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Header @ 1

[List View](#)


[General Information](#)
[Contact](#)
[Default Values](#)
[Discount](#)
[Document Information](#)
[Clarification Request](#)

Procurement Folder: 1486857

SO Doc Code: CEOI

Procurement Type: Central Purchase Order

SO Dept: 0603

Vendor ID: 000000206862 

SO Doc ID: ADJ2500000003

Legal Name: MCKINLEY ARCHITECTURE & ENGINEERING INC


Published Date: 8/9/24

Alias/DBA:

Close Date: 8/22/24

Total Bid: \$0.00


Close Time: 13:30

Response Date: 08/20/2024 

Status: Closed

Response Time: 14:20

Solicitation Description: FMS#4 Maintenance Shop Design- Camp Dawson

Responded By User ID: dcarenbauer 

Total of Header Attachments: 1

First Name: David

Total of All Attachments: 1

Last Name: Carenbauer

Email: dcarenbauer@mckinleyassoi

Phone: 304-233-0140



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:** 1486857  
**Solicitation Description:** FMS#4 Maintenance Shop Design- Camp Dawson  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-08-22 13:30	SR 0603 ESR08202400000001295	1

**VENDOR**  
000000206862  
MCKINLEY ARCHITECTURE & ENGINEERING INC

**Solicitation Number:** CEOI 0603 ADJ2500000003  
**Total Bid:** 0  
**Response Date:** 2024-08-20  
**Response Time:** 14:20:07  
**Comments:**

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

<b>Vendor</b>		
<b>Signature X</b>	<b>FEIN#</b>	<b>DATE</b>

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	FMS#4 Maintenance Shop Design-Camp Dawson				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Provide professional architectural and engineering design services per the attached documentation.



**West Virginia Army National Guard,  
Construction and Facilities  
Management Office**



**CEOI 0603 ADJ2500000003**

**FMS#4 Field Maintenance Shop  
Renovation Design - Camp Dawson**





ARCHITECTURE + ENGINEERING

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August 20, 2024

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

Dear Mr. Pauline and Members of the Selection Team;

McKinley Architecture and Engineering are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expressions of Interest to provide architectural and engineering design services for the renovation of the Field Maintenance Shop (FMS #4) located at Camp Dawson. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

**McKinley Architecture and Engineering** is a **full-service architectural and engineering firm** that has been providing design services since 1981. With offices in Wheeling, Charleston, and Martinsburg, WV, and Pittsburgh, PA, we support a professional staff of **over 60 employees** which includes of **Architects, Engineers, Project Managers, Interior Designer, Construction Contract Administrators**, and more. Our staff also includes several **LEED Accredited Professionals** who can add energy efficient aspects into your project.

We are excited to announce that for the **2nd consecutive year** we are a member of **PSMJ's Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's A/E/C Employer of Choice Award** for the **2nd consecutive year**, the industry's premier recognition of firms that have mastered workforce retention and productivity by achieving the highest level of employee engagement. We've made the **Building Design + Construction's Giants 400 Report** as a Top Architecture/Engineering Firm. Furthermore, we are also pleased to announce that for the **5th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

McKinley Architecture and Engineering has experience with **maintenance shop buildings**. This has included designing pre-engineered metal buildings, administrative spaces, storage spaces and mezzanines, high ceilings, garage doors of varying heights and widths, dry wash bays and a wet wash bays, floors and foundations to withstand heavy loads, rooms for storing fluids, specialty HVAC systems (vehicle exhaust, etc.), utilities, on-site fuel dispensing stations, security fencing, parking, and more.

We also have vast experience with designing **renovations** for HVAC systems with energy efficient equipment, complete restroom renovations, new interior and exterior LED lighting, new interior and exterior doors, new energy efficient windows, new on-demand hot water, new workshop equipment, and new roofing. Our design will bring the entire building and all systems up to current building codes.

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

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

Sincerely,



Ernest Dellatorre  
Director of Business Development  
McKinley Architecture and Engineering  
(304) 830-5359  
[edellatorre@mckinleydelivers.com](mailto:edellatorre@mckinleydelivers.com)



# Corporate Information

## HISTORY

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 60+ employees offering comprehensive professional services in architecture, mechanical-electrical-plumbing engineering, project management, interior design, construction contract administration, and more.

We have a broad range of skill and experience for projects involving governmental, public safety, commercial/office, judicial, municipal, wellness and health care, training, sustainable and energy efficiency, education, historic preservation, and industrial markets.

McKinley has made the 2020, 2021, 2022, 2023, and 2024 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 and 2024 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.



## OFFICES

### Wheeling

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

### Charleston

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

### Martinsburg

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

### Pittsburgh

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

## CONTACTS

### Ernest Dellatorre

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

### John R. Jefferis, LEED AP, CCM, MPM

Director of Project Management  
jjefferis@mckinleydelivers.com • (304) 238-9410

### Patrick J. Rymer, AIA, ALEP

Director of Architectural Services  
prymer@mckinleydelivers.com • (304) 830-5364

## SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Interior Design
- Sustainable Design
- Historic Preservation
- Construction Contract Administration
- Sports and Entertainment
- Learning Environment Planning
- Educational Facility Planning

## ASSOCIATIONS

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

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

# Project Management

Our Project Managers are skilled professionals in the following areas:

Defining scope and the initial planning of a project are the foundation of a successful project. Project Managers collaborate with clients, principal architects, and design teams to understand project requirements. They are responsible for Scope Management. Throughout the project, they continuously assess and refine the scope, ensuring it remains aligned with the project's goals. They address any changes or deviations promptly with all stakeholders.

Project Managers create detailed financial plans, estimating costs for materials, labor, and other project elements. They track expenses, manage budgets, and allocate resources efficiently. Keeping the project within budget is critical and an ongoing focus of the Project Manager. Project Managers monitor expenses, negotiate contracts, and make informed decisions to avoid cost overruns.

They develop comprehensive project schedules, breaking down tasks and milestones. This involves coordinating with design teams, consultants, and contractors. Project Managers ensure that each phase progresses according to the timeline. They address delays promptly, adjusting schedules as needed.

Project Managers foster collaboration, resolve conflicts, and ensure everyone works cohesively. Architects collaborate with various consultants (structural engineers, MEP specialists, etc.). Project Managers facilitate effective communication between these experts, ensuring seamless integration of their contributions.

In summary, their multifaceted role combines creativity, leadership, and meticulous planning to transform architectural visions into reality.

