



CE01 0603 ADJ2500000018

PATRIOT GUARDENS
ELECTRICAL SERVICE INSTALLATION
DESIGN E01

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WW PURCHASING
DIVISION

McKINLEY
ARCHITECTURE + ENGINEERING

**EXPERIENCE.
INNOVATION.
DELIVERED.**



7 March 2025

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 is pleased to provide the WV Adjutant General's Office, WV Army National Guard's Construction and Facilities Management Office with our Expression of Interest for providing you with architectural and engineering design services for new electrical service to the Patriot Gardens Apple Orchard Facility, in Muddlety, WV. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering is a **full-service architectural and engineering firm** that has been providing design services since 1981. With offices in Charleston, Wheeling, Martinsburg, and Middlebourne, WV, as well as Pittsburgh and Mars, PA, we support a professional staff which includes **Mechanical-Electrical-Plumbing-Civil Engineers, Architects, Designers, Project Managers, an AIA Safety Assessment Program (SAP) Evaluator, Construction Contract Administrators, Landscape Architects, Interior Designers**, and more. Our staff also includes several **LEED Accredited Professionals** who can add **energy efficient aspects** into your project, such as energy monitoring system on the main switchboards, systems which have lower maintenance, LED interior and exterior lighting, etc.

We have recently announced the acquisition of MCF Architecture in Pittsburgh, PA. MCF has been in business for 135 years and is the 17th longest running full-service architectural firm in the U.S. With this acquisition the combined firms will total **over 100 employees**, providing full service architectural and engineering design, project management, construction administration services and interior design.

We are excited to announce that for the **3rd 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 for the **2nd consecutive year**. 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**.

We have experience **with various Public Safety architectural and engineering projects**, which you will see throughout our proposal. This diverse portfolio of emergency facilities experience ranges from **West Virginia Army National Guard** projects, emergency operations centers, E-911 communications centers, public safety complexes, police departments, Sheriff's department, State Police, firehouses/fire stations, a state fire training academy, and EMS / ambulance authorities and among others. Our design shall comply with all federal, state, military, and local codes and standards.

The design team for your project will contain the experience of **multiple Professional Engineers**, several **electrical designers**, an architect, a project manager, and a construction contract administrator. Included in this knowledge base, Alan Gaber, PE, your **lead Electrical Engineer**, has over 37 years of electrical design experience. In addition, Mike Clark, our lead electrical designer, has over 40 years of electrical field installation work as a **Certified Journeyman Electrician**; being skilled in **both the design and the construction ends** gives him a unique ability to understand all aspects of a project.

Thank you for reviewing our submission and considering McKinley Architecture and Engineering for **CEOI 0603 ADJ2500000018 - Patriot Guardens Electrical Service Installation Design EOI**. We are ready to begin **immediately** and **will meet all your Goals and Objectives**.

Sincerely,



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

FIRM PROFILE

HISTORY

McKinley Architecture and Engineering is a multi-discipline full service A/E firm offering comprehensive professional services in architecture, mechanical-electrical-plumbing and civil engineering, project management, interior design, landscape architecture, sports and entertainment, learning environment and educational facility planning, and construction contract administration.

McKinley has merger with MCF Architecture out of Pittsburgh, PA, who brings 135 years of experience to the team. With this merger the combined firms will total over 100 employees.

We have a broad range of skill and experience for projects involving governmental, public safety, health care, civic, schools, higher education, sports and entertainment, and commercial 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, 2023, and 2024 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 and 2024 Giants 400 Report as a Top A/E Firm.



OFFICES

Charleston

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

Wheeling

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

Martinsburg

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

Middlebourne

202 Main Street, P.O. Box 3
Middlebourne, WV 26149
(304) 830-5364

Pittsburgh North

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

Pittsburgh Downtown

437 Grant Street, Suite 1600
Pittsburgh PA 15219
(412) 281-6568

CONTACTS

Ernest Dellatorre

Director of Business Development
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(304) 830-5359

John R. Jefferis, LEED AP, CCM, MPM

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

Alan M. Gaber, PE

Senior Electrical Engineer
agaber@mckinleydelivers.com
(304) 238-9410

SERVICES

- Architecture
- Engineering
- Architectural/Engineering Design
- Project Management
- Landscape Architecture
- Safety Evaluation
- Interior Design
- Sustainable Design
- Historic Preservation
- Construction Contract Administration
- Sports and Entertainment

ASSOCIATIONS

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

A4LE (Formerly CEFP), 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.

