can also provide **interior design services** to design any **furnishings and fixtures for the restrooms/showers**, such as **color schemes, floors, walls, cabinetry, counters, aesthetically pleasing designs, and more.**



# Interior Design



**B**asic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans.

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

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

We can also design for **energy efficiency and sustainability**. For interior design & FF&E; specific color and texture selections on the floors, walls, ceilings, and furnishings can **enhance the lighting in the space**, can **create a comfortable atmosphere**, and can **incorporate a color palette with fresh accents to offer interest and contrast**. We have utilized wall paint that has very low volatile organic compounds (VOC's) which **keeps the air we breathe cleaner**, and contains an anti-microbial which inhibits the growth of mold and mildew. We have specified carpet tile which minimizes waste, has 35% recycled content, and is **Green Label Certified**, meaning it meets stringent indoor air quality requirements.



# Sustainable “Green” Design

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

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

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

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

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

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

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



# Leadership in Energy and Environmental Design

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



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



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

We have **LEED® Accredited Professionals**, including 3 who are **specialized in Building Design & Construction:**

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



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

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

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

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

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



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

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



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



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

**MCKINLEY**  
ARCHITECTURE + ENGINEERING



# Construction Contract Administration & On-Site Representation

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

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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

# Design Team Flow Chart

## Project Manager / Point of Contact

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

## Architectural Team

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

**Jeremiah Hatfield, AIA, NCARB**  
*Architect*

**Lindsay Cornell**  
*Interior Designer*

## Engineering Team

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

**Kurt A. Scheer, PE, LEED AP**  
*Senior Mechanical Engineer / LEED Accredited Professional*

**Alan M. Gaber, PE**  
*Senior Electrical Engineer*

**Scott D. Kain**  
*Engineering Production Manager / Senior Plumbing Engineering Designer*

**Michael J. Clark Sr.**  
*Senior Electrical Engineering Designer*

**Richard G. Berger**  
*Senior Mechanical Engineering Designer*

**David A. Ullom**  
*BIM Coordinator / Fire Protection Engineering Designer*

## Construction Administration

**Robert E. Smith**

*\* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed, including more Architects, Designers, LEED APs, Construction Contract Administrators, etc.*

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

## Architect / Specialized LEED Accredited Professional



### 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 35 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 / ENERGY STAR Rating of 91**)

United States Postal Service - multiple projects throughout WV, including Clarksburg

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

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

West Virginia University - University Police Building renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

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

Fairmont State University - College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

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)

Marshall County Schools - new Hilltop Elementary (**LEED Certified / ENERGY STAR Rating of 86 / won multiple State and National Awards & Recognitions**)

Harrison County Schools - new Johnson Elementary School (**ENERGY STAR Rating of 90 / NCWV Media's Public Project of the Year / Collaborative for High Performance School registered**)

# Jeremiah Hatfield, AIA, NCARB

## Architect

### EDUCATION:

Louisiana State University  
Bachelor of Architecture - 1999

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Kentucky  
Michigan  
Virginia

#### National Board Certification

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Architect  
Charleston, WV (2021 to present)

Adkins Design, Inc.  
Architect / Project Manager  
Charleston, WV (2009-2021)

### SUMMARY OF EXPERIENCE:

Mr. Hatfield values clients and enjoys assisting them with their projects at all levels of design and construction and with all building types, including residential, governmental, educational, commercial, offices and hospitality projects. Jeremiah has over 15 years of experience with CAD, Sketchup and Microsoft Office. His skills also include Adobe Illustrator, Drafting, Revit, Interior Design, Adobe Photoshop, SolidWorks, Project Management, and Adobe Creative Suite. Jeremiah has completed InDeed Assessments, which provides skills tests that are not indicative of a license or certification, or continued development in any professional field. In these tests, he ranked Highly Proficient in "Attention to Detail" (identifying differences in materials, following instructions, and detecting details among distracting information) as well as "Following Directions" (following multi-step instructions), which are an asset to an **Architect**.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### McKinley Architecture and Engineering