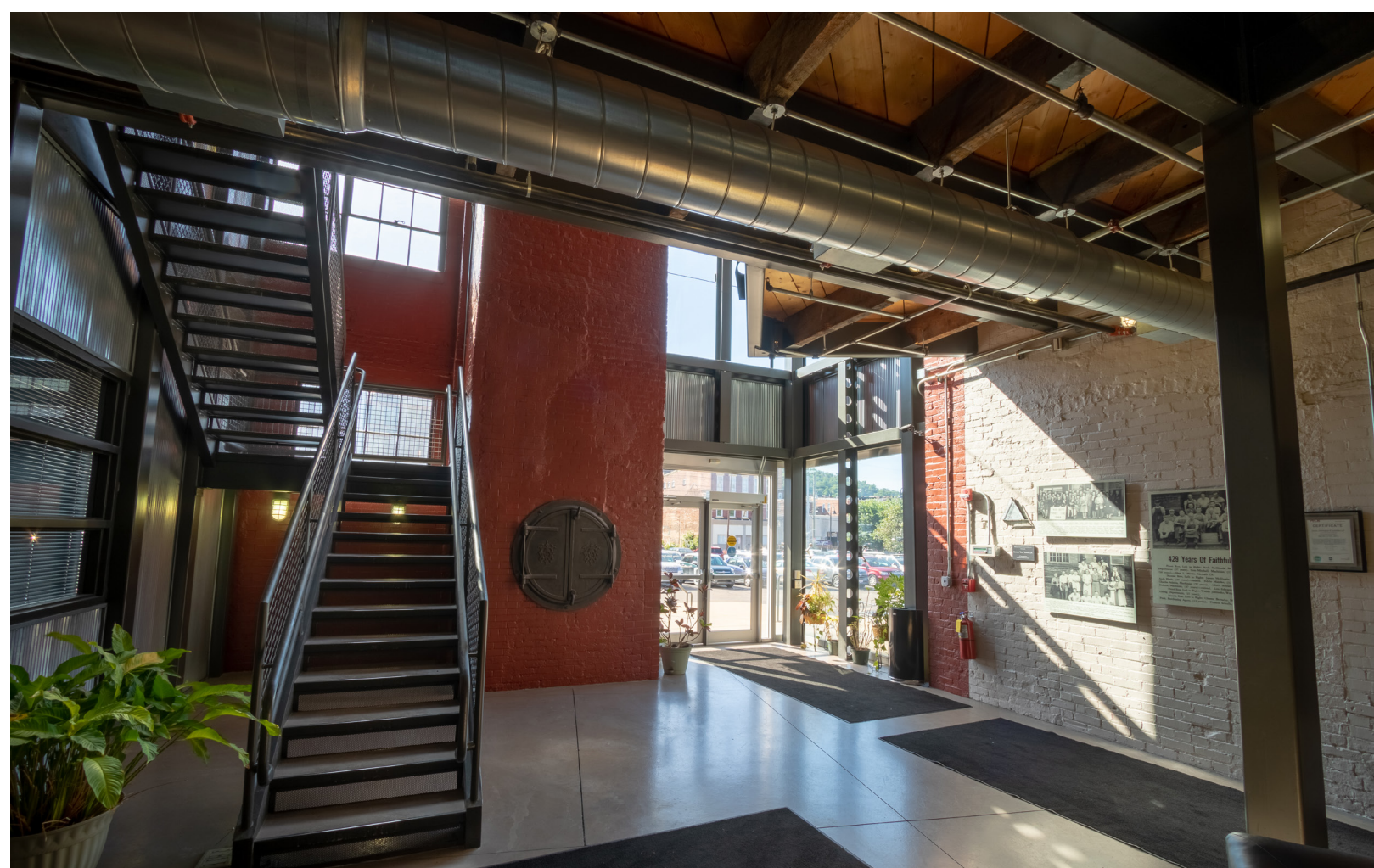




# Architecture

At McKinley Architecture and Engineering, we pride ourselves on being the best. Clients choose us for their design projects because they want to have the confidence that comes from working with an industry leader. They trust McKinley Architecture and Engineering to get projects done right, within budget and on schedule. That's because the firm's highly experienced, diversified staff is equipped with the latest technology and is on the job from start to finish.

Architectural design today is meeting of minds. At McKinley Architecture and Engineering, a talented range of professionals work together to deliver projects on time, on budget, and with a high degree of personal attention. We believe that design is an evolutionary process where client and architect learn from each other through frequent communication. Understanding budgets, schedules, goals and ideals, we pursue the optimum balance of these forces in the design of buildings.





# Engineering

McKinley Architecture and Engineering has provided engineering design and contract administration services for numerous clients as well as other design firms.

Our engineering staff has had special opportunities and experience related to various typical and atypical building types. Our engineering department has designed the first Chilled Beam HVAC System in West Virginia, a Variable Refrigerant Volume / Air-Cooled DX Multizone System with a cost reduction of 30% compared to existing mechanisms, and a building with all interior and exterior LED lighting which came in for the same cost as conventional lighting, just to name a few. We have a well rounded range of experiences and are not afraid to take on new challenges.

## Disciplines Available

- + Mechanical Engineering
- + Electrical Engineering
- + Industrial Engineering
- + Plumbing Engineering
- + Fire Protection Engineering
- + Reverse Engineering





# Interior Design



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

Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes.

Attention to budget and maintenance is given in relationship to owner needs.



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





# Leadership in Energy and Environmental Design

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



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



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

We have **LEED® Accredited Professionals**, including 4 who are **specialized in Building Design & Construction**:

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



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

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

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


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

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




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

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



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



# Sustainable “Green” Design

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

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

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

For a few recent sustainable awards, McKinley Architecture and Engineering was



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

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

Sustainable Schools program, **2 U.S. Department of Education Green Ribbon Schools**, and a **Gold Medal Green Building Award** by Building of America, among others!

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

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



# Construction Administration & On-Site Representation

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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

# Design Team



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

## ARCHITECTURAL TEAM



**PATRICK  
RYMER**  
AIA, ALEP / CFP, NCARB  
DIRECTOR OF ARCHITECTURE  
MCKINLEY



**AARON  
LARIMORE**  
RA, NCARB  
ARCHITECT  
MCKINLEY



**ALY  
MITTON**  
INTERIOR DESIGNER  
MCKINLEY

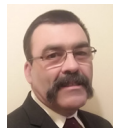
## ENGINEERING TEAM



**TIM  
MIZER**  
PE, RA, OCXP  
DIRECTOR OF ENGINEERING  
MCKINLEY



**KURT  
SCHEER**  
PE, LEED AP  
SENIOR MECHANICAL ENGINEER  
MCKINLEY



**ALAN  
GABER**  
PE  
SENIOR ELECTRICAL ENGINEER  
MCKINLEY



**SCOTT  
KAIN**  
SENIOR PLUMBING DESIGNER  
MCKINLEY



**MICHAEL  
CLARK**  
SENIOR ELECTRICAL DESIGNER  
MCKINLEY



**DAVID  
ULLOM**  
FIRE PROTECTION DESIGNER  
MCKINLEY

## CONSTRUCTION CONTRACT ADMINISTRATION



**BOB  
SMITH**  
CONSTRUCTION ADMINISTRATOR  
MCKINLEY

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



# John R. Jefferis, LEED AP, CCM, MPM

## Project Manager / LEED Accredited Professional

### Director of Project Management

#### EDUCATION:

Keller Graduate School of Management  
Master of Project Management - 2009

DeVry University  
B.S. Computer Engineering Technology - 2005

#### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

##### Member:

US Green Building Council

**Certified Construction Manager**

**Master of Project Management**

#### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Project Manager  
Wheeling, WV (2022 to present)