Budget & Timeline Management

- Bi-Weekly Design Meetings for all Projects
- Sprint Scheduling includes 400+ task required to complete a Project
- Enhanced REVIT processes and Quality Control
- Bluebeam Review (Quality Control)
- Microsoft 365 & SharePoint (Moved from On-site Server to Cloud Based Server)
- Part3 (CA): RFI's, Submittals, Pay Applications, Field Reports, Meeting Minutes, ASI's, Changes, etc. All accessible by



Task Name	Assigned	Assigned	Assigned	Duration	Start	Finish
Project Name				668 days	Mon 1/22/24	Wed 8/12/26
Design Process	Sr. Arch	Proj Arch	PM	190 days	Mon 1/22/24	Fri 10/11/24
SCHEMATIC DESIGN PHASE	Sr. Arch	Proj Arch	PM	60 days	Mon 1/22/24	Fri 4/12/24
Sprint 1 Start				10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP MOCK DRAWING SET	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP CONCEPT PLANS - SD - Plan orientation on drawings	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP CONCEPT SITE LAYOUT - SD - Orientation	Civil	Sr. Arch	Proj Arch	10 days	Mon 1/22/24	Fri 2/2/24
Architect&Civil Engineer/ Site requirements/ Utilities/ Parking/ Drives/ Grading/ Stormwater	Civil	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
Architect to coordinate MEP Review MEP Spaces / Chases / IT Closets / EL Closets / Utility Entrances / ETC - SD	Proj Arch	Drafting	All Eng	10 days	Mon 1/22/24	Fri 2/2/24
Review of site requirements/ Geotec/ Environmental/Fire Service	Civil	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
Review Program of spaces	Sr. Arch	Proj Arch	PM	10 days	Mon 1/22/24	Fri 2/2/24
School -Check against WVDQE Policy 6200	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
School -Check Pick up and Drop off loops, Play GroundAreas, Sport Fields	Sr. Arch	Proj Arch	Civil	10 days	Mon 1/22/24	Fri 2/2/24
Utility Requirements	All Eng			10 days	Mon 1/22/24	Fri 2/2/24
Fire Code Review	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
ADA Review	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOPED FLOOR PLAN/SITE PLAN READY FOR REVIEW W/ OWNER				0 days	Fri 2/2/24	Fri 2/2/24
Sprint 2 Start				10 days	Mon 2/5/24	Fri 2/16/24

ARCHITECTURE / ENGINEERING

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.

McKinley Architecture and Engineering has also 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.

CONSTRUCTION CONTRACT ADMINISTRATION



- Construction Contract Administrator Involved from the Beginning of the Design Phase
- Observe the Construction Progress
- Liaison between the Owner, Contractor, and Architects/Engineers
- Responsible for All Construction Progress Meetings and Minutes
- Monitor the Construction Schedule
- Ensure that the Contractor is Following the Construction Documents
- Verify Pay Application and Change Orders
- Typically On-Site Once Every Two Weeks

Our **Construction Contract 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 Contract Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted.**

Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders.

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

SUSTAINABLE DESIGN

Buildings designed today will need to meet the demands of the future. McKinley is positioned to identify and meet the demands. This approach helps to retain the buildings' long-term profitability. 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, governmental, office, and educational project experience, the McKinley team can work alongside local designers to provide sustainable design and construction guidance, offering full architectural design services and guided design workshops on sustainable design issues.

Our Philosophy is to provide our clients with experienced leadership and innovative design expertise to accomplish the goals of the project. Function, economics and versatility, as well as, strong aesthetic appeal which are crucial elements in the design process. McKinley believes that enhancement of the physical environment adds significantly to the enjoyment of life. We have dedicated our professional skills to attain these goals.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the U.S. Green Building Council is the nationally accepted standard for the design, construction, and operation of high performance green buildings.

