



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at *wvOASIS.gov*. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at *WVPurchasing.gov* with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header 1

List View

### General Information

Contact

Default Values

Discount

Document Information

Clarification Request

Procurement Folder: 1442555

Procurement Type: Central Contract - Fixed Amt

Vendor ID: 000000217868 

Legal Name: SCHEESER BUCKLEY MAYFIELD LLC

Alias/DBA:

Total Bid: \$0.00

Response Date: 07/01/2024 

Response Time: 12:42

Responded By User ID: dmdarrow 

First Name: Laurie

Last Name: Harbert

Email: lharbert@sbmce.com

Phone: 3305262729

SO Doc Code: CEOI

SO Dept: 0211

SO Doc ID: GSD2400000009

Published Date: 6/13/24

Close Date: 7/2/24

Close Time: 13:30

Status: Closed

Solicitation Description: Building 1 Hydronic Boilers Upgrades Project

Total of Header Attachments: 1

Total of All Attachments: 1



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

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 1442555  
**Solicitation Description:** Building 1 Hydronic Boilers Upgrades Project  
**Proc Type:** Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2024-07-02 13:30	SR 0211 ESR07012400000000018	1

**VENDOR**  
 000000217868  
 SCHEESER BUCKLEY MAYFIELD LLC

**Solicitation Number:** CEOI 0211 GSD2400000009  
**Total Bid:** 0  
**Response Date:** 2024-07-01  
**Response Time:** 12:42:16  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 Melissa Pettrey  
 (304) 558-0094  
 melissa.k.pettrey@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Architectural engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:**

**Extended Description:**

Building 1 Hydronic Boilers Upgrades Project



1540 Corporate Woods Parkway  
Uniontown, OH 44685  
330-526-2700

# **ScheeSeser Buckley Mayfield**

## **Consulting Engineers**

**West Virginia State Capitol**

**Building 1 Hydronic Boilers Upgrades Project**

**CEOI 0211 GSD2400000009**

**June 28, 2024**

Mechanical | Electrical | Site Civil | Technology Systems

Fire Protection | Forensic | Commissioning



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Simply better.



June 26, 2024

Melissa Pettrey  
Department of Administration  
Purchasing Division  
2019 Street East  
Charleston, WV 25305

RE: CEOI 0211 GSD240000009

Dear Melissa:

Thank you for considering Scheeser Buckley Mayfield for professional engineering services for the Building 1 Hydronic Boilers Upgrades Project at the West Virginia State Capitol. We are happy for the opportunity to provide you with our firm's qualifications for this project.

At Scheeser Buckley Mayfield, we are committed to providing quality and reliable services. After Ohio, West Virginia is where the second largest number of our projects take place. We are well-versed in WV's economy, culture, and best practices. We have relationships with general, mechanical, and electrical contractors in your area. Some examples of our recent WV projects are the State Capitol Lighting, the Putnam County Sheriff's Department, and the Upshur County Courthouse Annex. Our team partner, McKinley Architecture and Engineering, is a full-service firm that has been assessing and designing historic preservation and restoration projects since 1981. Historic Preservation is a passion for their firm. They are very familiar with the Secretary of Interior (NPS) Standards and have completed well over 150 historic projects.

SBM has been in business for over 65 years. We attribute our success to providing top quality performance. We are known for working to understand the client's needs and desires, and for our commitment to highly responsive communication. We know that our SBM team can provide the engineering services needed and believe that this submission will demonstrate that we excel in this area. SBM has experience in providing similar design services to government, educational, and commercial facilities.

We believe that we would be the ideal firm for this project due to our previous experience in the WV Capitol and with other historic buildings, and our problem-solving abilities, attention to detail, and dedication to our clients. If you have any additional questions or concerns, please do not hesitate to contact me.

Very truly yours,

Scheeser Buckley Mayfield LLC

A handwritten signature in black ink, appearing to read 'Chris Schoonover', written in a cursive style.

Chris Schoonover, PE, LEED AP, BCxP  
President

Direct: 330-526-2709  
Mobile: 330-472-6601  
Fax: 330-896-9180  
Email: cschoonover@sbmce.com



# Documents

Simply better.



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

State of West Virginia  
 Centralized Expression of Interest  
 Architect/Engr

<b>Proc Folder:</b> 1442555			<b>Reason for Modification:</b>
<b>Doc Description:</b> Building 1 Hydronic Boilers Upgrades Project			
<b>Proc Type:</b> Central Contract - Fixed Amt			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2024-06-13	2024-07-02 13:30	CEOI 0211 GSD2400000009	1

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:**  
**Vendor Name :** Scheeser Buckley Mayfield, LLC  
**Address :** 1540 Corporate Woods Parkway  
**Street :**  
**City :** Uniontown  
**State :** Ohio **Country :** USA **Zip :** 44685  
**Principal Contact :** Chris Schoonover - President  
**Vendor Contact Phone:** 330-526-2709 **Extension:**

**FOR INFORMATION CONTACT THE BUYER**

Melissa Pettrey  
 (304) 558-0094  
 melissa.k.pettrey@wv.gov

**Vendor Signature X**

**FEIN#** 593826993

**DATE** June 26, 2024

**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.

Chris Schoonover, PE - President

(Name, Title)

Chris Schoonover, PE - President

(Printed Name and Title)

1540 Corporate Woods Parkway, Uniontown, OH 44685

(Address)

330-526-2709 / 330-896-9180

(Phone Number) / (Fax Number)

cschoonover@sbmce.com

(Email address)

**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 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..

Scheeser Buckley Mayfield

(Company)



President

(Authorized Signature) (Representative Name, Title)

Chris Schoonover, PE - President

June 26, 2024

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

June 26, 2024

(Date)

330-526-2709 / 330-896-9180

(Phone Number) (Fax Number)

cschoonover@sbmce.com

(Email Address)



ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:

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

- |   |  |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> 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.

Scheeser Buckley Mayfield

\_\_\_\_\_  
Company



\_\_\_\_\_  
Authorized Signature

June 28, 2024

\_\_\_\_\_  
Date

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/26/2024

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).

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	<b>CONTACT NAME:</b> Lauren Haney <b>PHONE (A/C No. Ext):</b> 216-487-3169 <b>FAX (A/C, No):</b> 216-839-2815 <b>E-MAIL ADDRESS:</b> lhaney@oswaldcompanies.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Scheeser Buckley Mayfield LLC 1540 Corporate Woods Pkwy Uniontown OH 44685-8730	SCHEE-2	<b>INSURER A :</b> Travelers Indemnity Of Connecticut <b>INSURER B :</b> Travelers Indemnity Company <b>INSURER C :</b> Travelers Property Casualty Company Of America <b>INSURER D :</b> XL Specialty Insurance Co. <b>INSURER E :</b> <b>INSURER F :</b>
		NAIC #
		25682
		25658
		25674
		37885

**COVERAGES**

CERTIFICATE NUMBER: 1375536362

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> All Primary & <input checked="" type="checkbox"/> Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	Y	680-5H412997-23-47	12/15/2023	12/15/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> All Primary <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	BA-2R376956-23-47-G	12/15/2023	12/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	CUP-3235797A-23-47	12/15/2023	12/15/2024	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 Excludes Professional \$
A	<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	N/A	UB-8J588826-23-47-G	12/15/2023	12/15/2024	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER OH Stop Gap E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability Claims Made Retro Date:01/01/1958	N	Y	DPR5021872	12/15/2023	12/15/2024	Each Claim \$5,000,000 Aggregate \$5,000,000 Pollution & Envir. Liab. Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

**CERTIFICATE HOLDER****CANCELLATION**

State of West Virginia Department of Administration General Services Division 103 Michigan Avenue Charleston WV 25305	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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## Firm Profiles

Simply better.

Since 1959, Scheeser Buckley Mayfield has been a well-respected regional engineering firm serving Ohio and surrounding states. SBM provides cost-effective and innovative designs, working closely with our clients to fully understand their needs. Our goal is to enhance people's lives through effective engineering.

## What are we known for?

SBM is known for repeat clients, solving problems, and producing designs with the future in mind. We build relationships and systems that last.

We pride ourselves on communication and responsiveness – talking things through and getting answers. We pay attention to the details along the way. We solve problems before they become problems. We really listen to our clients. Why? To provide designs that are simply better.

We give our clients choices. We work within budget, so there are no surprises. Your project becomes our project. Your passion becomes our passion. And, yes, your problems become our problems. But, we actually like that. Because we are excellent at solving problems.

### DESIGN SERVICES

Mechanical • Electrical • Site Civil • Technology

### SPECIALTY SERVICES

Fire Protection • Forensic • Commissioning

### CORE MARKETS

Health Care	Government	Commercial
Higher Education	Corrections	Religious
K-12	Central Plants	Industrial



WV Capitol Building 1 Hydronic Boilers Upgrades  
Scheeser Buckley Mayfield P. 9

# SBM enhances lives through effective engineering.



**PASSIONATE  
PEOPLE**



**COLLABORATIVE  
COMMUNICATION**



**PRODUCTIVE  
PROBLEM  
SOLVING**



**EXCEPTIONAL  
ENGINEERING**

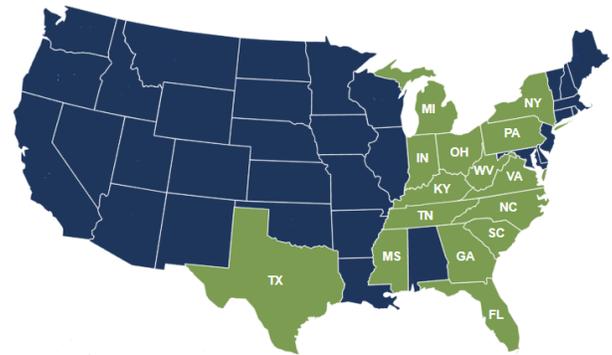
At SBM, our greatest asset is our staff.