PCS&estimate  
Owner's Representative & Program Manager  
St. Clairsville, OH (2005-2022)

UPS  
Part-Time Supervisor & Part-Time Loader  
Groveport, OH & Hilliard, OH (2002-2005)

Jefferis Construction  
Laborer  
Barnesville, Ohio (1997-2002)

#### SUMMARY OF EXPERIENCE:

Mr. Jefferis, our **Director of Project Management**, is responsible for the coordination and the completion of projects on time within budget and within scope. He will ensure instruments of service are meeting contractual requirements and he is key in managing client relationships and expectations. John started out his career working for a local construction company, learning the basics of general construction. Afterwards, he was hired by a general contractor, and worked as an Owner's Representative, Program Manager, Construction Manager, and Scheduler. John has experience with Primavera Contract Manager, Primavera Project Planner (P3), Microsoft Office, ASTA, CMIC and Procore; with these tools he has learned how to be more efficient and manage projects effectively to bring them within budget and on-time, which ensures accurate reporting to the client and senior management. Additionally, John has his **CCM (Certified Construction Manager) Credential** established through the Construction Management Association of America. Furthermore, he is a **LEED Accredited Professional**.

#### NOTABLE PROFESSIONAL EXPERIENCES:

City of Cadiz - Cadiz Fire Department

Barnesville Veterinary Services Plumbing

Citizens National Bank of Woodsfield

Harrison County Courthouse

Newbridge Church Day Care Center build-out renovations

Berkeley County Schools - Several Projects County-Wide

Cabell County Schools - new Milton Elementary

Harrison County Schools - Bridgeport Middle HVAC & roof

Harrison County Schools - Bridgeport High HVAC

Harrison County Schools - Liberty High HVAC & roof

Harrison County Schools - Lincoln High HVAC

Harrison County Schools - Nutter Fort classroom addition

Harrison County Schools - Robert C. Byrd High HVAC & roof

Harrison County Schools - Simpson Elementary additions and renovations

Harrison County Schools - South Harrison Complex HVAC

Ohio County Schools - Several Projects County-Wide

# Patrick J. Rymer, AIA, ALEP / CEFP, NCARB

Senior Architect

Director of Architectural Services

## EDUCATION:

University of Tennessee  
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### Registered Architect in:

West Virginia  
Ohio

### Member:

The American Institute of Architects (AIA)  
Accredited Learning Environment Planner (ALEP)  
- [formerly known as Certified Educational  
Facility Professional (CEFP)]

### NCARB

### IDP

### ArchNet

## PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2005 to present)

Capitol Engineering  
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners  
(2000-2003)

## SUMMARY OF EXPERIENCE:

Mr. Rymer, our **Director of Architectural Services**, brings over 25 years experience in the building design and construction industry, which includes being the **Architect** on multiple educational and sports/recreation projects. He is in the inaugural class of **Accredited Learning Environment Planners (ALEP)** [formerly known as **Certified Educational Facility Professional (CEFP)**] as designated by the Association for Learning Environments (ALE - formerly CEFP). The ALEP credential is a mark of excellence developed to reflect the knowledge, skills and abilities of a competent educational and learning environment facility planner; designed to elevate professional standards, enhance individual performance and identify those in the educational environment industry who demonstrate the knowledge essential to the practice of educational facility planning! Patrick's recent experience includes project management of several educational projects, including lead design and construction contract administration. Bringing a diverse background from the hands on-experience of an apprenticeship in the construction trades to management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level. Patrick was named the "**Architect of the Year**" at Project BEST's 2019 Excellence in Construction Awards Gala.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multiple Projects, State-Wide

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Ohio Valley Regional Transit Authority renovations

West Virginia State Police - Open End A/E Contract / multiple projects, including Jackson County Detachment, Kanawha County Troop 4 Headquarters, & Berkeley County Detachment

Tyler County Judicial Building

Glenville State University - School of Health Sciences

Regional Economic Development Office, Wheeling - Site Improvements for Orrick's Global Operations Center, & Adaptive Reuse Warehouse Study

Ohio County Commission - Cabela's Phase II Expansion

Union Bank - Sistersville Branch

Wellsburg City Hall Building

Brooke County Schools - new \$30M Brooke Middle School

Hancock County Schools - Open End Contract / multiple projects

Ohio County Schools - multiple projects

# Aaron S. Larimore, RA, NCARB

## Architect

### EDUCATION:

Kent State University's College of  
Architectural and Environmental Design  
Bachelor of Architecture - 1996

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Architect in:**  
Pennsylvania  
West Virginia

**Member:**  
The American Institute of Architects

### NCARB

**Board Member, Coach, and Registrar:**  
ABE Soccer Association

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Architect  
Mars, PA (2020 to present)

MDM, LLC  
Warrendale, PA (2012-2020)

MCF Architects  
Pittsburgh, PA (1999-2006, 2007-2011)

Navarro Design  
Pittsburgh, PA (1997-1999, 2006-2007)

Dynamic Architectural Design  
Kent, OH (1995-1997)

### SUMMARY OF EXPERIENCE:

Mr. Larimore is a collaborative and dependable **Architect** who has experience with a variety of projects including commercial, educational and residential building types, both of new construction and renovation. He has accomplished project design and production of construction documents and construction administration, with an emphasis on personal service and meeting deadlines. Aaron is skilled in AutoCAD Architecture, Microstation v8 2-D drafting and 3-D modeling software, SketchUp 3-D modeling software, Adobe Photoshop, as well as hand drafting and hand-built models.

### NOTABLE PROFESSIONAL EXPERIENCES:

Wetzel County Schools - Bus Maintenance Facility

OVRTA Ohio Valley Regional Transit Authority renovations

Glenville State University - School of Health Sciences

Brooke County Judicial Courthouse

Tyler County Commission - Judicial Building

WV Lottery Building Roof

WV High Technology Foundation - NOAA renovations

Fort Henry Building - Fourth Floor office build-out

Berkeley County Schools - Several Projects County-Wide

Hampshire County Schools - Capon Bridge Elementary gym

Hancock County Schools - Weir High gymnasium

Harrison County Schools - Gore Elementary School

Ohio County Schools - Elm Grove Elementary School renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High addition/renovations

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

Steubenville City School District - Steubenville High renovations

Summers County Schools - ESSERF projects

West Virginia Schools of the Deaf and the Blind projects

# Aly Mitton

## Interior Designer

### EDUCATION:

Utah State University  
Caine College of the Arts  
Bachelor's of Interior Architecture and Design  
Minors in Art & Landscape Architecture - 2021

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**LEED Green Associate**

#### Former Member:

ASID Student Chapter  
IIDA Student Chapter  
USGBC Student Chapter

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Interior Designer  
Charleston, WV (2024 to present)

Alice Lane Interior Design  
Interior Designer  
Draper, UT (2020, 2023)

Malouf Companies (Milkbird Design + Architecture)  
Junior Interior Designer  
Logan, UT (2020-2023)

### SUMMARY OF EXPERIENCE:

Mrs. Mitton is an **Interior Designer** who believes in creating functional yet eye-catching designs that elevate the interior space. She strives for the interior experience to be healthy, safe, and inviting as well as being ADA compliant and ergonomically sound. She has experience designing a broad variety of interior projects including education, hospitality, commercial offices, residential homes, and retail spaces. Her skills include AutoCAD, Revit, the Adobe Suite, FF&E selections, sketching and hand rendering.