McKinley was the first organization in West Virginia to join the USGBC. We have several LEED Accredited Professionals on staff, including three LEED APs who are specialized in Building Design & Construction. These professionals, along with skilled architectural/

engineering team, can efficiently and cost effectively achieve certification under this standard. McKinley can guide you through the process in order to develop sustainability goals specific to your project.

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

Our sustainable designs have also won two U.S. Department of Education Green Ribbon Schools, a Gold Medal Green Building Award by Building of America, WV Department of Environmental Protection's Clean Energy Environmental Award, and two Black Bear Awards for the Highest Achievement for the WV Sustainable Schools program, among other.

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.

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



PROJECT APPROACH

Our large professional staff at McKinley Architecture and Engineering can state that we will devote the talent and time necessary to provide the West Virginia Adjutant General's Office, West Virginia Army National Guard's Construction and Facilities Management Office with a successful design of a new electrical service to the Patriot Guardens Apple Orchard Facility, in Muddlety, West Virginia.

If we are chosen for this project; we are available to start immediately and will provide the necessary hours to complete your project on time. In addition to those key team members whose resumes are seen in this submittal; we can also attribute more professionals as required. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems.

We are a West Virginia firm - McKinley's corporation conveniently has a **Charleston, West Virginia office**, as well as offices in Wheeling, Martinsburg, and Middlebourne, West Virginia (as well as Pittsburgh and Mars, Pennsylvania).

We believe our strength lies in the quality of the people we employ. Our **seasoned staff of over 100 employees** has an unsurpassed knowledge of the business and the dedication it takes to make each project a success.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the entire project.

We continually achieve success in projects by **maintaining time and cost management, quality control and excellent communication** amongst the client, consultants, and contractors.

Our experiences and approach to design **requires a dialog with the WV Adjutant General's Office, WV Army National Guard's Construction and Facilities Management Office**, as well as the **end users of the Patriot Guardens Apple Orchard Facility**.

Throughout the design process, we hold **design workshops** to get the critical information needed to achieve a design that meets your needs and budget. We do not only depend on our experience, but on the day to day experiences of those who use the building.

We have found that this **hands on approach** allows us to **focus on your needs and desires and to achieve a better outcome for our client**.

We know this Team possesses the required expertise to address all facets of your project. We have designed hundreds of projects which include electrical upgrades - including several governmental projects.

Briefly described, the **Phases** McKinley Architecture and Engineering proposes for a project include Pre-design/ Programming, Schematic Design, Design Development, Construction Documents, Advertising/Bidding, Assisting with Selection of Contractor, Construction (Administration) and Occupancy.

We offer a **multi-discipline approach** to the design phase services, **because our architects and engineers are both in house** we can offer a more refined approach to building planning, programming and design.

Your **Project Manager, John R. Jefferis, LEED AP, CCM, MPM**, along with support staff, will track and manage the design discussions and decisions throughout the projects from inception to completion.

John, along with **Alan M. Gaber, PE, Senior Electrical Engineer**, will coordinate project-related tasks and progress, perform code reviews and write the project specifications.

When awarded a project, a series of preliminary steps begins; but all projects are unique and will vary according to the goals of the client.

An initial meeting to review the contract, the schedule and a budget is helpful so that a schematic design meeting can be planned.

Assuming programming meetings end with a solid foundation, schematic designs are prepared and reviewed with the client. Schematic plans are dated and attendees are listed on the reviewed drawings. If notations are made on the drawings they are scanned and used for records; copies of the drawings can be issued as an attachment with meeting minutes.

We can include a formal signature box on each sheet issued in each phase if necessary but typically only the final review documents are officially approved by the WVARNG either via a letter, email or signed sheets. We are open to other approval processes as well.

The next phases of design development and construction documentation have similar - but more refined - steps.

John and Alan are responsible for developing the project schedule and monitoring project progress. Deadlines are established for each design phase: programming, schematic design (SD's), design development (DD's) and construction documentation (CD's). The schedule needs to be based on the WVARNG's construction completion goals.

In-house meetings are held to review the design in each phase - and also between phases - especially when changes are made to the design that will impact any of the engineering disciplines. In-house notes are kept by attendees for later review. **We encourage you to participate in these meetings.**

In addition, our **Quality Assurance Program** also starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid.