Our employees are passionate about what they do. Our firm is small enough to offer individualized attention to each client, yet large enough to successfully complete complex, large-scale projects.

Our production departments consist of mechanical, electrical, site civil and technology engineering teams, complemented by a knowledgeable drafting department and conscientious support staff. Our principals are hands-on, mentoring our less-experienced engineers and providing a wealth of information to our clients. Each of our projects includes principal involvement throughout design and construction. They enjoy rolling up their sleeves and working directly with owners, architects, and contractors to develop solutions.

SBM's engineers truly care about what they do. They share the mindset of fully understanding the 'why' behind a building before determining the 'how' to make its systems work. Because understanding the 'why' results in a better design, a better system, and a better facility.

When we work with you, our team becomes your team. We're pretty impressed with them. We know you will be, too.



SBM has professional engineers registered in 15 states.

## Scheeser Buckley Mayfield

Yes, we know it is a lot to say. But, those names have meaning, especially to those who know and admire the men behind them. Walt Scheeser and Ned Buckley formed a partnership for mechanical engineering over six decades ago – back when tools of the trade included T-squares and slide rules. After determining the need for an electrical engineering department, Rex Mayfield's company merged with them in 1987 to form Scheeser Buckley Mayfield.

SBM's founders stressed integrity, hard work, and building relationships. These ethics have sustained us and made us successful. We know they will continue to do so for the next 60 years and beyond.



# Historic Preservation



1540 Corporate Woods Pkwy  
Uniontown, OH 44685

330-526-2700  
sbmce.com

Preserving historic and culturally significant buildings is both an art and a science. The property's age, significance, and structural stability must be considered. Additional rules and standards need to be met to comply with preservation agencies. For these projects, Scheeser Buckley Mayfield keeps historical integrity in mind while designing for modern practicality.

SBM has decades of experience in replacing and updating engineering systems in historical buildings. We are adept at solving the challenges of limited space and unyielding building materials. SBM supports the environmental stewardship brought about by the conservation of heritage buildings, as well as the idea of preserving inspirational links to our past.

## ► Experience

Select SBM historical preservation projects and clients include:

### Educational

Douglass High School, Huntington, WV

\* Fernway Elementary School, Shaker Heights, OH

Kent State University Taylor Hall Rehabilitation, Kent, OH

Kent State University Stewart Hall Renovation, Kent, OH

Ritchie Elementary School, Wheeling, WV

The University of Akron Quaker Square, Akron, OH

The University of Akron Polsky Building, Akron, OH

### Libraries / Museums / Theaters

Case Western Reserve University Eldred Theater Hall, Cleveland, OH

Kanawha County Public Library, Charleston, WV

National First Ladies' Library, Canton, OH

Palace Theatre, Canton, OH

### Religious

\* Christ Presbyterian Church Spirit and Space Rehab, Canton, OH

Federated Church, Chagrin Falls, OH

St. Peter's Episcopal Church, Lakewood, OH

## ► Summary

Not only does SBM have experience with the preservation of historical buildings, but we also understand the importance of restoring these structures. In short, we care about preserving architecture for future generations. If this philosophy [along with our excellent design experience, of course] seems like a good fit for your next historical renovation project, please get in touch with us.

"When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them."

-Richard Moe

*National Trust for Historic Preservation*

### Commercial

First Merit Tower, Akron, OH

Lima Trust, Lima, OH

### Government

Cabarrus County Courthouse, Concord, NC

Jackson County Courthouse, Ripley, WV

Marshall County Courthouse, Moundsville, WV

Metzenbaum Federal Building, Cleveland, OH

Sandusky County Courthouse, Fremont, OH

Stark County Courthouse, Canton, OH

Union County Courthouse, Marysville, OH

West Virginia State Capitol, Charleston, WV

Wetzel County Courthouse, New Martinsville, OH

\* Indicates award winning project

## SBM Select Boiler Projects List

Alliance Hospital Boiler Plant Revisions  
Ameritech Walbridge Boiler Addition  
Aultman North Steam Boiler Replacement  
Barberton City Schools Portage Elementary Boiler  
Barberton Citizens Hospital Boiler Plant  
Bluffton University Science Building  
CCMH Boiler Replacement  
Chillicothe Correctional Institution Boiler Plant Replacement  
Children's Hospital Medical Center Boiler Plant  
City of Akron Water Department Boiler Replace Cuyahoga Falls High School Boiler  
Cleveland Clinic Akron General Fairlawn Boiler Replacement  
Dominion East Ohio Boiler Replacements at Ashtabula/Eastwood/North Canton/ Perry Yard  
Fairless High School Boiler Replacement  
First Energy Warren Boiler Revisions  
Green Intermediate School Boiler Replacement  
Huttonsville Boiler Plant  
Jackson Schools Bus garage Boiler Replacement  
Jackson Amherst Elementary School Boiler Replacement  
K Company/Detroit Diesel Boiler Renovation  
Kaiser Permanente MLK Boiler Replacement  
King's Daughters Medical Center Boiler Replacement  
King's Daughters Medical Center Power Plant Expansion  
Lake Cable Elementary School Boiler Replacement  
Massillon Longfellow Jr. High Boiler Replacement  
Heartland Behavioral Healthcare – Boiler System Installation  
Marshall University Holderby Hall Boiler Replace  
North Canton Public Library Boiler Replace  
NEOUCOMP Boiler Plant Expansion  
Ohio State University Dodd Hall Steam Boiler  
Portage Country Club Boiler  
R.G. Drage Tech Center Boiler Replacement  
St. Mary's Hospital Boiler Plant  
St. Joseph Hospital Boiler Addition  
St. Joseph Warren Hospital Surgery Center Boiler Replacement  
St. Luke's Hospital Boiler Replacement  
St. Luke's Hospital Boiler Addition  
Stark County E.S.C. Boiler Replacement  
Summa/Akron City Hospital Boiler Replacement  
Summa/St. Thomas Medical Center Boiler Plant Exhaust  
Summa/St. Thomas Medical Center Siemens Energy Conservation  
Summer Garden Food Manufacturing Boiler Addition  
Tallmadge Schools Overdale Boiler Repairs  
Trumbull Metropolitan Housing Authority HVAC Upgrades  
WV State University Boiler & Chiller Replacement  
WV State University Hill Hall Steam Boiler  
Woodside Receiving Hospital Boiler Plant Revisions

## History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of over 55 employees offering comprehensive professional services in Project Management, Architecture, Mechanical-Electrical-Plumbing Engineering, Interior Design, Historic Preservation, and Construction Contract Administration. We have a broad range of skill and experience for projects involving governmental, historic preservation, commercial, sustainable and energy efficiency, judicial, industrial, and PK-12 schools markets.

McKinley has made the 2020, 2021, 2022, and 2023 Inc. 5000 lists of the nation's fastest-growing private companies. We qualified for PSMJ's 2022 and 2023 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation, and PSMJ's 2023 A/E/C Employer of Choice Award. We also made the Building Design + Construction's 2023 Giants 400 Report as a Top A/E Firm.



## Services

Project Management  
Architecture  
Engineering  
Arch./Eng. Design  
Historic Preservation  
Interior Design  
Sustainable Design  
Sports & Entertainment Design  
Learning Environment Planning  
Educational Facility Planning  
Construction Administration

## Associations

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

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



## Offices

### Charleston

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

### Martinsburg

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

### Wheeling

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

### Wexford

5000 Stonewood Drive  
Suite 220  
Wexford, PA 15090  
(724) 719-6975

## Contact

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

Kurt A. Scheer, PE, LEED AP  
Senior Mechanical Engineer  
kscheer@mckinleydelivers.com  
(724) 759-7903



## Historic Preservation

**Historic Preservation is a passion for our firm.** Having an “in-house” staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)!**

We have completed well over **150 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. Several projects included **HVAC upgrades**. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior’s Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

One McKinley employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was recognized by the recognized by the West Virginia Archives and History Commission as a “History Hero.”