### NOTABLE PROFESSIONAL EXPERIENCES:

Berkeley County Schools - Falling Waters Elementary School

Berkeley County School - Hedgesville PK School

Berkeley County Schools - Martinsburg High School

Berkeley County School - Mountain Ridge Elementary School

Berkeley County Schools - Tomahawk Intermediate School

Cabell County Schools - new Milton Elementary School

Wood County Schools - Music & Arts Improvements

Wyoming County Schools - Mullens PK-8 School

McKinley Architecture & Engineering - Wexford Corporate Office

Pura - Pura Corporate Headquarters\*

Mixhers - Mixhers Headquarters\*

Driven Auto Sales - Driven Auto Sales Car Dealership\*

Tamarak Capital - Pura Vista Residence (Parade of Homes)\*

Cache County - Cache County Children's Justice Center\*

Madbrook Donut Company - Madbrook Donut Company  
Headquarters\*

Capita Financial Network - Capita Financial Network  
Headquarters\*

Orgill Family - Orgill Residence\*

Walia Family - Walia Residence\*

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



# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

## EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### Registered Engineering in:

Ohio  
West Virginia

### Registered Architect in:

Ohio

### Qualified Commissioning Process Provider

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and a **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 40 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects, including AASF#1 Maintenance Hangar & Garage

United States Postal Service - multiple projects, including Processing & Distribution Centers

Panhandle Cleaning & Restoration shop/warehouse/garage/office building

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Ohio Valley Regional Transit Authority renovations

Steel Valley Regional Transit Authority renovations

Mattern Tire Service Center Garage

The Silver Companies' Moss Neck Farm Storage Building

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

Building 34: WV State Office Complex in Weirton

WVU State Fire Training Academy with garage

Wheeling Island Fire Station

Belmont County Commission - Courts & Offices build-outs

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Harrison County Jobs & Family Services renovations

City of Weirton - Park Drive / Three Springs Drive Development

Wheeling Island Hotel•Casino•Racetrack multiple projects

West Virginia State Police - multiple projects, including garages at several detachments

# 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  
Mars, 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 23 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:

Wetzel County Bus Maintenance Facility

Ohio Valley Regional Transit Authority renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Building

Brooke County Judicial Courthouse renovations

City of Steubenville - Municipal Building interior renovations

WV High Technology Foundation - NOAA renovations

Williamson Hospital - Mechanical Renovations

City of Cadiz - Cadiz Fire Department

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

City of Weirton - Park Drive / Three Springs Drive Development

Carnegie Robotics - Third floor renovations

Fort Henry Building - Fourth Floor office build-out

YWCA Renovations

Glenville State University - School of Health Sciences

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

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

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - several additions and renovations

# Alan M. Gaber, PE

## Senior Electrical Engineer

### EDUCATION:

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineer in:**  
Ohio  
Pennsylvania

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

Wetzel County Schools - Bus Maintenance Facility

Brooke County Commission - Brooke County Judicial Center

City of Steubenville - Municipal Building interior renovations

City of Moundsville - Municipal/Public Safety Building

City of Cadiz - Cadiz Fire Department

West Virginia Department of Transportation, Division of Highways,  
District 2 Headquarters

West Virginia Department of Transportation, Division of Highways,  
District 6 Facility

Fort Henry Building - Fourth Floor office build-out

Glenville State University - School of Health Sciences

Hancock County Schools - Weir High Gym additions

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Woodsdale Elementary addition & renovations

Hancock County Schools - Weir High gym addition

Summers County Schools - Talcott Gym renovation

Wayne County Schools - Tolsia High Gym

# Scott D. Kain

## Engineering Production Manager / Senior Plumbing Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WV Army National Guard - multiple projects / new & renovations  
United States Postal Service - multiple projects / new & renovations  
Panhandle Cleaning & Restoration shop/warehouse/garage/office building  
Cabela's Eastern Distribution Center  
Tyler County Bus Maintenance Facility  
Wetzel County Bus Maintenance Facility  
Carenbauer's Distribution Warehouse  
Ohio Valley Regional Transit Authority renovations  
Steel Valley Regional Transit Authority renovations  
Mattern Tire Service Garage  
The Silver Companies' Moss Neck Farm Storage Building  
Building 55: WV State Office Complex in Logan (LEED Certified)  
Building 34: WV State Office Complex in Weirton  
West Virginia University - new State Fire Training Academy  
Wheeling Island Fire Station  
West Virginia State Police - multiple projects / new & renovations  
Millennium Centre Technology Park  
Jefferson County Jobs & Family Services renovations  
Belmont County Commission - Courts & Offices build-outs  
Harrison County Jobs & Family Services renovations  
The Marketplace at Franciscan Square:  
- OP#1 Multi-tenant Retail Building  
- OP#2 Office / Retail Building  
City of Weirton - Park Drive / Three Springs Drive Development  
Marshall County Schools - multiple projects, including LEED Certified  
Ohio County Schools - multiple projects  
Brooke Co. Commission - Judicial Center & Historic Courthouse  
Tyler Co. Commission - Courthouse & Police renovations  
Wheeling Island Hotel•Casino•Racetrack multiple projects

# Michael J. Clark Sr.

## Senior Electrical Engineering Designer

### EDUCATION:

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

Jefferson Community College  
A-ATS Electrical Trade Technology - 2003

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic  
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

### PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal  
Maintenance Technician Electrician  
Weirton, WV (2012)

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

United States Postal Service - multiple projects / new & renovations

Panhandle Cleaning & Restoration shop/warehouse/garage/office building

Cabela's Eastern Distribution Center

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Carenbauer's Distribution Warehouse

Ohio Valley Regional Transit Authority renovations

Mattern Tire Service Garage

The Silver Companies' Moss Neck Farm Storage Building

Belmont County Divisional Courts & Offices renovations

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

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

City of Moundsville - New Municipal Public Safety Bldg

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

Wheeling Island Hotel•Casino•Racetrack - multiple projects

WVDRS Wheeling District's new office space fit-out

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

# David A. Ullom

## BIM Coordinator / Fire Protection Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Ullom, our BIM Coordinator, is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides an unique understanding for problem solving. Mr. Ullom will assist in the evaluation and designs of all of the mechanical systems (and possibly plumbing and fire suppression systems) in your facility.