Ft. Henry Building renovations & restoration

WV Lottery Building roof

Fayette County Schools - Institute of Technology renovations

Fayette County Schools - Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Outdoor Classrooms

Fayette County Schools - Windows & Doors replacements

Hancock County Schools - New Manchester Elementary addition

Hancock County Schools - Weirton Middle addition

Summers County Schools - HS/MS addition & renovations

Wayne County Schools - ESSERF Work

Wayne County Schools - Window replacements

Wetzel County Schools - Paden City Elementary Multipurpose Addition

Wood County Schools - Pre-Bond Services

#### Adkins Design, Inc.\*

Mr. Hatfield had been exposed to most aspects of design including Programming and Pre-design, Schematic Design, Design Development, thru the completion of Construction Documents and punch lists during Construction Administration.

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

# Lindsay Cornell

## Interior Designer

### EDUCATION:

Fairmont State University  
Bachelor of Science, Family and Consumer Science  
with Interior Design Specialization - 2012

Fairmont State University  
Associate of Applied Design, Interior Design - 2012

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Interior Designer  
Charleston, WV (2022 to present)

Pickering Associates  
Interior Designer and Architectural Drafter  
Parkersburg, WV (2016-2019)

Crown Event Rentals/Crown Florals  
Administrative Assistant  
Parkersburg, WV (2014, 2015-2016)

### SUMMARY OF EXPERIENCE:

Ms. Cornell is an interior designer who believes the functionality and beauty of a space are not mutually exclusive concepts. She has experience designing interiors across a broad variety of sectors including healthcare, commercial offices and facilities, banking, education, and religious structures. She has knowledge and experience with application of ADA regulations, and state building code and industrial standards as they apply to interior furnishings, space planning and finishes.

### NOTABLE PROFESSIONAL EXPERIENCES:

Ft. Henry Renovations-Restoration

Glenville State University - School of Health Sciences

Cabell County Schools - Milton Elementary School

Harrison County Schools - Bridgeport Middle School renovations

Harrison County Schools - Liberty High School renovations

Harrison County Schools - Nutter Fort Elementary School renovations

University of Charleston Innovation Center\*

Camden Clark Medical Center Emergency Department Addition\*

Ross Foundation Office Renovation\*

### Pickering Associates\*

Ms. Cornell's duties providing drafting support for the architecture department to create full sets of architectural drawings, meeting with clients to assess the needs and desires for their project, reviewing design documents to select appropriate interior finishes, maintaining samples library and coordinating with material representatives to update materials monthly as needed, taking corrective action on design concepts and selections based on customer feedback, as well as developing applicable solutions to design problems that best meet the clients' needs.

### Self Employed Entrepreneur - Artist\*

Ms. Cornell planned and directed all functions of art production, developed and implemented sales and marketing plans and programs, and collaborated with customers regarding art to ensure the final product was satisfactory.

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

# 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**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer 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. 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. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

West Virginia State Police - multiple projects

Harrison County Schools - multiple projects

United States Postal Service - multiple projects, including several in Harrison County

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

Building 34: WV State Office Complex in Weirton

WVU State Fire Training Academy

Wheeling Island Fire Station

City of Moundsville - New Municipal Public Safety Bldg

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Belmont County Commission - Courts & Offices build-outs

Steel Valley Regional Transit Authority renovations

Panhandle Cleaning & Restoration warehouse & office building

Mattern Tire Service Center

The Towers Building renovations

Brooke County Schools - multiple projects

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects

# Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

## EDUCATION:

Penn State University  
B.S. Architectural Engineering - 2001

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Pennsylvania  
West Virginia

**Member:**  
US Green Building Council

**ASHRAE**

**ASPE**

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

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

## NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Courthouse renovations

Nicholas County Division of Homeland Security & Emergency Management - E911 and Emergency Operations Center