### A few examples:

Artisan Center (List Building)  
Brock Reed & Wade Building  
Capitol Theatre  
Catholic Heritage Center  
Chalfonte Hotel  
Charleston Enterprise Center  
Dad’s Sweet Tooth  
Dr. Morano; Warwick China  
Edemar (Stifel Fine Arts Center)  
Egerter Building  
Federal Building  
Hampshire County Courthouse  
Harry C. and Jessie F. Franzheim House  
John McLure House  
Klos Towers  
Larkin Apartments  
The Linsly School  
Madison Elementary School  
Main Post Office Building  
Maxwell Centre  
McLaughlin Building  
Mount De Chantal Academy  
Mount Saint Joseph Convent  
Ohio County Public Library Building  
Old Governors Mansion  
Orrick Global Operations Center  
OVMC Nurses Residence Hall  
Parkersburg High School  
Phillips Gardill Building  
Popodican; Shepherd College  
Professional Building  
Rectory, Diocese of Wheeling-Charleston  
St. James Church  
St. Matthew’s Church  
Stone & Thomas Building  
US Postal Service (multiple facilities)  
Wagner Building  
West Liberty State College  
West Virginia Capitol Complex  
West Virginia Independence Hall  
Wheeling Suspension Bridge  
Willow Glen  
WVNCC - B. & O. Building  
WVNCC - Hazel Atlas Building  
WVU - Colson Hall  
WVU - Stewart Hall  
WVU - Woodburn Hall  
304 South Front Street  
400 South Front Street  
402 South Front Street

## HVAC / Boiler Replacements

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit a partial assortment of HVAC system and/or boiler replacement projects (including several projects listed on the National Register or Historic Places):

Barnesville School District	Linsly School - multiple projects
Bayer Heritage Federal Credit Union	Marshall County Court
Bennett Square	Marshall County Schools - multiple projects
Boone County Schools - multiple projects	Martins Ferry Stadium
Braxton County Schools - multiple projects	McDowell County Schools - Mount View
Braxton County Senior Center	McKinley Carter Wealth Services renovations
Brooke County Schools - multiple projects	Mt. Calvary Chapel
Capitol Theatre	Oglebay - Glassworks
Cardinal Health - multiple projects	Ohio County Schools - multiple projects
Carenbauer Wholesale Corporation	Orrick's Global Operations Center
Charleston Enterprise Center	Panhandle Cleaning & Restoration
Clay County Schools Middle School	PRT Technical Center renovation
Coldwater Creek Distribution Centers	Raleigh County Emergency Services Authority
Community Action Southwest Senior Center	Ritchie County Schools - MS/HS
Community Trust Bank - multiple projects	Sisters of St. Josephs Convent
Convenient Food Mart	Southern WV Community & Technical Center
Cornerstone Group - Highlands Office	St. Matthews Church Parish Hall
Coronet Foods - multiple projects	Steubenville MLK Recreation Center
Diocese of Wheeling/Charleston Rectory	Summers County Schools - Summers Middle
Dr. Chapman DDS Office Building	The Towers Building in Steubenville
Dr. Ganzer Medical Office Building	Tyler County Schools - multiple projects
First Choice America Federal Credit Union	Union Bank Sistersville Branch
First National Bank Williamson	USPS - multiple projects
Franciscan Multi-Tenant Building	Wagner Building
Franciscan Office Building	WV Department of Health and Human Resources
Fresh-Twist	WV Department of Highways
Glenville State College - RF Kidd Library	West Virginia Independence Hall
Grant County Schools - multiple projects	West Virginia Northern Community College
Grave Creek Mound Museum	WV State Police - multiple projects
Hampshire County Courthouse	West Virginia University - multiple projects
Hancock County Schools - multiple projects	Wetzel County Schools - multiple projects
Hope VI Units	Wood County Schools - multiple projects
Jefferson County Justice Center	(and much more)



## Org Chart & Resumes

Simply better.



West Virginia Department  
of Administration



**Project Leadership**  
Scheeser Buckley Mayfield

**Chris Schoonover, PE, LEED AP, BCxP**  
Senior Management Lead - Mechanical

**James Eckman, PE, LEED AP, CBCP**  
Project Management Lead - Electrical



**Mechanical Engineers**  
Scheeser Buckley Mayfield

**Sam Pavlik, PE**  
Project Design Lead - Mechanical

**Vincent Feidler, PE, LEED AP**  
Construction Administrator / Field Agent

**Support Staff**



**Electrical Engineers**  
Scheeser Buckley Mayfield

**Caleb Kuzman, PE**  
Project Design Lead - Electrical

**Marlon Hathaway, PE, LEED AP, RCDD**  
Construction Administrator / Field Agent

**Support Staff**



**McKinley Architects and Engineering**  
Architect / Historic Preservation

**Christina Schessler, AIA, LEED AP BD+C**  
Lead Architect – Historical Preservationist

**Thomas Worledge, AIA, LEED AP BD+C**  
Project Architect

**Kurt Scheer, PE, LEED AP**  
Historical Mechanical Engineer

**Heath Fain**  
Construction Administrator

**Support Staff**



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☏ 330-472-6601  
✉ [cschoonover@sbmce.com](mailto:cschoonover@sbmce.com)

**EDUCATION:**

The Pennsylvania State University – BSAE/1993  
Architectural Engineering

**CREDENTIALS:**

LEED Accredited Design Professional

Building Commissioning Professional (BCxP)

Registered Professional Engineer (Mechanical) in Ohio, Michigan, West Virginia, North Carolina, Pennsylvania, Indiana, Texas, Kentucky and Tennessee

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## Chris Schoonover, PE

### LEED AP, BCxP

### *President – Mechanical Engineer*

Chris joined Scheeser Buckley Mayfield in 1993, became a principal in 2006 and became president of the firm in 2019. He has extensive experience in all aspects of the design of mechanical systems. He has served as principal-in-charge, project manager and lead mechanical engineer on a wide variety of projects, primarily for health care facilities and universities.

Chris has experience with numerous project delivery methods including design-build, CM at Risk and performance contracting. He has also learned and implemented contracting rules for a variety of different facilities. These requirements have resulted in successful construction and operation of complex engineering designs.

Chris has continued Scheeser Buckley Mayfield’s tradition of forging long-term relationships with clients. He enjoys designing a large variety of projects. From small, single-room modifications to brand new multimillion dollar buildings, Chris knows that Scheeser Buckley Mayfield’s success is defined by the quality of our projects. When he is not assisting with project designs, he is often engaged in commissioning or investigative assignments, helping make sure systems operate as desired.

When designing historical preservation projects, the SBM team works with the architect to understand what impacts the systems design may have on maintaining the historical aspects of the building. An early understanding of these project goals is important in determining the types of systems to design. This also helps to identify challenges that will need to be coordinated with the entire project team. Chris feels that the end results are gratifying when new technologies are successfully merged into vintage structures, extending their useful life and improving occupant experiences.

**SELECT WORK EXPERIENCE:**

- Christ Presbyterian Church, Canton, OH
- Lima Trust, Lima, OH
- Fernway Elementary School, Shaker Heights, OH
- The University of Akron Quaker Square, Akron, OH
- Federated Church, Chagrin Falls, OH
- St. Peter’s Episcopal Church, Lakewood, OH
- Ritchie Elementary School, Wheeling, WV
- Metzenbaum Federal Building, Cleveland, OH



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✉ jeckman@sbmce.com

**EDUCATION:**

The University of Akron —  
BSEE/1984  
Electrical Engineering

**CREDENTIALS:**

LEED Accredited Design  
Professional

Certified Building  
Commissioning Professional  
(CBCP)

Registered Professional  
Engineer (Electrical) in  
Ohio, West Virginia, Indiana,  
Pennsylvania and  
North Carolina

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## James E. Eckman, PE

### LEED AP, CBCP

#### *Senior Associate — Electrical Engineer*

James began his career as a consulting engineer by accepting a position as junior engineer with Kucheman, Peters and Tschantz, Inc. in Akron, Ohio. In 1987, he gained additional experience in the construction industry as an engineer/estimator for Thompson Electric, Inc. in Munroe Falls, Ohio. James accepted a senior engineer position with Scheeser Buckley Mayfield in 1989. He was promoted to the position of associate in 1990, then became a principal in the firm in 1991, vice president of electrical engineering in 1992, president in 2003, vice president of operations in 2019 and senior associate in 2020.

At Scheeser Buckley Mayfield, James has been actively engaged in the electrical design and project management of hundreds of health care, secondary and higher education, institutional and commercial projects. These projects include new construction, additions and renovations. His experience as both a contractor and consultant provide valuable insight into the design and construction process.

James feels that engineers have many opportunities to design building systems for new construction and renovations. Common challenges include coordinating with other disciplines and meeting the project budget and schedule. There are additional challenges associated with historic restoration projects, such as integrating new building systems without compromising the historic nature, the architecture, or the intent of the original design. The process can take additional time and effort but needs to be done conscientiously to preserve these extremely valuable pieces of history.

**SELECT WORK EXPERIENCE:**

- Christ Presbyterian Church, Canton, OH
- Fernway Elementary School, Shaker Heights, OH
- Metzenbaum Federal Building, Cleveland, OH
- The University of Akron Quaker Square, Akron, OH
- West Virginia State Capital, Charleston, WV
- Jackson County Courthouse, Ripley, WV
- Union County Courthouse, Marysville, OH
- Kanawha County Public Library, Charleston, WV



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**EDUCATION:**

The University of Akron —  
BSME/2012  
Mechanical Engineering

**CREDENTIALS:**

Registered Professional  
Engineer (Mechanical) in Ohio

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## Sam Pavlik, PE

### *Principal — Mechanical Engineer*

Following graduation, Sam accepted a position as a construction project manager at a mechanical contractor in Akron, Ohio. In that capacity, Sam managed various mechanical construction projects. He gained experience working with other contractors, engineers, and vendors, as well as managing crews on project sites. During this time, Sam also had to check mechanical design, accomplish complete mechanical coordination with other trades, purchase equipment, and estimate change orders.

Sam joined Scheeser Buckley Mayfield in July of 2013. Since then, he has worked on the design of HVAC, plumbing and fire protection systems for various projects. He has worked on a number of university renovation and addition projects, several large budget projects, and numerous field assessments for facilities to help develop budgets and planning for capital improvements. He has experience with fast-paced deadlines, working with multiple contractors and branded vendors, and working on delivery methods that include design-build, construction manager, and general contracting. This experience has led Sam to perform the expanded role of Lead A/E on a number of projects. Sam has also been a member of the board of governors for American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) since 2014.