We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and **encourage the WVARNG to also participate in these meetings.**

Also during the design phases, services include material selection for durability and energy efficiency, detailing for longevity, training for proper maintenance, equipment location for easy access, equipment warranties, and lastly, a commitment from the WVARNG and Patriot Guardens Apple Orchard Facility personnel to abide by each manufacturer's cyclical regimen for long term warranties. Each of these requires a discussion between the WVARNG and our design professional during the design phases.

The entire McKinley Team is involved in the design process from the beginning so that they know why the project was designed and how the building is intended to be used. This insight is especially advantageous to the on-site **Construction Contract Administrator (CA).** Our CAs review payment requests and assembly of the project close-out documents.

The CA's are responsible for day-to-day coordination between the contractors and professionals. In addition, they also initially review change orders and contractor's cost proposals.

The background knowledge on the project helps the CA better understand the end product, helps him communicate with the contractors and it provides valuable constructability insight for our designers when questions are brought back from the field, and verify that close-out documents are submitted in a timely manner upon Substantial Completion.

Our Construction Contract 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 and why certain design decisions were made; this helps with on-site decisions.

Our CAs have an important role as being the liaison between the Owner, Contractor, and Architect/Engineers. The primary objective of the Construction Contract Administration services is to ensure completion of work the way the client wants it - as scheduled and as budgeted.

Your Construction Contract Administrator, Heath Fain, will be on site and will evaluate the quality of the work to verify that it meets the level you require; in addition, he will monitor the contractor's progress to ensure that they are following the Construction Documents.

Also during the construction, the processing of shop drawings and submittals will be controlled and monitored by John and Alan, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule.

The design professionals review all submittals, clarification requests and issue sketches and bulletin drawings. The design professionals also review and approve final change orders and contractor's cost proposals.

Architects and engineers perform their own final inspections in addition to periodic site visits to confirm compliance with bid documents.

Furthermore, our **11-Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly.

It should be noted that McKinley Architecture and Engineering has been performing our eleven month walk-through as part of our Standard of Care; long before it was adopted as an AIA 101 Standard.

The project completion time frame expectation for Project Closeout is defined in the front end of the Project Manual in the Specifications so that the contractors are aware of the schedule requirements before submitting a bid.

Our Construction Contract Administrators monitor progress during the project and verify that closeout documents are submitted in a timely manner upon Substantial Completion, and they can specify tools and goals (such as deadlines or monetary values) to encourage compliance.

For the **Patriot Guardens Apple Orchard Facility project,** we at McKinley Architecture and Engineering feel the best practice to achieving the **best electrical design and LED lighting system** is to discuss design options with you early on in the Programming and Schematic Design Phases.

Our approach to **electrical system design** requires a **complete building evaluation of all the pertaining elements and existing conditions that will be included within the specific project,** as well as **documenting any Electrical Code deficiencies that will be addressed during the design.**

Our electrical design qualifications include **underground electrical service**, power distribution, **LED lighting (site and driveway lighting exterior and interior lighting)**, emergency/standby power, onsite generators, telephone/sound/communications, data communications, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

Because of our team's experience with similar projects, we are able to discuss with the WVARNG the latest trends and technology in similar facilities.

A particularly important and integral part of governmental work is our understanding of the **permitting process and agency procedures regarding building codes. The design shall comply with all federal, state, military, and local codes and standards.**

In addition, your project may have many different criteria to address, such as cost and energy efficiency.

Buildings 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.

We have several **LEED Accredited Professionals** on staff, whom were designated by the United States Green Building Council. These professionals, along with our skilled architectural/engineering team, can and will efficiently and cost effectively develop sustainability and energy conservation goals specific to your project.

They can help choose energy conservation solutions such as **LED interior and exterior lighting fixtures which use less electricity, energy monitoring system on the main switchboards, systems which have lower maintenance, receptacles with integrated USB chargers, locally sourced materials,** and much more.

We offer **thoughtful design options** that enhance the space, protect the environment, and meet the budget constraints.