Light of Life Rescue Mission

Fayette County Schools - new Meadow Bridge School PK-12 School

Harrison County Schools - Gore Elementary School build-out renovation / addition

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

Pittsburgh City County Building - Booster Pump

Summit Building office renovations

Pittsburgh Laborers Union 258

Carnegie Robotics - Third Floor renovation

Clopay mechanical upgrades

# Alan M. Gaber, PE

## Senior Electrical Engineer

### EDUCATION:

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineer in:**  
Ohio  
Pennsylvania

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Each phase of his career has exposed him to different aspects of electrical design for the building construction industry, from utility company commercial service design, to commercial, industrial & institutional building design, and electrical construction management. Mr. Gaber's experiences also include K-12 & post secondary education, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - new Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

NOAA renovations

YWCA renovations

Ft. Henry renovations-restoration

Fayette County Schools - new Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High gym renovations

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School

Hancock County Schools - Weir High gym addition

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Middle addition & renovations

Ohio County Schools - Woodsdale E.S. addition & renovations

Summers County Schools - Hinton Elementary cafeteria

Summers County Schools - Talcott Gym renovation



# Scott D. Kain

## Engineering Production Manager / Senior Plumbing Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV

West Virginia Army National Guard - AASF#1 Maintenance Building & Hangar renovations

Harrison County Schools - Johnson Elementary School

Harrison County Schools - Bridgeport High School's Wayne Jamison Field new restroom building

United States Postal Service - multiple projects / new & renovations, including Harrison County

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

Building 34: WV State Office Complex in Weirton

Wheeling Island Fire Station

West Virginia University - new State Fire Training Academy

West Virginia University - University Police Building fit-out

City of Moundsville - New Municipal Public Safety Bldg

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Belmont County Commission - Courts & Offices build-outs

West Virginia State Police - multiple projects State-wide, including renovations, additions, and new construction

West Virginia Health & Human Resources Wheeling Office renovations

Panhandle Cleaning & Restoration warehouse/garage/office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Steel Valley Regional Transit Authority

Brooke County Schools - multiple projects

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects

Orrick's Global Operations Center

Millennium Centre Technology Park

# Michael J. Clark Sr.

## Senior Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 20 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction.

### NOTABLE PROFESSIONAL EXPERIENCES:

WVDRS Wheeling District's new office space fit-out

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

Holiday Inn Express Hotels - on-call contract / multiple projects

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

West Liberty University - West Family Stadium / Russek Field lighting & new Soccer & Track Stadium / West Family Athletic Complex

Brooke County Schools - NEW Brooke Middle School

Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations

Hampshire County Schools - NEW Animal Vet Science Center

Hancock County Schools - A.T. Allison Elementary addition/renovations, New Manchester Elementary addition/renovations, Oak Glen High School renovations, Senator John D. Rockefeller IV Career Center HVAC renovations, Weir High renovations, Weir Middle renovations, & NEW Weirton Elementary

Harrison County Schools - new Johnson Elementary

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

# Richard G. Berger

## Senior Mechanical Engineering Designer

### EDUCATION:

CCAC of Allegheny County  
Concentration: HVAC

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License  
Volunteer Fireman (retired)

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Engineering Designer  
Wexford, PA (2020 to present)

CJL Engineering  
Lead HVAC Senior Mechanical Designer  
Moon Township, PA (2019-2020)

Lovorn Engineering  
Lead HVAC Senior Mechanical Designer  
Blawnox, PA (2013-2019)

Stantec Corporation (formerly Burt Hill)  
Lead HVAC Mechanical Designer  
Butler, PA (1997-2013)

Peter F. Loftus division of Eichleay Engineers  
Lead HVAC Mechanical Designer  
Pittsburgh, PA (1989-1997)

SSM Industries, Inc.  
Sheet Metal Professional Licensed Journeyman  
Pittsburgh, PA (1979-1989)

### SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### McKinley Architecture and Engineering

Summit Building renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Center Courthouse