**SELECT WORK EXPERIENCE:**

- Christ Presbyterian Church, Canton, OH
- Lima Trust, Lima, OH
- Fernway Elementary School, Shaker Heights, OH
- The University of Akron Quaker Square, Akron, OH
- The University of Akron Polsky Building, Akron, OH



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✉ vfeidler@sbmce.com

**EDUCATION:**

The Pennsylvania State University – BSAE/1996  
Architectural Engineering

**CREDENTIALS:**

LEED Accredited Design Professional

Registered Professional Engineer (Mechanical) in Ohio, West Virginia, Kentucky, Michigan, Pennsylvania, Tennessee and Mississippi

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## Vincent J. Feidler, PE

### LEED AP

### *Principal – Mechanical Engineer*

Vince has served as lead mechanical engineer on a wide variety of projects, throughout West Virginia, Kentucky, Ohio and Pennsylvania. He has extensive experience in all aspects of the design of mechanical systems for buildings, including advanced HVAC, plumbing and fire protection systems. He also acts as the project manager for his projects within the office, coordinating the design team’s efforts to ensure a quality project, with emphasis on design deadlines and construction budgets.

Vince has designed systems for projects varying in nature from small renovations and equipment replacement to major remodeling projects involving multiple building additions to freestanding structures. Scheeser Buckley Mayfield’s success has been defined by the quality of its projects. Vince’s attention to detail and extensive building system knowledge further ensures the high quality SBM strives for.

Vince approaches each project, regardless of size, with attention to detail. Having extensive knowledge of all facets of building planning, design and construction has proven invaluable throughout his career. Vince firmly believes the successful design and construction of any project lies in the ability to understand how a building needs to function as a whole.

**SELECT WORK EXPERIENCE:**

- Union County Courthouse, Marysville, OH
- Wayne County Courthouse, Wayne, WV
- Pruntytown Warden’s Office, Grafton, WV
- Ariel Theatre, Gallipolis, OH
- Marshall University, Huntington, WV
- Our Lady of Bellefonte Hospital, Ashland, KY



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✉ ckuzman@sbmce.com

**EDUCATION:**

The University of Akron —  
BSEE/2010  
Electrical Engineering

**CREDENTIALS:**

Registered Professional  
Engineer (Electrical) in Ohio

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## Caleb Kuzman, PE

### *Electrical Engineer*

Caleb began employment at Scheeser Buckley Mayfield in February of 2011. He is involved in all aspects of electrical design, including lighting, lighting control systems, branch circuiting, power distribution, power system studies and fire alarm systems. He also assists in estimating, site visits, client meetings and communication.

Since joining the firm, Caleb has been involved in multiple projects for educational, office, judicial and health care facilities. He has worked on numerous large-scale office and commercial projects. He also has worked on many educational projects, from grade school facilities to university buildings.

Caleb believes that historic structures are an integral part of local communities. They provide a vital link to the past and help to define the culture of the surrounding area. It is important to consider these aspects when working on a historic renovation project. Modern lighting systems can be carefully designed to highlight the unique architecture of these buildings. He has been privileged to be involved in historic renovation projects that carefully bridge the gap between the past and the present.

**SELECT WORK EXPERIENCE:**

- Christ Presbyterian Church, Canton, OH
- Cabarrus County Courthouse, Concord, NC
- Marshall County Courthouse, Moundsville, OH
- Fernway Elementary School, Shaker Heights, OH
- Kanawha County Public Library, Charleston, WV
- West Virginia State Capital, Charleston, WV
- St. Peter's Episcopal Church, Lakewood, OH



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**EDUCATION:**

The University of Akron —  
BSEE/1992  
Electrical Engineering

**CREDENTIALS:**

LEED Accredited Design  
Professional

Registered Communications  
Distribution Designer (RCDD)

Registered Professional  
Engineer (Electrical) in Ohio,  
West Virginia, Kentucky, North  
Carolina, South Carolina, New  
York, Michigan, Pennsylvania,  
Tennessee, Florida, Texas and  
Mississippi

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## Marlon Hathaway, PE

### LEED AP, RCDD

### *Vice President — Electrical Engineer*

Marlon began his career as a consulting engineer with Scheeser Buckley Mayfield. He has since been involved with all aspects of electrical design including lighting, power distribution (utility and standby), telecommunications systems, fire alarm systems, video/security systems, access control systems and surgical documentation systems. Marlon's responsibilities include both budget and finish electrical construction estimates. He has worked closely with electrical contractors on design-build and design assist projects.

During his consulting career, Marlon has completed projects in Ohio, West Virginia, Kentucky, New York, Mississippi, Pennsylvania, South Carolina and Florida. He has designed many health care spaces, including OR suites, pathology labs, emergency and trauma rooms, cardiac cath labs, endoscopy and cystoscopy labs and medical offices. He has prepared contract documents for complex electrical medical equipment including MRIs, CT and PET scanners and digital processing equipment.

Marlon has been project engineer and principal-in-charge on numerous higher education projects. These include NCAA athletic facilities, field houses, aquatic buildings and classroom/lecture halls. He has also provided design services for resident halls, student centers and dining facilities for multiple universities. Marlon has also designed museum and art facilities.

Marlon is a BICSI RCDD (Registered Communications Distribution Designer) and served as treasurer for the Cleveland chapter of the Illuminating Engineering Society (IES).

**SELECT WORK EXPERIENCE:**

- Cabarrus County Courthouse, Concord, NC
- Lima Trust, Lima, OH
- Case Western Reserve University Elder Theater, Cleveland, OH
- Kent State University Taylor Hall, Kent, OH
- Kent State University Stewart Hall, Kent, OH
- The University of Akron Polsky Building, Akron, OH
- Pro Football Hall of Fame, Canton, OH

# Christina Schessler, AIA, LEED AP BD+C

Senior Architect / Historic Preservationist / Specialized LEED AP

## EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

**Savannah College of Art & Design (SCAD)**  
**Masters Degree in Historic Preservation - 2012**

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### Registered Architect in:

Ohio  
Pennsylvania  
Virginia  
West Virginia

**NCARB Certificate - 2005**

**LEED® Accredited Professional**

### Specialized Training:

AIA Safety Assessment Program (SAP)

### Member:

American Institute of Architects  
City of Wheeling - Planning Commission  
**Preservation Alliance of West Virginia**  
**Association for Preservation Technology Int'l**

### Board Member:

Friends of Wheeling Historic Preservation Group

### Treasurer:

Wheeling Collegiate Alumnae

### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health

## PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

## SUMMARY OF EXPERIENCE:

For over 35 years, Ms. Schessler has obtained a wide range of **Architectural** design experience in **historical preservation**, governmental, municipal, commercial, educational, medical, and other experience. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects**. For **West Virginia Independence Hall** and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project. She was recognized by the **West Virginia Archives and History Commission** as a "History Hero."

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation, restorations, renovations (**PAWV Heritage Tourism Award**)

YWCA Wheeling restorations, renovations

Ft. Henry Building restorations, renovations

Bennett Square Office Building restorations, renovations

Wagner Building multiple office renovations, restorations

Sisters of St. Joseph Convent restorations, renovations

West Virginia University - Colson Hall restorations, renovations

Washington & Jefferson College - Old Main restorations

Madison Elementary School restorations, renovations

Lincoln National Bank restorations, renovations

US Postal Service - several historic projects in WV & PA

Stifel Fine Arts Center / Edemar historic report, restorations

The Linsly School restorations, renovations

Madison Elementary restorations, renovations

Capitol Theatre restorations, renovations

City of Steubenville, OH - Historic Façade & Rehabilitation Program, multiple projects across the city

Harrison County Courthouse restorations, roof repair

Bishop's Chapel Mausoleum at Mt. Calvary Cemetery restorations, renovations

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

## Charleston Office Manager / Senior Architect / Specialized LEED AP

### 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:

Ohio  
Pennsylvania  
Tennessee  
Virginia  
West Virginia

#### National Board Certification:

NCARB [REDACTED]

#### President:

West Virginia Society of Architects

#### Member:

The American Institute of Architects (AIA)  
US Green Building Council (LEED AP BD+C)  
Sustainable Building Industries Council  
Recognized Educational Facility Planner (REFP)

#### Founder & Chairman of the Board:

US Green Building Council's WV Chapter

#### Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Worlledge is a skilled **Architect** with over 40 years of experience, who has received State and National design awards, and placed in National and Global design competitions. As a **LEED Accredited Professional specializing in Building Design & Construction** and a recognized sustainable design expert, he has multiple LEED and other energy-efficient projects; had articles published in state and national trade publications; was a featured speaker at multiple national conferences; served on the committee that sets the standards for the international energy code; professionally teaches and trains other professionals in the art of High Performance School design; etc. Thom is also a Recognized Educational Facility Planner where he has utilized this knowledge in the planning and design of multiple educational projects since being designated in 2007, ranging from a new **LEED Certified** elementary school to a \$23 million high school **historic restoration** / renovation / addition project.