McKinley Architecture and Engineering has built its reputation over the **past 44 years** on our ability to **deliver projects on time, budget, and with minimal amount of change orders.**

Many of our projects over the past five years have been completed on schedule and with **less than 1% change orders**, which is well below the national average. We've also had **several projects with net negative change orders on the entire project.**

Recent Bid Events Summary:

In 2024 alone:

Total Projects Bid:	30 projects
Total Estimated/Budgeted:	\$79,538,125.29
Total Bid Day:	\$69,122,288.37
Delta:	(\$10,415,836.92) 13% Under

For **equipment**, McKinley Architecture and Engineering always strives to improve the services we provide. Here is a partial list of our Modeling Software as well as other equipment/software we use:

Adobe Creative Cloud, Architectural Graphic Standards, ASCE Standard, Autodesk BIM 360 and Collaborate Pro, Autodesk Building Design Suite Premium (BIM) and Ultimate with Clash Protection (BIM), Autodesk Revit Architectural (BIM), Autodesk Revit MEP (BIM), 3D Studio Max, Autodesk Autocad Architecture, Autodesk Autocad MEP, Autodesk Ecotect Analysis, Bluebeam, Carmel Design Build, Climate Consultant, COMcheck, Cummins Power Suite, EELabs, Enercalc, Enscape, eQUEST, HAP, Lite Pro, Lumion, Masterspec, Matterport, Microsoft Sharepoint, NavisWorks, part3, Ram Advantage, SketchUp, Storm Water Detention/Retention Design Tool, Sweet's, VDI (Virtual Desktop Infrastructure), Visual Professional Edition (Light Modeling/Calculation Software), and more.

By utilizing this software suite of programs, we can access our drawings and job files on mobile devices on-site, which will streamline our design and construction contract administration processes.

For some of our clients, they request access to the VDI, which gives a limited virtual access to their project.

Gathering all of the project scope and building information at the beginning, addressing your unique needs, studying your existing conditions, sitting down with you to define the parameters for the final design, and visiting the building prior to the design are essential to a successful project. This method allows our designers to know the scope of the project before they offer potential design solutions. By using this communication/coordination focused approach from the onset of every project, McKinley has achieved great success in all types of projects. **We are available to start immediately upon our being selected. We can and will perform for you on time.**

We are confident that McKinley Architecture and Engineering has the talent and technology needed to make this Patriot Guardians Electrical Service Design project successful.

ORGANIZATION CHART

**The McKinley Team is willing to dedicate more professionals if they are needed; including more Engineers, Architects, Designers, CAs, and more.*



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

ENGINEERING TEAM



**ALAN
GABER**
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY



**MICHAEL
CLARK**
SENIOR ELECTRICAL DESIGNER
MCKINLEY



**SCOTT
KAIN**
SENIOR PLUMBING DESIGNER
MCKINLEY

ARCHITECTURE



**THOM
WORLEDGE**
AIA, LEED AP BD+C, REFP
SENIOR ARCHITECT
MCKINLEY

CONSTRUCTION CONTRACT ADMINISTRATION



**HEATH
FAIN**
CONSTRUCTION ADMINISTRATOR
MCKINLEY



JOHN R. JEFFERIS

LEED AP, CCM, MPM

DIRECTOR OF PROJECT MANAGEMENT / LEED ACCREDITED PROFESSIONAL

Mr. Jefferis, our Director of Project Management, is responsible for the coordination and completion of projects on time, on budget, and within scope. He will ensure instruments of service are meeting contractual requirements and is key in managing client relationships and expectations. John knows how to be more efficient and manage projects effectively to bring them within budget and time, which ensures accurate reporting to the client and management. John has his CCM (Certified Construction Manager) Credential established through the Construction Management Association of America. Furthermore, he is a LEED Accredited Professional.