Main Street Bank - Toronto

Williamson Hospital mechanical renovations

YWCA Renovations

Fayette County Schools - NEW Meadow Bridge School PK-12  
School & School Based Health Clinic

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - Capon Bridge E.S. gym addition

Hancock County Schools - Weir High mechanical upgrades

Harrison County Schools - Gore Elementary School build-out

Ohio County Schools - Wheeling Middle renovations

Steubenville City School District - Steubenville High School  
commons renovations

Wetzel County Schools - Paden City E.S. Multipurpose addition

Wetzel County Schools - Short Line School HVAC

Wirt County Schools - County-Wide ESSERF Projects

#### CJL Engineering\*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included Hospital related area design, PNC Bank Scranton multi-story office, Parkway West Tech Center, Erie Water Works, and more.

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

# David A. Ullom

## BIM Coordinator / Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and  
renovations

Harrison County Schools - Gore Elementary addition and  
renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and  
additions

Ohio County Schools - Warwood Elementary and Middle School  
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and  
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

# Robert E. "Bob" Smith

## Construction Contract Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### Village Administrator:

City of Mingo Junction

#### Commander:

American Legion Post 351

### PROFESSIONAL EMPLOYMENT:

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

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

Edison Local School District  
*Director of 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 Contract Administrator** at McKinley Architecture and Engineering for over 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 office renovations, multiple phases

Follansbee City Building renovations

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

United States Postal Service - multiple projects thru multiple  
open-ended IDIQ contracts

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building

- OP#2 Office / Retail Building

City of Weirton - Park Drive / Three Springs Drive Development

DiCarlo Office building

Jefferson County Jobs & Family Services renovations

Belmont County Courts & County Offices

Jefferson County Courthouse renovations & Annex demo

Harrison County Courthouse renovations

Cabela's Eastern Distribution Center

Lincoln National Bank Building renovations / preservation

Cameron American Legion renovations

City of Steubenville - multiple projects

West Virginia Army National Guard - AASF#1 HVAC renovations

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

Hancock County Schools - multiple projects County-Wide

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

Ohio County Schools - multiple projects County-Wide

# Wheeling Park High School

## Wheeling, West Virginia

### Owner

Ohio County Schools

### Size

310,000 SF approx.

### Construction Cost

\$22 million

### Project Architects-Engineers

McKinley Architecture and Engineering

Our relationship with Ohio County Schools has been **on-going since the 1980s**, and totaling over **\$100 million in projects**. For the May 8, 2018 election, McKinley completed Pre-Bond Services that lead to the successful bond passage by 62%. The bond will provide improvements to **all the facilities within Ohio County Schools**, including 13 school renovations (**18 total projects**). The bond total was for \$42.2 million and when combined with funding from the School Building Authority and through an energy-saving improvements program funding total is over \$75 million. The long list of construction projects is almost complete. Most of the schools received classroom renovations/additions, **restroom renovations**, ADA improvements, code compliance, safety and security upgrades, and much more.

Many of the improvements are set for **Wheeling Park High School**, a 310,000 SF building, originally constructed in 1975. The school will see about **\$22 million in upgrades** as a result of the bond's passage. McKinley was hired to address some of the county's concerns at the school focused around student **security** and building utilization, as well as **updating some areas of the original building**. The additions and renovations project will take place over 2 years, with a **fully occupied and functional student body**.

There were several **restroom and locker room renovations throughout the school**. They had oversized and under-utilized PE locker rooms, large and rarely used shower areas, no Officials rooms, etc. **Therefore, we redesigned the PE locker areas with better sight lines, updated the shower areas to create separate showers and updated toilets, created 2 Officials rooms, dedicated Team rooms, etc.**



BEFORE

AFTER



Ohio County Schools

# Madison Elementary School

## Wheeling, West Virginia

### Owner

Ohio County Schools

### Size

74,820 SF approx.

### Construction Cost

\$4.6 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Contractor

Climatech, Inc.