### NOTABLE PROFESSIONAL EXPERIENCES:

WV Department of Health & Human Resources' Ohio County (Wheeling) Office Building renovations / fit-out

Building 55: WV State Office Complex (**LEED Certified / ENERGY STAR Rating of 86 / won multiple WV and National Awards & Recognitions**)

United States Postal Service - multiple projects throughout WV

Wood county Schools - Parkersburg High School restorations, renovations, additions

Belmont County Commission Office Building build-out

Veterans Affairs Medical Centers - multiple VAMCs in WV and PA

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NED) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Summit Building renovations

Nicholas County Courthouse assessment

St. John XXIII Pastoral Center renovations

Gus R. Douglass Economic Development Center build-out

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**)

# 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:

Fort Henry Building restorations, renovations

YWCA Wheeling restorations, renovations

Artisan Centre restorations, renovations

Towngate Theatre restorations, renovations

Summit Building office renovations

WV Department of Transportation, DOH - multiple projects

WV High Technology Foundation - NOAA renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Commission - Judicial Building

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

City of Steubenville Municipal Building renovations

Kanawha Valley Memorial Garden

Weirton Senior Center HVAC renovation

Jefferson County Commission - McCollough Children's Home

Main St. Bank - Toronto branch

City of Weirton - Park Drive / Three Springs Drive Development

PLS Logistics fit-out

Pittsburgh City County Building - Booster Pump

Pittsburgh Laborers Union 258

Carnegie Robotics - Third Floor renovation

Williamson Hospital mechanical renovations

# Heath L. Fain

## Construction Contract Administrator

### EDUCATION:

Putnam Career and Technical College  
Certificate in Journeyman Carpentry - 2005

West Virginia State University  
Associate in Architectural Drafting / Construction  
Management - 2003

### PROFESSIONAL AFFILIATIONS:

**Capital Fund Specialist**

**UPCS Certified Housing Inspector**

**LEED Green Associates Sustainable Green  
Building Practices**

**HVAC Technician Type I, II**

**Lead Paint Removal**

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Construction Contract Administrator  
Charleston, WV (2023 to present)

Union Mission Ministries Incorporated  
Vice President of Operations  
Charleston, WV (2018-2023)

Camel Technologies  
Operation Manager  
Dunbar, WV (2013-2018)

Local Union 128 & 1207  
Journeyman Carpenter  
Charleston, WV (1995-2016)

Charleston-Kanawha Housing Authority  
Modernization Coordinator  
Charleston, WV (2004-2013)

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WV Lottery Building roof

Kanawha Valley Memorial Garden

Cabell County Schools - new Milton Elementary

Fayette County Schools - County-Wide Windows & Door  
replacements

Fayette County Schools - 6 new Outdoor Classrooms

Fayette County Schools - Fayette Institute of Technology  
renovations

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gymnasium renovations

Fayette County Schools - Valley PK-8 renovations

Summers County Schools - Hinton Elementary renovations

Summers County Schools - HS/MS addition and renovations

Summers County Schools - Talcot High gym

Wayne County Schools - county-wide HVAC replacements

Wayne County Schools - county-wide plumbing replacements

Wayne County Schools - county-wide window replacements

Wayne County Schools - Tolsia High gymnasium

Wayne County Schools - Wayne Elementary classroom addition

Wyoming County Schools - East High field renovations

Wyoming County Schools - Westside High field renovations



## Relevant Project Experience

Simply better.

## West Virginia State Capitol

### Lighting Future Phases

*Charleston, WV*

#### PROJECT DETAILS:

- Upgrades

#### SERVICES PROVIDED:

- Electrical
- Civil

#### REFERENCE:

David Parsons  
Energy Management  
304-352-5486  
David.K.Parsons@wv.gov



The West Virginia State Capitol building's exterior was not well lit and required a lighting upgrade. This project incorporated new LED exterior lighting that highlights the building's unique architectural features, including the iconic golden dome. Additional lighting upgrades were designed to highlight various memorials and statues on the campus. A parking garage also received updated illumination. Reed Burkett Lighting Design created the lighting design, which was then included with Scheeser Buckley Mayfield's design for power wiring and controls.

The exterior lighting for the capitol building was designed to maximize the architectural features while staying hidden from view. Some locations required above-grade light fixtures to highlight certain parts of the façade. Custom in-grade concrete vaults with custom grates were designed to hold the new LED floodlights. A new digital addressable control system was designed to provide individual dimming control to each floodlight.

SBM added new additional individual lighting throughout the campus to the existing statues that had lacked lighting previously. The state did not want new light poles installed for floodlights, as it would detract from the overall aesthetic of the area. Lighting was incorporated onto the decorative pedestrian poles instead. The existing pedestrian light poles had inadequate concrete bases and old wiring. New bases and new wiring were designed for the light poles. The parking garage was designed with new lighting that features integral motion sensors and dimming controls. All of the new exterior lighting is connected to a campus-wide lighting control system for user convenience.

The design of the in-grade vaults was challenging to complete. The vaults needed to be large enough to hold the light fixture but not noticeable from the main walking paths. The upper grates needed to let enough light through but have small enough openings to avoid injury should someone walk on them. Numerous vault design iterations were required before an acceptable solution was achieved.

Civil design included a separate storm drainage system to handle any water that would collect in the lighting basins of the vaults during heavy rain. This system was designed to convey the collected storm water into an adjacent existing storm sewer system.

## West Virginia State Capitol

### Lighting Upgrade North Courtyard & West Lawn

*Charleston, WV*

**PROJECT DETAILS:**

- Upgrade
- \$2,000,000
- General Contracting

**SERVICES PROVIDED:**

- Electrical

**REFERENCE:**

Gregory Melton  
Agency Privacy Officer  
304-558-1808  
Gregory.L.Melton@wv.gov



The exterior lighting for both the building and the site of the historic West Virginia State Capitol, which was built in 1932, was updated. The vision of the original architect, Cass Gilbert, was conscientiously adhered to. The existing dome lighting failed to highlight the building's features and was historically inaccurate. Security lighting had overshadowed lighting in the proper manner. Full scale mockups were completed to determine the correct approach to bring out the gold leaf and the background color of the dome.

Prior to the North Courtyard phase, the design team addressed the building's moisture damage and structural issues. In that process, an electrical pathway investigation took place, along with planning to accommodate the future colonnade lighting refurbishment.

North Courtyard Phase: The exterior lighting for both the building and the site were updated. The lighting design was completed in collaboration with a professional lighting designer. All of the existing metal halide pole-mounted floodlighting was removed. The owners required that the new exterior lighting be below-grade. SBM worked with the lighting designer to design custom concrete vaults to house the new LED floodlights. Custom grating was designed for the top of the vaults to allow sufficient light transmission. The new lighting required a new digital lighting control system. Coordination with the security department was required to provide new pathways and mounting for pole-mounted security cameras.

West Lawn Phase: The 2nd phase included the installation of the exterior lighting on the west façade of the building. Design strategies included underground concrete vaults for the façade floodlights and connecting to the digital lighting control system. The west façade had several elements that presented unique design challenges, such as wheelchair ramps and the loading dock, requiring specific design strategies to maintain façade consistency. New branch circuits and concrete pole bases were provided for the pedestrian light poles.

## Ritchie Elementary Upgrades

Wheeling, WV

### PROJECT DETAILS:

- Renovation
- 65,000 sq. ft.
- \$7,000,000

### SERVICES PROVIDED:

- Mechanical
- Electrical
- Plumbing
- Technology
- Fire Protection

### REFERENCE:

Brian Harto  
Assistant Superintendent  
304-243-0431  
brian.harto@k12.wv.us



This project consisted of a complete mechanical and electrical renovation of an existing three story elementary school, which was in constructed in 1925. The goal was to provide air conditioning and ventilation for the school with minimal impact on the architecture.

Updated restrooms and an updated elevator were designed. Scheeser Buckley Mayfield reviewed multiple system options with the owner and eventually the consensus was to design a four-pipe fan coil system with dedicated outdoor air systems (DOAS). New air cooled chillers and natural gas boilers were designed, along with the new hydronic system (existing system was steam heat only). DOAS units with energy recovery were designed on the roof of the building. An attempt was made to re-use existing ventilation and relief shafts in the building, however abatement issues prevented this, requiring new ventilation air chases. The design also included a new building automation system, and a dedicated pool dehumidification air handler to serve the school's natatorium.

The electrical design included new energy efficient lighting systems throughout the school and power upgrades to accommodate the new HVAC equipment loads. New work was designed to integrate with the building's recently updated fire suppression and fire alarm systems.

# Kanawha County Public Library

## Main Branch Addition and Renovation

*Charleston, WV*

### PROJECT DETAILS:

- Addition & Renovation
- 76,700 sq. ft.
- \$24,120,000
- AIA West Virginia Honor Award for Excellence in Architecture
- AIA West Virginia Honor Award for Excellence in Craftmanship
- Cleveland AIA Honor Award - Architecture

### SERVICES PROVIDED:

- Mechanical
- Electrical
- Plumbing
- Technology

### REFERENCE:

Dave Pray  
Owner Representative : Prayworks  
304-414-3669  
dave@prayworks.com



To improve functionality and accessibility, the 55,102 sq. ft. original limestone structure, built in 1911, was renovated and 2 modern wings totaling 21,600 sq. ft. were added to the south and west sides. The original building houses public floor space, classrooms, an idea lab, conference rooms, offices, restrooms, an IT room, and a kitchenette. The two wing additions house offices and public floor space.

In the existing building, all mechanical components, piping, ductwork, controls, and fire suppression components were demolished or abandoned in place, with the exception of the two existing condensing boilers, and the fire service entrance. The demolished systems were replaced with new. Direct digital controls were provided for all new HVAC equipment.