EDUCATION

Keller Graduate School of Management
Master of Project Management
DeVry University
B.S. Computer Engineering Technology

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Member:
US Green Building Council
Certified Construction Manager
Master of Project Management

YEARS OF EXPERIENCE

28 years

SELECTED EXPERIENCE

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Citizens National Bank of Woodsfield

Woodsfield, OH
Building renovations study

Barnesville Veterinary Services

Barnesville, OH
Plumbing renovations

Harrison County Commission

Cadiz, OH
Harrison County Courthouse Study

Newbridge Church

Wheeling, WV
Day Care Center and Cafe build-out renovations

Berkeley County Schools

Martinsburg, WV
New Falling Waters Elementary

Berkeley County Schools

Hedgesville, WV
New Hedgesville PK School

Berkeley County Schools

Inwood, WV
New Inwood PK School

Berkeley County Schools

Martinsburg, WV
Martinsburg High renovations

Berkeley County Schools

Martinsburg, WV
Martinsburg High Gym upgrades

Berkeley County Schools

Gerrardstown, WV
New Mountain Ridge Elementary

Berkeley County Schools

Martinsburg, WV
Spring Mills High Athletics

Berkeley County Schools

Hedgesville, WV
Tomahawk Intermediate

Cabell County Schools

Milton, WV
New Milton Elementary

East Fairmont High School Foundation

Fairmont, WV
East Fairmont High Multi-Sport Complex

Harrison County Schools

Nutter Fort, WV
Nutter Fort classroom addition

Harrison County Schools

Clarksburg, WV
Robert C. Byrd High renovations

Harrison County Schools

Bridgeport, WV
Simpson Elementary additions and renovations

Marion County Schools

Fairmont, WV
East Dale Elementary renovations

Wood County Schools

Parkersburg, WV
New Lubeck Elementary

Hempfield Area School District

Greensburg, PA
Owner's Representative for High School project



ALAN M. GABER PE

SENIOR ELECTRICAL ENGINEER

Mr. Gaber is an Electrical Engineer, who for over 37 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. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business.



EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
West Virginia
New Jersey
Ohio
Pennsylvania

YEARS OF EXPERIENCE

37 years

SELECTED EXPERIENCE

Brooke County Commission
Wellsburg, WV
Brooke County Judicial Center

City of Steubenville
Steubenville, OH
Municipal Building interior
renovations

City of Moundsville
Moundsville, WV
Municipal/Public Safety Building

City of Cadiz
Cadiz, OH
Cadiz Fire Department

**West Virginia Department of
Transportation,**
Huntington, WV
Division of Highways, District 2
Headquarters

**West Virginia Department of
Transportation,**
New Martinsville, WV
Division of Highways, District 6
Facility

Fort Henry Building
Wheeling, WV
Fourth Floor office build-out

Glenville State University
Glenville, WV
School of Health Sciences study

Fayette County Schools
Meadow Bridge, WV
New Meadow Bridge PK-12
School and school-based health
clinic

Cabell County Schools
Milton, WV
New Milton Elementary School

Fayette County Schools
Oak Hill, WV
Fayette Institute of Technology
renovations

Hampshire County Schools
Stanesville, WV
New Ice Mountain Elementary
School

Hampshire County Schools
Romney, WV
New South Branch Elementary
School

Hampshire County Schools
Augusta, WV
New Windy Ridge Elementary
School

Ohio County Schools
Wheeling, WV
Elm Grove Elementary School
renovations

Summers County Schools
Talcott, WV
Talcott Elementary School Gym
renovation

Tyler County Schools
Sistersville, WV
Tyler Consolidated MSHS Gym
Entrance & Practice Room
addition

Wayne County Schools
Fort Gay, WV
Tolsia High School Gym



MICHAEL J. CLARK, SR.

SENIOR ELECTRICAL ENGINEERING DESIGNER

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician who brings a cross-trained background to our projects; being skilled in both the design and the construction ends gives him a unique ability to understand all aspects of a project. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. 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.



EDUCATION

Eastern Gateway Community College
A-ATS Electro-Mechanical Engineering
Jefferson Community College
A-ATS Electrical Trade Technology

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Certified in SMAW Weld Process & Basic Welding and Applications 2002
West Virginia Journeyman License
Ohio Fire Alarm License
OSHA 30 Certified