For another Ohio County Schools project, we designed a **\$4.6 million, 2-phased renovation to Madison Elementary School**. The **74,820 SF** school was built in 1916. The building is now a Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places, so our design had to respect the State Historic Preservation Office standards.

**The original phase of renovations and upgrades included HVAC, electrical and power distribution, plumbing, fire safety, new doors and frames, new pipe chases, brick and concrete masonry infill which matched the existing, new balcony railings in the auditorium/gymnasium, new classroom bookcases, lounge casework, kitchenette, cabinetry, new ceilings, acoustics, lighting, and painting among others.** The HVAC replacement was a major goal of the project; the new **energy efficient** system included relocating the Boiler Room to the main level, to bring it out of the flood plain.

Furthermore, **the original design and construction came in just under budget, and we had available contingency and the project had minimal change orders; therefore, we were able to apply funds to other needs and the second phase.** We worked with the client and contractor, and quickly designed **basement restroom renovations** which included **ADA compliance, toilet partitions, drainage, epoxy & ceramic floors, lighting, and more.** The ceiling grid was chosen not only for aesthetics, but to also permit accessibility to the ductwork. **Our coordination and quick design led to an easy construction transition to this phase.**

**Both phases of renovations and restorations were completed while school was in session. The entire project involved close coordination with the State Fire Marshal.**



**BEFORE and AFTER**

**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Union Educational Complex

## Mt. Storm, West Virginia

### Owner

Grant County Schools

### Construction Cost

\$1.6 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractors

Harbel Construction (Phase I)

G & G Builders, Inc. (Phase II)

The 65,673 SF Union Educational Complex is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12). This \$1.6 million **renovation and addition** project involved 2 Phases of work. This included **3,500 SF locker room/shower/restrooms renovations, 300 SF of additional renovated restrooms**, a new ADA entry, **furnishings and finishes, plumbing, water barrier application, drainage, lighting, electrical, HVAC**, a new building skin/facade, new doors and windows, school-wide fire alarm protection system, new interior ADA ramps, gymnasium floor replacement and painting, and more. Overall building improvements combine **design flexibility and high performance**, which involves **form, function, and security features**. For example, the windows are energy efficient and allow natural daylight to enter, but at the same time also obstructs exterior vision (looking in).

There was **3,500 SF of locker rooms/shower/restrooms renovations**. These areas included **boys/girls showers (6 each, including 1 roll-in handicap shower with folding corner shower seats), wood repairs, systems upgrades, walls and ceilings painting, floors and ceiling tiles, ADA compliance, boys toilet (2 urinals & 1 ADA stall), girls toilet (3 stalls, 1 is ADA accessible), boys office toilet, girls office toilet, toilet partitions and accessories, vanities, 200 lockers, benches, shelving, and more.**



BEFORE



AFTER

(left shower is ADA roll-in)



# Additional Restroom Projects

**Grave Creek Mound Museum / Archeology Complex  
Before & After**



# Additional Restroom Projects

**Central Elementary  
Before & After**



# Additional Restroom Projects

**Willow Glen  
Before & After  
(Historic Preservation - Plumbing Restoration)**



**McNinch Elementary  
Before & After**



# Additional Restroom Projects

Bishop's Residence renovation



# Additional Restroom Projects



**Huntington CC renovation**



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



**WVSP Detachment renovation**



# Additional Restroom Projects

**Brookview Elementary renovation**



**Madison Elementary renovation**



# Additional Restroom Projects

Williamstown High Before...