The lighting design utilized a variety of highly efficient LED lighting fixtures to create a brightly lit, inviting atmosphere. Fixtures were chosen to complement the size and scale of the spaces. Exterior lighting was provided to highlight the building's classic architecture. A new digital lighting control system was designed to provide dimming controls and time schedule functions for flexible user control.

The technology cabling infrastructure design included fitting out a server room and three telecom rooms with plywood backboard, wire ladder pathways, equipment racking, wire management, and telecommunications bonding busbars. Wireless access point outlets were provided for complete Wi-Fi coverage and connected with CAT6A cabling.

This project won several awards. The AIA West Virginia Honor Award for Excellence in Architecture was earned for the overall project. The interior Legacy Wall feature was awarded the AIA West Virginia Honor Award for Excellence in Craftmanship. It received the Cleveland AIA Honor Award - Architecture.

## Christ Presbyterian Church

### Spirit and Space

*Canton, OH*

#### PROJECT DETAILS:

- Renovation
- 10,000 sq. ft.
- \$1,400,000

#### SERVICES PROVIDED:

- Mechanical
- Electrical
- Plumbing
- Civil
- Technology
- Fire Protection

#### REFERENCE:

Martha Ross  
Project Director  
330-434-9300  
mross@perspectus.com



This historic church was built in 1821. It is the location where President William McKinley married Ida Saxton in 1871. The preservation of the historical integrity of the building is considered with every project. The Spirit and Space plan looked toward making the space more welcoming by improving the structural, visual, and practical design of the worship environment.

Scheeser Buckley Mayfield provided power, lighting, plumbing and systems design for the renovated areas and the new elevator. New HVAC systems were designed for the elevator equipment and the modified office and parlor area. The existing HVAC systems were extended and re-proportioned according to all other renovated areas. New plumbing was provided for the updated men's and women's restrooms and the elevator sump. Electrical rough-ins and power for A/V equipment and security systems were coordinated with the owner. Systems design encompassed fire alarm and data structured wiring and raceways.

This project received the Interior Architecture Jury Citation award from the American Institute of Architects Cleveland.

## Howard M. Metzenbaum US Courthouse Light Fixture Replication

*Cleveland, OH*

### PROJECT DETAILS:

- Renovation
- \$1,000,000

### SERVICES PROVIDED:

- Electrical

### REFERENCE:

Sarah Jayjack  
Contracting Officer  
216-522-2325  
sarah.jayjack@gsa.gov



The Howard M. Metzenbaum U.S. Courthouse opened in 1910 as home to the U.S. Post Office, District Court, and Circuit Court. The building, originally known as the Old Federal Building and Post Office, was renamed in honor of U.S. Senator Howard Morton Metzenbaum on May 27, 1998.

When this historic building opened there stood two bronze post luminaires atop stone pedestals flanking each stairway. At some point in recent history the 4 luminaires were removed and placed in storage. The goal of historic preservation is to maintain and preserve a building and its architectural integrity. This could not be done without the four post top luminaires at the entries. The GSA was only able to locate 2 of the four original luminaires, which brought about this project.

The project involved the refurbishment of the 2 original post top luminaires and the replication of these luminaires to obtain the 2 additional required. The electric lighting portion of the fixtures was upgraded to have an LED source which would replicate the output and color temperature of the original incandescent sources. These luminaires provide functional as well as emergency egress lighting. Infrastructure for these luminaires was installed and/or modified to remedy water leaking issues and damaged raceways. All installation methods were coordinated with the GSA Region 5 historic preservation office in conjunction with the project historic preservation architect.



**Taylor Hall  
School of Visual  
Communication  
Design**

*Kent, OH*

**PROJECT DETAILS:**

- Interior Renovation
- 65,000 sq. ft.
- \$6,000,000
- OAKS CI

**SERVICES PROVIDED:**

- Mechanical
- Electrical
- Plumbing

**REFERENCE:**

David Craun  
Owner Representative : Bialosky  
330-767-2022  
dcraun@bialosky.com



Scheeser Buckley Mayfield designed systems for a renovation to the interior of Taylor Hall, a historical building at Kent State University. The building was the backdrop for the May 4, 1970 events. During the renovations, the Visitor Center was expanded and a Reflections Gallery was added.

Upgrades to the functionality of the building were performed due to age and condition of the mechanical and electrical systems. The renovations included 60 offices, 17 classrooms, an art gallery, photo studios, restrooms and student lounge spaces. Unique aspects of the project included minding the regulations surrounding a historical edifice and the concrete building material, which made routing new systems challenging.

## Lima Trust

### Renovation

*Lima, OH*

#### PROJECT DETAILS:

- Renovation
- 12-Story High Rise
- \$19,000,000

#### SERVICES PROVIDED:

- Mechanical
- Electrical
- Plumbing
- Fire Protection

#### REFERENCE:

Chuck White  
Construction Leader : Woda  
Cooper Companies, Inc.  
614-396-3200  
cwhite@wodagroup.com



This historic 12-story high-rise building was built in 1926 by the First National Bank and Trust Company. In 2019, it was converted into 47 one, two, and three bedroom apartments on the upper floors, with a gym and communal space on the second floor and commercial space on the ground level.

Historic and decorative interior features were kept, with mechanical and electrical systems being built around them with preservation in mind. Scheeser Buckley Mayfield's designs included an emergency generator, a fire pump and a code-required stairwell pressurization system.



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1540 Corporate Woods Pkwy, Uniontown, OH 44685

sbmce.com

## Justice Center

Concord, NC

### PROJECT DETAILS:

- New/Renovation/Upgrades
- 250,000 sq. ft.
- \$102,341,000

### SERVICES PROVIDED:

- Mechanical
- Electrical
- Plumbing
- Technology
- Fire Protection

### REFERENCE:

Kyle Bilafer  
Area Manager of Operations  
704-920-3201  
kdbilafer@cabarruscounty.us



The project was planned for completion in three phases. The overall project involved demolition of the courthouse annex and surface parking lot, construction of a new 5-story, 240,000 square-foot addition, renovation of the existing courthouse, a new exterior plaza, and refeeding electrical and domestic water services to the historic courthouse.

Mechanically, two new air handling units were designed, along with a chiller plant utilizing cooling towers, radiant flooring, and a cross connection chilled water loop. The chilled water loop connects the chilled water systems in the new and renovated buildings with the existing jail housing and administration building. Radiant floor heating helped solve some spatial limitations on equipment, along with providing an energy efficient heating source.

Electrical design included emergency power requirements via a natural-gas-powered indoor generator. A central UPS unit was designed to provide uninterruptible power to all telecom equipment throughout the building. The lighting system was designed to be attractive in the evening.

A complete telecommunications structured cabling system was designed. A new addressable voice fire alarm system, rough-in and power coordination for security/access, and lightning protection system were also provided.

This project received the AIA West Virginia Merit Award for Achievement in Architecture.

**Courthouse  
Renovation and  
System Upgrades**

*Moundsville, WV*

**PROJECT DETAILS:**

- Renovation & Upgrades
- 31,500 sq. ft.
- \$5,000,000

**SERVICES PROVIDED:**

- Mechanical
- Electrical

**REFERENCE:**

Betsy Wilson Frohnapfel  
County Administrator  
304-845-0482  
bfrohnapfel@  
marshallcountywv.org



The existing courthouse was renovated, and a vestibule was added. The project was phased, as the building remained occupied during construction.

The building is served by 2 existing boilers that remained. Scheeser Buckley Mayfield's design approach was to break the building down by existing air handler, add an air cooled chiller, dedicated rooftop unit (RTU) for the main courtroom, 4-pipe fan coil units (FCU) and ventilation air to all the rooms. The 2-story courtroom was divorced from its indoor unit and a dedicated RTU was added. Three roof mounted makeup air units provided code required ventilation air and the exhaust air systems were replaced.

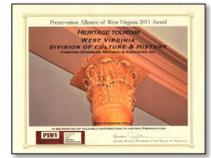
Roof drains and overflow drains were added on the roof of the new vestibule addition. A snow melting system was added to a ramp, steps, and sidewalks.

A new electrical service was designed so that the original service could remain operational. New electrical panels were located throughout the building. Once a new panel was installed and energized, the existing circuits from the existing panels were spliced and extended to the new panel. The existing panel enclosures remained as splice boxes. Once all the existing circuits were transferred to the new panels, the existing electrical service was removed. This approach resulted in minimal downtime and disruption.

A new 350kW diesel generator was designed to provide backup power. New LED lighting and controls were designed for areas where ceilings were replaced due to HVAC work.