### NOTABLE PROFESSIONAL EXPERIENCES:

Tyler County Bus Maintenance Facility

Wetzel County Bus Maintenance Facility

Jefferson County Justice Center renovations

Jefferson County Jail renovations

Belmont County Divisional Courts renovations

Brooke Co. Commission- Judicial Center & Historic Courthouse

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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

City of Moundsville - New Municipal Public Safety Bldg

City of Cadiz - Cadiz Fire Department

WVU Medicine-WVU Reynolds Memorial Hospital - School of  
Nursing

Main Street Bank - Toronto branch

Berkeley County Schools - Several Projects County-Wide

Cabell County Schools - New Milton Elementary School

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and  
renovations

Harrison County Schools - Gore Elementary addition and  
renovations

Ohio County Schools - several additions and renovations

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Steubenville City School District - Steubenville High School  
renovations

# Robert E. Smith

## Construction Contract Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Former Board Member / President:**  
Indian Creek School District

**Trustee:**  
Steubenville Township

**Commander:**  
American Legion Post 351

**Former Village Administrator:**  
City of Mingo Junction

### PROFESSIONAL EMPLOYMENT:

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

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

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

### MILITARY SERVICE:

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

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

### SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Contract Administrator** at McKinley Architecture and Engineering for 15 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an **Air Force Officer**.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

OVRTA Ohio Valley Regional Transit Authority renovations

Steel Valley Regional Transit Authority renovations

Moundsville Municipal / Public Safety Building

Belmont County Courts and Offices

Brooke County Judicial Building

Cabela's Eastern Distribution Center - Phase II

United States Postal Service - 2 Open-End IDIQ contracts /  
multiple projects including Hubs & Distribution Centers

Weirton Park Drive Development

The Towers Building, multiple phases of renovations

Harrison County Courthouse renovations

Jefferson County Courthouse renovations & Annex demo

Lincoln National Bank Building renovations

Cameron American Legion renovations

Fairmont State University's new 3 building "University Terrace"  
Student Housing Apartment Complex (\$30M)

Brooke County Schools - District-Wide Construction Program  
(\$36 million), including new buildings, and renovations

Hancock Co. Schools - District-Wide Construction Program (\$56  
million), including new buildings, renovations, and additions

Marshall Co. Schools - Hilltop Elementary (LEED Certified),  
Cameron High (\$32 million / LEED Registered), and more

Ohio Co. Schools - multiple projects County-Wide



## Ohio Valley Eastern Ohio Regional Transit Authority - Administrative / Maintenance Facility

**Location:** Wheeling, West Virginia

**Contact:** Ms. Lisa Weishar

Executive Director

Ohio Valley Eastern Ohio Regional Transit Authority

21 S. Huron St.

Wheeling, WV 26003

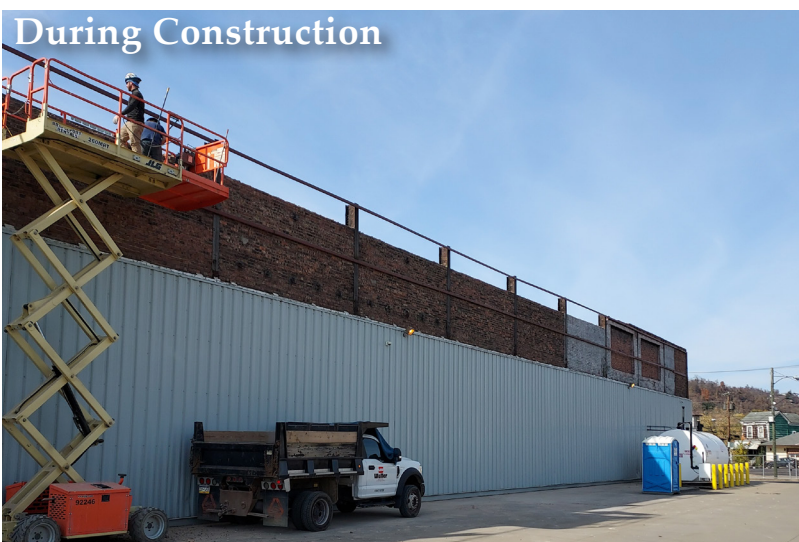
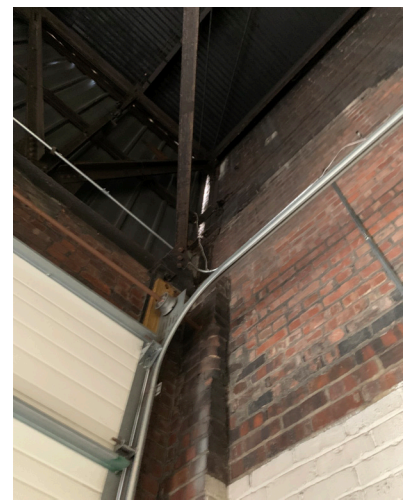
(304) 232-2190

**Type of Project:** Renovations

**Project Description, Goals, and Objectives:** Currently under construction is a \$3.3 million renovation of the Ohio Valley Eastern Ohio Regional Transit Authority's Administrative and Maintenance Facility.

The exterior North wall used to be an interior wall, so it was not designed for the weather; it has started bowing, cracking, and even separating at the corner (*see top, far right picture*). Our designs fixed the masonry structural issues, and we also designed a new exterior metal siding and new overhead doors. We also designed front entrance improvements with a new ADA ramp.

The roof on both sections of the building were failing and leaking in multiple places, and the parapet was cracking, so we designed roofing systems replacements. The pieces of the interior ceiling were falling, and rusting out, so the ceiling and framing also needed replaced. The skylights were filthy from years of exhaust fumes, and became a danger for maintenance people walking on the roof, so they were taken out. We also designed new gutters and downspouts, and new access ladder. There is associated mechanical and electrical with the rooftop HVAC installation.





## Steel Valley Regional Transit Authority Maintenance Garage Complex roof

**Location:** Steubenville, Ohio

**Contact:** Mr. Frank Bovina  
Transit Manager  
Steel Valley Regional Transit Authority  
555 Adams Street  
Steubenville, OH 43952  
(740) 282-6145

**Type of Project:** Renovations

### ***Project Description, Goals, and Objectives:***

This \$275,000 project includes **architectural and engineering design services** for the **roof repairs and replacement** for the administrative and **maintenance garage complex** in Steubenville, Ohio. This includes the demo of the existing EPDM roofing; new EPDM roofing, penetrations, scuppers, and flashing; the demo of existing coping and installation of new metal coping; salvaging and reinstalling the lightning protection system; replacing one roof hatch; repairs to the existing EIFS system; new scuppers through the existing parapet; and finally, the installation of new roof expansion joints.

For the 15,614 SF roof system, the rubber membrane and insulation needed to be replaced. During the installation, we ensured that the slope of the roof and roof drainage system **met current Ohio Building Codes**. The HVAC units were lifted off their curbs to help with the flashing; one of the HVAC units was replaced. The roof drainage system required an upgrade to provide an emergency drainage system to ensure water leaves the roof surface if the primary roof drains become plugged. For this roof, the most economical way to add an emergency system was to add scuppers through the parapet wall to allow any ponding of water to exit the roof structure. The contractor was Alex Roofing & Construction Co.