...and After



# Additional Restroom Projects

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



**Hilltop Elementary (LEED Certified)**





# References

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

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

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

Mr. Randall Reid-Smith  
Commissioner  
WV Division of Culture & History  
1900 Kanawha Boulevard, East  
Charleston, WV 25305  
304 / 558-0220



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

**State of West Virginia  
 Centralized Expression of Interest**

<b>Proc Folder:</b> 1126908			<b>Reason for Modification:</b>
<b>Doc Description:</b> Brushfork Armory Restroom Renovations EOI			
<b>Proc Type:</b> Central Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2022-11-18	2022-12-08 13:30	CEOI 0603 ADJ2300000002	1


**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:** \*000000206862  
**Vendor Name :** McKinley Architecture and Engineering  
**Address :**  
**Street :** 129 Summers Street - Suite 201  
**City :** Charleston  
**State :** West Virginia **Country :** USA **Zip :** 25301  
**Principal Contact :** Ernest Dellatorre  
**Vendor Contact Phone:** (304) 340-4267 **Extension:** 115

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

Vendor Signature X  **FEIN#** 55-0696478 **DATE** 2 December 2022

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

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

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

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

(Phone Number) / (Fax Number) (304) 233-0140 x115 | (304) 233-4613

(Email address) edellatorre@mckinleydelivers.com

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

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

McKinley Architecture and Engineering

(Company)

  
(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development 2 December 2022

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

(304) 233-0140 x115 | (304) 233-4613

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)

Per your request on the "GENERAL TERMS AND CONDITIONS," Part 8 "INSURANCE", on the following pages you will see copies of our various Insurance Coverages:



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/27/2022

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 have ADDITIONAL INSURED provisions or 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).

<b>PRODUCER</b> Paull Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123	<b>CONTACT NAME:</b> Amy Stover <b>PHONE (A/C, No, Ext):</b> (304)233-3303 <b>E-MAIL ADDRESS:</b> astover@paullassociates.com	<b>FAX (A/C, No):</b> (304)233-3333
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	<b>INSURER A:</b> CINCINNATI INS CO	<b>NAIC #</b> 10677
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **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.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WGR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000
A	<input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	EPP 0146335	06/15/2022	06/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED:                      RETENTION \$	X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE                      OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURE AND ENGINEERING LLC, MCKINLEY ARCHITECTURAL SERVICES INC, WILLOW GLEN CAPITAL, FORT HENRY LLC, MCKINLEY ENGINEERING CO.; CERTIFICATE ISSUED AS PROOF OF INSURANCE.

<b>CERTIFICATE HOLDER</b>  Specimen	<b>CANCELLATION</b> AI 005479  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 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/10/2022

**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 have ADDITIONAL INSURED provisions or 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).**

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>CONTACT NAME:</b> Steven Galica</td> </tr> <tr> <td><b>PHONE (A/C No, Ext):</b> 216-306-0047</td> <td><b>FAX (A/C, No):</b> 216-839-2815</td> </tr> <tr> <td colspan="2"><b>E-MAIL ADDRESS:</b> sgalica@oswaldcompanies.com</td> </tr> <tr> <td style="text-align: center;"><b>INSURER(S) AFFORDING COVERAGE</b></td> <td style="text-align: center;"><b>NAIC #</b></td> </tr> <tr> <td>INSURER A : Continental Insurance Company</td> <td style="text-align: center;">35289</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	<b>CONTACT NAME:</b> Steven Galica		<b>PHONE (A/C No, Ext):</b> 216-306-0047	<b>FAX (A/C, No):</b> 216-839-2815	<b>E-MAIL ADDRESS:</b> sgalica@oswaldcompanies.com		<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>	INSURER A : Continental Insurance Company	35289	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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<b>INSURED</b> McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	MCKIN-1																				

**COVERAGES**

**CERTIFICATE NUMBER: 1407727865**

**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.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$								
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED   RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$								
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PER STATUTE</th> <th style="width: 50%;">OTHER</th> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	PER STATUTE	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
PER STATUTE	OTHER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
A	Professional Liability Claims Made Retro Date: 9/10/1981	N   Y	AEH581893924	10/10/2022	10/10/2023	Each Claim Aggregate Deductible \$1,000,000 \$2,000,000 \$25,000								

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

**CERTIFICATE HOLDER**

Specimen

**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

*Steven Galica*

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ACORD 25 (2016/03)

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