# WV Independence Hall

## National Historic Landmark

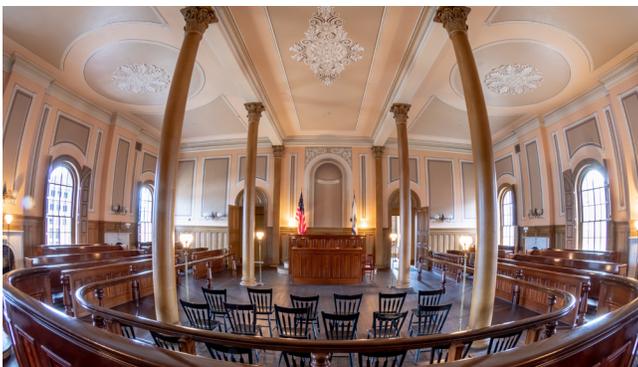


### Client

Mr. Randall Reid-Smith  
WV Division of Culture & History  
(304) 558-0220

### Location

Wheeling, West Virginia



We completed a **historic preservation / renovation / restoration** to what many consider the **most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the "Birthplace of West Virginia."** This was built in **1859** as the **Wheeling Custom House**, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. **The building is now appropriately renamed West Virginia Independence Hall.**

The project scope was to and has **maintained the historic character of the interior and exterior.** This **22,000 SF** stone building was **restored inside and out** using **careful research and coordination with the State Historic Preservation Office.**

**The building is now a museum and education / visitors center.** Tours are shown by a Civil War re-enactor, and include **authentically restored rooms**, Civil War exhibits, statehood leaders and documents exhibit, and an interpretive film. A federal courtroom on the 3rd floor, **restored to its original design**, **offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession.**

On the **exterior**, a combination of water intrusion conditions existed at the beginning of the historic preservation / restoration; the building had broken stone and cornice, missing mortar, failed roof, and deteriorated wooden windows. Restoration work of the building addressed all of these issues, and more. For example, the failed roofing system was removed and replaced with 5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system; **emblematic of the period of 1859 when the original structure was completed.**

There was also **interior restorations and repairs**, including carefully removing and replacing wood flooring, restoring interior plastering (including ceiling crown mouldings, new ceiling surfaces and custom decorative mouldings, flat work and plaster returns at the window jambs), and more. Historic paint colors were applied on all newly plastered surfaces in the building. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - **all intended to capture the original historic character of the rooms.** Two rooms on the second floor were completely restored since the existing spaces were nearly destroyed by deterioration.

In addition to the aesthetic improvements in this project, **a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless. We installed 2 new 600 MBH boilers and building water system pumps.** The fire protection was separated into 6 zones, where a wet system, various pre-action systems, or dry system were used; depending on the sensitivity of the historic nature of the displays.

McKinley was presented with a **Heritage Tourism Award from the Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.

# YWCA Wheeling

## Historic Restorations

### Client

Ms. Lori Jones  
YWCA Wheeling  
(304) 232-0511

### Location

Wheeling, West Virginia



The YWCA of Wheeling was built in the 1920's. We are presently completing a **full rehabilitation** of the building.

The building is **fully occupied while this work is being done, requiring careful coordination with the occupants during the entire process.**

**Interior rehabilitation and restoration scope** has been designed for each of the six floors. Original features have been kept or are being restored. This includes the original board room with its stage and French doors/windows, resident living room with built in bookcases and fireplaces, improvements to the monumental main stair including rated glass interior walls, individual guest/resident rooms and conversion of the old cafeteria to a new state of the art learning center for local and long-distance seminars and education. **Mechanical**, electrical, plumbing, fire protection and elevator upgrades are being incorporated into the renovations as the work progresses.

The YWCA **exterior** is being **completely restored**. This work includes brick masonry repairs, some brick replacement, steel lintel replacement at windows, window replacement or restoration depending on the window material, façade repointing of brick, stone & terracotta, stone dutchmen repairs, window replacement, decorative metal railing replacement, and replacement and upgrades to entries for security purposes. Lastly, the building will be cleaned using the mildest effective solution so as to avoid damage to the historic masonry and exterior openings.

The renovation / restoration has been reviewed by **WV State Historic Preservation Office** and the **National Park Service for compliance with the Secretary of the Interiors Standards.**

# Fort Henry Building

## A Wheeling Landmark

### Location

Wheeling, West Virginia



The **historic** Fort Henry Building was originally designed and built as a **Federal Style mansion** in the **1850s** for the Howell family. The home was eventually purchased around the end of the Civil War by James Fitzsimmons, and is more commonly associated with this Wheeling Family. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding **Fort Henry Club**. Charles W. Bates and Frank F. Faris – well known, local Wheeling architects, designed renovations and addition creating the architectural image seen today. By the late 2000s dwindling membership cast doubt on the Fort Henry Club’s future. For more than ten years, McKinley had been working with two of the previous owners; providing design services to create a viable future for the building. However, unable to find a new owner; the owner began taking steps to demolish it. **That’s when Fort Henry LLC (McKinley’s subsidiary company) stepped in to save the 45,046 SF building from demolition.**



This building is **pretty significant to Wheeling**, it has **historic appeal**, and it is located in the heart of the city’s “financial district.” **Many important people that influenced our national history have walked these corridors;** Charles Lindbergh (aviator), Babe Ruth (baseball player), Jimmy Stewart (“It’s a Wonderful Life” star), and Herbert Hoover (31st President of the United States) are just a few of the names we found in the local history books covering Wheeling. Since the structure is included in the **Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597)**; our goal is to **maintain the historic character and integrity of the architecture and history of the building** by retaining historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.

**To date, we have been successful in attracting tenants**, which has enabled us to commence with the office fit-outs / development of the project. Because the building had been in disrepair for many years, these build-out renovations included upgrades required to get the building up to current codes and standards, ADA lobby entrances, windows rehab/replacement, masonry repairs, porch restoration, **new HVAC**, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, new elevators, storm & sewage line separation, sidewalks, and much more. The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope.



We have been grateful that the City of Wheeling, WV State Historic Preservation Office, US National Park Service, and the USDA have acknowledged our plans for the work, and we have been awarded a few grants to save this structure. The City of Wheeling has also recognized our commitment to our faith in the City and the revitalization of downtown Wheeling, and former Mayor Andy McKenzie presented us with a plaque during his “State of the City” address in 2016. Furthermore, the Wheeling community was also excited to see our project, and for the August 24, 2023 “Business After Hours” event, nearly 230 colleagues from around the area came together to meet for food and drinks while enjoying the ambiance of the restored Fort Henry Building.



## Project Goals & Objectives

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## Project Goals

Goal 1. Provide schematic design, construction documents, and construction administration efforts for upgrading the existing steam heating system in Building 1, the WV State Capitol, to a hot water hydronic heating system.

SBM has extensive experience with hospitals, universities, and other campuses that heavily rely on steam heating. Over the years it has been a frequent request to convert these systems (in whole or in part) to hydronic heating in an effort to improve reliability and conserve energy. We have performed hundreds of projects that relate to removing steam equipment and converting systems to hot water. Challenges to this project will be finding a home for the new boiler plant while still maintaining steam heating so that the project phasing can be accomplished, all while making sure that historic preservation of the buildings guides all decisions as to where and how systems can be installed. Another challenge is making sure that proper hydronic heating equipment is selected to replace the existing steam heat. Units such as radiators and convectors can be relatively easy to specify in matching geometries. However, making sure piping and wiring routes are accessible will take extensive field checking. Larger equipment such as air handlers and heat exchangers will require careful consideration so that equal capacities can still fit in the existing equipment locations. It will also be necessary to consider all other relevant building code requirements when replacing vintage equipment. There may need to be upgrades to provide proper ventilation, fire and smoke alarm integration, and safe maintenance access.

## Goal 2. BIM and Space Planning

SBM began integrating the use of BIM modeling software for our engineering design and processes in 2008. We now utilize Revit for the majority of our design projects, and 100% of our new construction projects are completed with this platform. We have worked on numerous collaborative BIM projects across multiple sectors. We have also become familiar with a variety of cloud coordination platforms to assist in sharing project information at every step of the process.

BIM 3D software provides more accurate preliminary estimates so budget reconciliation can occur. With BIM modeling, we are able to ensure equipment and duct systems can fit in a space before the design is finalized. We have also made use of 3D scanning technologies to assist in more accurate field measurements on renovation projects. This will be highly recommended for this project since we will be working with spaces that may have significant construction variations.

Goal 3. Coordination with the State Historic Preservation Office, the Capitol Building Commission, and the Department of Administration's GSD A/E Office.

The team we have assembled has experience working with historical buildings and understands the challenges associated with such an important facility, where the preservation efforts will take a very high priority. They also have a passion for preserving history. Historic Preservation Specialist Christina Schessler will lead this team in decisions regarding historical aspects of the project. SBM also understands that a high level of documentation will be required to ensure that our systems are clearly defined, and



that the contractors will fully understand the scope of work required for a safe, clean, and historically respectful outcome.

#### Goal 4. Facility shall remain occupied, operational and sufficiently heated.

SBM regularly performs phased projects and projects within occupied buildings for many market sectors, including government, higher education, and health care. We understand how to schedule phased project timelines. On numerous projects, we have worked around occupancy schedules to perform tasks safely and with minimal disruption to the building inhabitants. In this particular case, the primary goal would be to make sure there is a means of heat throughout construction (via the existing plant and/or a temporary portable plant). The new hydronic plant would be constructed and then the conversions to the heating equipment would take place over seasons when heating loads are negligible (May to September).

#### Goal 5. Produce construction documents and administer construction in compliance with State of West Virginia purchasing regulations.

Approximately half of SBM's annual projects take place in West Virginia. We are well versed in WV's economy, culture, and best practices. We have worked within the State of West Virginia's purchasing regulations in the past and will produce all documents and perform construction administration with compliance for this project.



## References

Simply better.

## Client References

Dave Pray  
Owner Representative  
PrayWorks  
209 Capitol Street  
Charleston, WV 25301  
304-414-3669  
dave@prayworks.com

Tracy Turner  
Project Manager  
The University of Akron  
302 E. Buchtel Ave.  
Akron, Ohio 44325  
330-972-2359  
tturner@uakron.edu

Keith Bush  
Retired Project Manager  
Kent State University  
Kbush365@att.net  
330-815-9368

Mike Wasowski  
Assistant Director, Architecture & Engineering  
Kent State University  
615 Loop Road, Suite 101 Harbourt Hall  
Kent, OH 44242  
330-672-3880  
mwasowsk@kent.edu

Letters of Recommendations and Client Testimonials follow.