## Tyler County Schools' Bus Maintenance Facility

**Location:** Middlebourne, West Virginia

**Contact:** Ms. Amanda Kimble  
Facilities Director  
Tyler County Schools  
P.O. Box 25  
Middlebourne, WV 26149  
304 / 758-2145

**Type of Project:** Governmental - Full A/E Services - Multiple Projects

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has an on-going relationship with Tyler County Schools, and we have completed multiple projects for them since 2003, including various renovations, HVAC upgrades, School Access Safety project, and more. We also have a 5-year open-ended contract for implementing projects which resulted from that CEFPP, as well as for other projects.

For one project; we recently completed a **Bus Maintenance Facility** for in Middlebourne, WV. This **16,500 SF building** includes a **1,375 SF storage mezzanine**. There are **7 bays** in this facility, including a **dry wash bay** and a **wet wash bay**. The **maintenance spaces** includes an area for parts/storage/

dispensing, rooms for fluids, tire storage, tools, welding/machine, locker, additional storage, and utilities. The **administrative spaces** includes the Transportation Director's office which includes dispatch, mechanics office, conference room, waiting area with reception, break room, and more. The **site** includes a fuel dispensing tank / station, security fencing, bus parking lot, regular parking lot, and paved storage area.





## Mattern Tire Service Center Maintenance Garage

**Location:** Cadiz, Ohio

**Contact:** Mr. Frank Mattern  
Mattern Tire  
349 Lincoln Avenue  
Cadiz, Ohio 43907  
740/942-8895

**Type of Project:** Multiple-Bay Maintenance Garage / Office - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Mattern Tire is a new \$1.2 million, ten bay **maintenance garage** building, with an **attached showroom and offices** (and restrooms, etc.). This is a **70' x 150' Pre-Engineered steel building with a single story masonry wall front face and storefront glass** in the showroom area of the building; with the 1,750 SF **tire storage mezzanine**, the total structure is 12,250 SF. This particular project obviously required much coordination between the **multiple intricate building systems within the Pre-Engineered metal building**. Therefore, the use of BIM as the design software on this project was decided upon and was used mostly for minimizing clash detection of the engineering systems.



This building contains many **special items** that required extra coordination during the design phase including tire lift, compressed air system, (8) in-floor hydraulic lifts of differing size, in-floor Car-mon exhaust fume capture system, garage bay drainage system with oil interceptor, and waste oil heating boiler system utilizing radiant in-floor hydronic heating lines. This building also utilizes a heat pump for the cooling of the office showroom area and a large diameter low velocity circulation fan within the garage bay.





## **Cabela's Eastern Distribution Center**

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Rick Boccetti

Cabela's

1 Cabela's Drive

Sidney, Nebraska 69160

860 / 290-6251



**Type of Project:** Commercial Distribution Warehouse - Full A/E Services

**Project Description, Goals, and Objectives:** Located at The Highlands off of Interstate 70 is a **\$40 million commercial warehouse/distribution center** that was built in **2 fast-tracked phases**. The building measures **1,200,000 square feet (600,000 SF for each of Phase I and Phase II)**, making it one of the largest buildings in West Virginia! Phase I included 32,000 SF of administrative offices and a large employee lunch room. Phase 2 included a **15,000 SF storage/maintenance shop and battery charging room**. The warehouse features **30-FT high-bay ceilings** to accommodate large automated storage/retrieval mezzanines and high-tech racking; the **building's floor was designed to withstand continuous fork lift traffic**. In order to facilitate construction during winter climate, a precast concrete wall panel system was designed for the building shell, and erected onto steel framing. The project was developed on a deep-fill, greenfield site with massive retaining walls, and new utilities.

We worked closely with the site engineers to coordinate exterior vehicle circulation and fire protection systems. This included particular attention to building and dock access for the 90 dock positions. The project also included a large parking and shipping area around the facility; 300 trailer parking spaces and 750 employee parking spaces. Security lighting was designed for these areas, with careful attention paid to illumination levels to permit camera operation in the parking lot areas.

This **1.2 million square foot** facility is a key link in Cabela's retail expansion plans, serving as their primary distribution center for the East Coast. In addition to keeping their retail stores fully stocked, it also benefits their direct business by reducing delivery times and lowering transportation costs to their catalog and Internet customers in the eastern United States. **From this, certain areas of the facility need to be in operation 24/7;** therefore, we designed an emergency backup generator and uninterruptible power supply (UPS) for the main data server room and for life safety systems. The generator is 500 kW; while the UPS is 65 kVA. This generator powers emergency lights, computer equipment, MIS power, MIS A/C, security and fire pump. Power is a key element in ensuring a fire pump works in an emergency situation; the fire pump is electric with standby power source connection to emergency generator.





## Carenbauer's Distribution Warehouse

**Location:** Wheeling, West Virginia

**Contact:** Mr. Carl Carenbauer

Carenbauer Wholesale Corporation

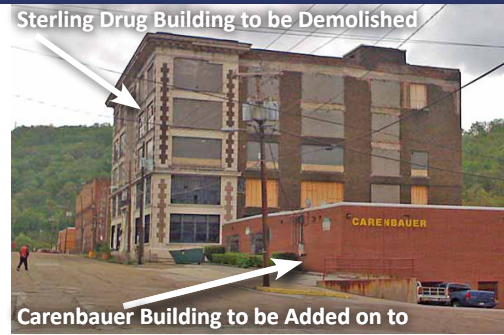
1900 Jacob Street

Wheeling, WV 26003

304 / 232-0522

**Type of Project:** Demolition, Commercial Distribution Warehouse - Full A/E Services

**Project Description, Goals, and Objectives:** The first goal of the project was to **demo the old Sterling Drug Building**, and use that site to add an addition onto the Carenbauer Wholesale Corporation Building. The project included the demolition of the 5-story existing structure; basement floor to remain, fracture concrete in place to allow drainage; front wall of basement to remain for shoring of street/sidewalk; concrete to be minimized to 6" minus; all rebar to be removed from rubble fill; temporary protection on Carenbauer warehouse roof; safety fence install/removal; placing rubble fill from street level to existing paving in rear, rubble to be used to fill void from basement area; utility disconnection fees; an EPA Permit; city demolition permit; import fill; haul off rubble; remove hazardous waste; and more.



After Views of Carenbauer Building Addition  
(at the site of Sterling Drug Building Demo)



After the demo of the old Sterling Drug Building, we completed the **second project: an 11,800 square feet warehouse expansion - as well as existing warehouse and office building renovations** - of the Carenbauer Wholesale Corporation building. Carenbauer's presently carry over 100 brands of beer in 250 different types of packages, and they represent 15 different breweries across the US and world. The building **addition** included a **large open-span cold storage warehouse with a 26' clear height ceiling**. This room needs to have temperature setpoints for every month of the year, ranging from 60 to 67 degrees. The building addition holds a point-of-sales storage room and mezzanine, a staging area, and a loading dock with 3 bays. The docks included levelers, bumpers, trailer restraints, bollards, etc. **The addition is connected to the existing structure via motion-activated overhead metal rolling doors. The building's floor was designed to withstand continuous fork lift traffic.** The **renovations** included the offices, conference room, kitchen, and men's restroom, as well as new women's restroom and a new warehouse manager office. Upgrades were made to electrical, HVAC, and plumbing in all areas of the addition. The existing warehouse electrical distribution service was not large enough to handle the electrical loads required for the new construction. For the electrical system upgrades, the power was kept on while the addition was being constructed onto the existing building; and after all the new equipment was placed, there was only a minimal outage while the new electrical distribution was put in service.