# Cabarrus County Sheriffs Admin Building and Jail Building Chilled Water Study

	..	...	....
	<b>Evaluator Information:</b>	<b>Questions:</b>	<b>Rating: (Poor, Not So Good, Good, Very Good, Great, Not Applicable)</b>
Evaluation No.	<b>Eval-001</b>	1.I feel SBM's services for the project were completed effectively.	Great
Project Name	Cabarrus County Sheriffs Admin Building and Jail Building Chilled Water Study	2.The services were completed on time.	Great
SBM Job Number	19124	3.SBM completed the project within budget.	Great
Name of Evaluator	Kyle Bilafer	4.SBM came up with creative solutions to issues/challenges of the project.	Great
Title	Area Manager of Operations	5.SBM staff was knowledgeable and easy to work with.	Great
Email	kdbilafer@cabarruscounty.us	6.SBM staff kept in touch, responded quickly to calls/emails, and answered questions in a timely manner.	Great
Phone Number	704-920-3201	7.SBM staff listened to owner wants and needs, suggesting options within budget.	Great
Company	Cabarrus County	8.Future considerations were incorporated as budget permitted; a holistic approach was taken.	Great
Date Project Completed	1/30/2020	9. I would hire SBM for future projects.	Great
		10.I would recommend SBM to others.	Great
<b>Comments:</b>			
What were the most memorable aspects of this project?	Jim taking my calls after 6 and 7 PM and being engaged the entire time.		
Any other comments?	Expand an office to NC please.		



“Communication with SBM project managers was timely and effective. The quality of drawings and specs were excellent. They were easy to work with and knowledgeable.”

-Keira Szytec, Architect  
Kaczmar Architects, Inc.  
Cleveland, OH



July 3, 2018

Greetings:

It is without hesitation that I provide my recommendation of Scheeser Buckley Mayfield LLC. Salem Regional Medical Center has partnered with SBM for a long and successful track record of MEP projects. Regardless of complexity or scale, the SBM core values of Collaborative Communication, Productive Problem Solving, and Exceptional Engineering are evidenced in the details of every project. Not only do their engineers design according to the requested budget and scope of a project, they also examine many other factors such as cost effective alternatives, the latest technology, long term energy savings, and future expansion.

Medical facility engineering is a complex and ever-changing puzzle of codes, regulations, and best practices. SBM brings extensive experience and the ability to navigate a project with the absolute latest information available. When questions arise, their engineers either pick up the phone or are quick to respond with extraordinary availability.

It's refreshing to complete a project with detailed documentation in hand and the peace of mind that no opportunities were overlooked. Please feel free to contact me with any questions about my experience with SBM or past projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Wheeler", is written above the typed name.

Jerry Wheeler  
Director, Plant Operations  
Salem Regional Medical Center  
330.332.7110

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**1995 East State Street ♦ Salem, Ohio 44460 ♦ (330) 332-1551 ♦ [www.salemhosp.com](http://www.salemhosp.com)**

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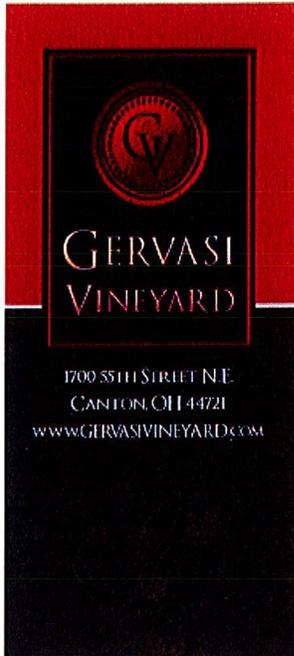
# Alcon - Cleanroom Airflow Study

	..	...	....
	Evaluator Information:	Questions:	Rating: (Poor, Not So Good, Good, Very Good, Great, Not Applicable)
Evaluation No.	Eval-051	1.I feel SBM's services for the project were completed effectively.	Great
Project Name	Alcon - Cleanroom Airflow Study (2021)	2.The services were completed on time.	Great
SBM Job Number	21016	3.SBM completed the project within budget.	Great
Name of Evaluator	Jack VanHoose	4.SBM came up with creative solutions to issues/challenges of the project.	Great
Title	Project Manager Facilities	5.SBM staff was knowledgeable and easy to work with.	Great
Email	jack.vanhoose@alcon.com	6.SBM staff kept in touch, responded quickly to calls/emails, and answered questions in a timely manner.	Great
Phone Number	304-733-8332	7.SBM staff listened to owner wants and needs, suggesting options within budget.	Great
Company	Alcon Research, Ltd.	8.Future considerations were incorporated as budget permitted; a holistic approach was taken.	Great
Date Project Completed	2/14/2021	9. I would hire SBM for future projects.	Great
		10.I would recommend SBM to others.	Great
<b>Comments:</b>			
What were the most memorable aspects of this project?	Vince did an amazingly quick turnaround on the study.		
Any other comments?	Vince and Marlon are always great to work with. SBM is our go-to engineering firm.		



“SBM’s work is superb! I wish other electrical engineers’ work was as thorough. They have set a high bar.”

–David Nash  
Principal Consultant, StoweNash Associates, LLC  
Pittsburgh, PA



January 13, 2017

To Whom It May Concern:

I am writing this reference letter for work Scheeser Buckley Mayfield performed at our new Twisted Olive Restaurant in the City of Green. The project involved converting an existing lodge into a dining experience and SBM provided mechanical, electrical, and site civil design and construction observations services. The original site was beautiful with a large stream running through it, two large fishing ponds, wetland areas, and mature woods. Their staff listened to our desires to minimize construction impacts to these natural elements and utilized smart design practices to ensure our desires were met.

Scheeser Buckley Mayfield produced drawings and specifications that were thorough and accurate. More importantly though, they were a team player and problem solvers during the design, construction, and post occupancy evaluations. This firm brought experience, integrity, and a proven track record to the project.

I would recommend Scheeser Buckley Mayfield to handle mechanical, electrical, and civil engineering needs for any project they may undertake.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Swaldo', is written over a horizontal line.

Ted Swaldo, Owner  
Gervasi Vineyard and Twisted Olive  
1700 55<sup>th</sup> St. NW  
Canton, Ohio 44721

# Upshur County Courthouse Annex HVAC Upgrades

	..	...	....
	<b>Evaluator Information:</b>	<b>Questions:</b>	<b>Rating: (Poor, Not So Good, Good, Very Good, Great, Not Applicable)</b>
Evaluation No.	<b>Eval-088</b>	1.I feel SBM's services for the project were completed effectively.	Very Good
Project Name	Upshur County Courthouse Annex HVAC Upgrades	2.The services were completed on time.	Very Good
SBM Job Number	22040	3.SBM completed the project within budget.	Very Good
Name of Evaluator	Greg Harris	4.SBM came up with creative solutions to issues/challenges of the project.	Very Good
Title		5.SBM staff was knowledgeable and easy to work with.	Very Good
Email	gharris@upshurcounty.org	6.SBM staff kept in touch, responded quickly to calls/emails, and answered questions in a timely manner.	Very Good
Phone Number		7.SBM staff listened to owner wants and needs, suggesting options within budget.	Very Good
Company	Upshur County Maintenance Dept.	8.Future considerations were incorporated as budget permitted; a holistic approach was taken.	Not Applicable
Date Project Completed	3/3/2023	9. I would hire SBM for future projects.	Very Good
		10.I would recommend SBM to others.	Very Good
<b>Comments:</b>			
What were the most memorable aspects of this project?	Trying to get the contractor to finish the project.		
Any other comments?	Vince Feidler was very good to work with.		

# GSA Donald J. Pease FOB Fire Alarm Replacement

	..	...	....
	<b>Evaluator Information:</b>	<b>Questions:</b>	<b>Rating: (Poor, Not So Good, Good, Very Good, Great, Not Applicable)</b>
Evaluation No.	<b>Eval-091</b>	1.I feel SBM's services for the project were completed effectively.	Very Good
Project Name	GSA Donald J. Pease FOB Fire Alarm Replacement	2.The services were completed on time.	Very Good
SBM Job Number	23066	3.SBM completed the project within budget.	Great
Name of Evaluator	David Jones	4.SBM came up with creative solutions to issues/challenges of the project.	Great
Title	Project Manager	5.SBM staff was knowledgeable and easy to work with.	Very Good
Email	rai.david.jones@gmail.com	6.SBM staff kept in touch, responded quickly to calls/emails, and answered questions in a timely manner.	Good
Phone Number		7.SBM staff listened to owner wants and needs, suggesting options within budget.	Great
Company	REEDER architects incorporated	8.Future considerations were incorporated as budget permitted; a holistic approach was taken.	Very Good
Date Project Completed	12/16/2023	9. I would hire SBM for future projects.	Great
		10.I would recommend SBM to others.	Great
<b>Comments:</b>			
What were the most memorable aspects of this project?			
Any other comments?	GSA states that one of the bids was within \$100 of our estimate! Great job guys.		

Thank you for the opportunity  
to share our qualifications  
with you.

**Scheeser  
Buckley  
Mayfield**

**Consulting Engineers**  
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**330-526-2700**

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