## Panhandle Cleaning & Restoration - Shop, Garages, Storage Warehouse, & Office Building

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304 / 232-2321

**Type of Project:** Warehouse / Office Building

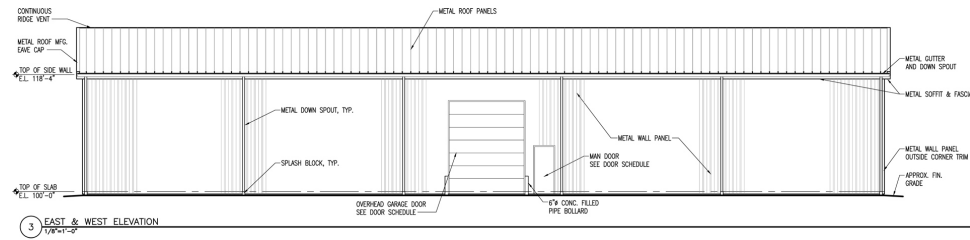
**Project Description, Goals, and Objectives:** Panhandle Cleaning & Restoration invested \$3.5 million in new prefabricated metal buildings. The Garage's exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total square feet. **There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes.** The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** The office building also includes custom furnishings and finishes. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special electric, data, plumbing, and mechanical systems. The first floor of the mezzanine is the "Contents Processing Facility," is broken into multiple rooms, and many have specialized components and considerations we had to design, such as casework, workbenches, and specialty electric to name a few.



# The Silver Companies' Moss Neck Farm Storage Building

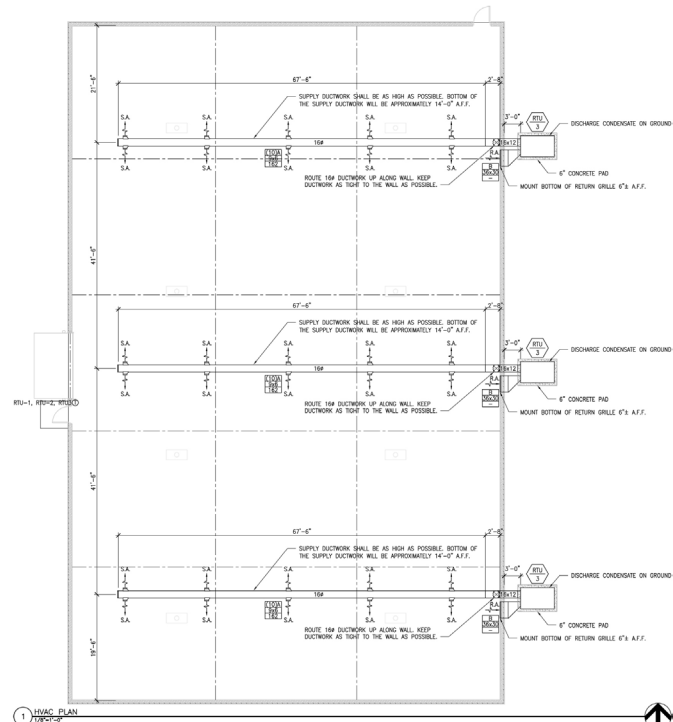
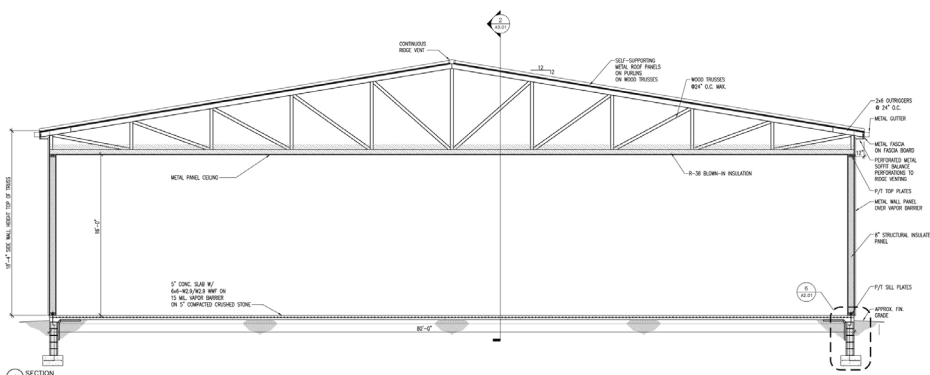
**Location:** Fredericksburg, Virginia

**Contact:** Mr. Chris Golden  
Construction Manager  
Silver Companies  
1201 Central Park Blvd.  
Fredericksburg, VA 22404  
540/785-3398



**Type of Project:** Storage Building - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** We completed Architectural and Engineering on a large 80' x 125' storage building at Moss Neck Farm. The Silver Companies' goal was to store antique furniture in a new storage building with a controlled HVAC system to deal with humidity and moisture. This storage building included the following: a 10,000 SF clear span, SIPs panel building (Structural Insulated Panels) with wood roof truss framing; 16' high ceilings; footers based on structural needs; 5" concrete floor @ 3000 psi. with poly and welded wire on 4-5" of stone; 3 courses of 8" CMU foundation; 8" side walls; metal panel ceiling with blown-in insulation (R38); metal panel walls with integrated sandwiched insulation (R19); 12" overhang with vented vinyl soffit; 12'x14' overhead garage door; two 3' man doors; 200 amp electrical service with associated panel box; 8 Fluorescent strip fixtures; 8 wall mounted convenience outlets; and a 15 Ton HVAC System, ground mounted, ducted thru wall, turned up interior and overhead suspended from roof purlins.





## Millennium Centre Technology Park

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Brian Joseph

CEO of Touchstone Research Laboratory

1142 Middle Creek Road

Triadelphia, WV 26059

304 / 547-5800

**Type of Project:** Office Buildings, Laboratories, & Shops - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** The Millennium Centre is a 20-acre technology park located along Interstate 70. McKinley Architecture and Engineering is proud to have participated in creating these new state of the art facilities with the Ohio Valley Industrial & Business Development Corporation, through the Design/Build process with Cattrell Companies, Inc.

There are **various buildings and tenants** on the site, which include **multiple phases and expansions**. With our Clients being confident their businesses would “take off,” but did not have the finances to build exactly what they were hoping for; **we designed these buildings in such a way that they all could easily expand in the future**. Therefore, many of these buildings have had **multiple additions**, and we successfully used a **phasing technique** to accomplish these expansions. For example, Phase II was a **new** 15,000 SF masonry and frame building, including complete electrical, plumbing, mechanical, fire protection, landscape, and paving work. Shortly after, a 6,620 SF **addition** to this building was

completed, and included sitework, paving, foundations, slab on grade, superstructure, exterior closure, roofing, interior construction, mechanical, plumbing, and electrical.

**One of the main tenants** in this advanced industrial park is **Touchstone Research Laboratory**, who occupy **Building #4**, which is **42,875 square feet** and **\$2.2 million**. This is the largest privately owned commercial laboratory in the region. The magazine Advanced Materials & Processes has called Touchstone, “*One of the best equipped labs of its size in the country.*” Touchstone also built a **manufacturing plant** at the Millennium Centre. Touchstone has various spin-out organizations on-site, such as Touchstone Advanced Composites, and Touchstone manufactures multiple products, such as CFOAM, MetPreg, ceramic matrix composites, and much more.

There were also **multiple specialized design elements throughout the buildings**. One building tenant had requested **20' - 35' roof clearances**; another requested **reinforced foundations to withstand 100,000 pounds compressive loads**. There are **multi-bay shipping docks**, **specialty HVAC** (especially laboratory exhaust, ventilation, dust collection, etc.) systems, **floors and pits requirements for autoclaves and kilns**, and “Raw Material Handling” rooms among these unique specifications.





## United States Postal Service projects

**Location:** Appalachian Area (WV & VA) and Erie/Pittsburgh District in PA

**Contact:** Mr. Bruce Adams

United States Postal Service

P.O. Box 20867

22681 Woodward Avenue

Ferndale, MI 48220-0867

248 / 677-9660

**Type of Project:** Governmental Buildings - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has had **several multiple-year open-ended IDIQ agreements with the United States Postal Service**. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, as well as 49 counties and/or independent cities in Virginia], which is our **4th consecutive multiple year open-ended contract for this area**. We have been working throughout West Virginia since the 1980s. The second agreement is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232).

We have designed **dozens** of facilities for the USPS, including **demolitions, new construction, additions, renovations, modernization, and rehabilitations** in numerous cities within these areas. In addition, we have designed over 100 Postal facilities for ADA compliance. Many of our projects start out with an on-site building or site study/investigation, where we then provide a multi-page report with condition/code assessment including compliance with current USPS standards, multiple options for repair/replacement/new building (etc.), with photos, and budget cost estimates, including design and construction administration costs. We also give our recommended option, and the USPS will ultimately chose which option to go with. Most of the addition/renovation projects were completed while the

buildings remained occupied. We have also completed Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

This includes work at multiple Processing & Distribution Centers (P&DCs), as well as Carrier Annexes and Hubs, which are large span facilities, and range in size from tens of thousands of square feet to over 250,000 SF. They hold various machinery, floors to withstand forklift traffic, have high roof clearances, multiple loading docks and bays, specialty HVAC systems, etc. Many are prefabricated metal buildings, and the exterior walls are finished with masonry infill and metal siding. The interiors have areas that are broken into multiple rooms with concrete block walls, such as work rooms, offices, and more.

For the newest projects, they incorporate **energy efficient design** which follow the newest USPS Standards compliance to provide a more efficient systems. For example, the energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60o F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.





## **The Towers Building**

**Location:** Steubenville, Ohio

**Contact:** Mr. Tony Morelli  
Commissioner  
Jefferson County Commission  
301 Market Street  
Steubenville, OH 43952  
(740) 283-8500

**Type of Project:** Renovations

**Project Description, Goals, and Objectives:** We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years.

For this example, we completed **multiple phases of renovations and upgrades to The Towers Building**. This is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. Due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner.

Therefore, McKinley was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services. Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations addressed repair options, efficiency and energy saving solutions.** We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings.

After this, we have **designed multiple phases of renovations for the building; a main roof replacement, mezzanine roof replacement and new lobby skylight, building envelope repairs, ADA handicapped ramp, and an overall HVAC replacement.** In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. The construction was performed with the building in operation. These projects were completed over time, with different General Contractors.



**Roof Before**



**& After**



**Building Envelope Repairs**



## **Belmont County Divisional Courts & Offices**

**Location:** St. Clairsville, Ohio

**Contact:** Mr. J.P. Dutton

Belmont County Commissioners  
101 West Main Street  
St. Clairsville, OH 43950  
740 / 699-2155

**Type of Project:** Renovations - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering recently designed the **renovations/build-outs** to **2 existing buildings** (the former Health Plan office buildings) for the Belmont County Commissioners. The combined budget for both buildings is \$5.2 million.

The 25,000 SF **Building 1** was recently completed. It combines all three Belmont County Divisional Courts (Western/Eastern/Northern Division Courts) and the Prosecutors Office in a State-of-the-Art (Secured) Building. In addition, a separate secure In-custody Area is included for movement and



holding of prisoners during trial and hearing days. The Judges have a private entrance and bullet proof windows. All personnel can move around the building without entering the public space via a “back-of-house” corridor. Entrance to the building for all other persons is via one location equipped with security feeds, an x-ray machine and a metal detector. Each Clerk Suite has been equipped with bullet proof transaction windows, individual work stations and a high density storage system for current records. The public space allows access to two large courtrooms, restrooms, an ATM, and small conference rooms for consultation with the Public Defender or private attorneys.

Construction was also recently completed on the 15,000 SF **Building 2**, which combines the Board of Elections office and the Clerk of Courts. This is a renovation of a one story concrete block building,



including new interior walls, finishes, HVAC systems, electrical systems upgrades and fire suppression system modification. Security for the entire building is important; especially for the Board of Elections during voting seasons. The office spaces are secured from the client area by an access control system. The reception windows / transaction counters include stainless steel finishes with security glass. The ballots are stored in a secure inner room with two sets of lock so two employees must open it for additional security. The building also securely houses voting machines in a large storage room with an overhead door.



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

State of West Virginia  
Centralized Expression of Interest

<b>Proc Folder:</b> 1486857			<b>Reason for Modification:</b>
<b>Doc Description:</b> FMS#4 Maintenance Shop Design- Camp Dawson			
<b>Proc Type:</b> Central Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2024-08-09	2024-08-22 13:30	CEOI 0603 ADJ2500000003	1

BID RECEIVING LOCATION

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

VENDOR

**Vendor Customer Code:** \*000000206862

**Vendor Name :** McKinley Architecture and Engineering

**Address :** Fort Henry Building

**Street :** 1324 Chapline Street - Suite 400

**City :** Wheeling

**State :** West Virginia                      **Country :** USA                      **Zip :** 26003

**Principal Contact :** Ernest Dellatorre

**Vendor Contact Phone:** (304) 233-0140                      **Extension:** 115

FOR INFORMATION CONTACT THE BUYER

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

**Vendor Signature X**  **FEIN#** 55-0696478 **DATE** August 20, 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.

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

(Address) 1324 Chapline Street - Suite 400, Wheeling, West Virginia 26003

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

(email address) edellatorre@mckinleydelivers.com

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

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

McKinley Architecture and Engineering

(Company)



(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development August 20, 2024

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)