YEARS OF EXPERIENCE

40+ years

SELECTED EXPERIENCE

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

City of Cadiz

Cadiz, OH
Cadiz Fire Department

Brooke County Commission

Wellsburg, WV
Judicial Center & Historic Courthouse

Tyler County Commission

Middlebourne, WV
Judicial Building

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

State of West Virginia

Logan, WV
Building 55: WV State Office Complex

LEED Certified
ENERGY STAR Rating of 91

Fayette County Schools

Meadow Bridge, WV
New Meadow Bridge PK-12 School and school-based health clinic

Hancock County Schools

Weirton, WV
New Weirton Elementary School and school-based health clinic

Chapman Dental Group

New Martinsville, WV
Dr. Chapman's Office Building

Holiday Inn Express Hotels

5 Hotels in 4 States
Holiday Inn Express Hotels & Suites

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out renovations

Wheeling Island Hotel-Casino-Racetrack

Wheeling, WV
Multiple projects

Carenbauer Wholesale Corporation

Wheeling, WV
Warehouse addition and office renovations

Bennett Square

Wheeling, WV
Bennett Square build-out renovations

Brooke County Schools

Wellsburg, WV
New Brooke Middle School

Hampshire County Schools

Romney, WV
New Animal Vet Science Center

Harrison County Schools

Bridgeport, WV
New Hilltop Elementary School
ENERGY STAR Rating of 90
NCWV Media's Public Project of the Year
Collaborative for High Performance School registered



SCOTT D. KAIN

ENGINEERING PRODUCTION MANAGER

Mr. Kain, our Engineering Production Manager, is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley Architecture and Engineering's 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. He joined McKinley in 2001.



EDUCATION

Technology Education College /
Ohio State University
Associates in Mechanical Design

YEARS OF EXPERIENCE

30 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office
Complex

LEED Certified
ENERGY STAR Rating of 91

Nassimi Realty

Wheeling, WV
General Services Administration -
Social Security Office build-out

West Virginia Department of Health & Human Resources

Wheeling, WV
Ohio County Office Building fit-out
/ renovations

Brooke County Commission

Wellsburg, WV
Brooke County Judicial Center

Tyler County Commission

Middlebourne, WV
Tyler County Judicial Building

Belmont County Commission

St. Clairsville, OH
Courts & Offices build-outs

City of Moundsville

Moundsville, WV
New Municipal Public Safety Bldg

West Virginia University

Morgantown, WV
University Police Building build-
out renovations

City of Wheeling

Wheeling, WV
Wheeling Island Fire Station

Fort Henry Building

Wheeling, WV
Fort Henry Building build-out

Jefferson County Commission

Steubenville, OH
Tower Building renovations &
build-out

Ohio County Development Authority

Triadelphia, WV
The Cornerstone Group -
Highlands Office Building

McKinley Properties LLC

Wheeling, WV
Bennett Square Business Center
build-out

Panhandle Cleaning & Restoration

Triadelphia, WV
Panhandle Cleaning & Restoration
warehouse, office, and garages

West Virginia State Police

Logan, WV
New Logan Detachment / Back-
Up Data Center for the WVSP
Headquarters

Veterans Affairs Medical Centers

Beckley, WV
VAMC Beckley

Dr. Ganzer

Wheeling, WV
Dr. Ganzer Medical Office Building
renovations



THOMAS R. WORLLEDGE

AIA, LEED AP BD+C, REFP
CHARLESTON OFFICE MANAGER / SENIOR ARCHITECT

A skilled Architect with over 40 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! As a recognized sustainable design expert, he has 2 LEED Certified projects, multiple LEED Registered projects, has articles published in National trade publications, was a featured speaker at multiple National conferences, and much more.



EDUCATION

Virginia Polytechnic Institute & State University
Master of Architecture

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #48600

President:
West Virginia Society of Architects

Member:
The American Institute of Architects
US Green Building Council
Sustainable Building Industries Council
Recognized Educational Facility Professional

Founder & Chairman of the Board:
US Green Building Council's WV Chapter

Former voting member:
ASHRAE 90.1 Int'l Energy Code Committee

YEARS OF EXPERIENCE

41 years

SELECTED EXPERIENCE

State of West Virginia

Logan, WV
Building 55: WV State Office Complex
LEED Certified
ENERGY STAR Rating of 91

West Virginia Department of Health & Human Resources

Wheeling, WV
Ohio County Office Building fit-out / renovations

Charleston Area Alliance

Charleston, WV
Charleston Enterprise Center
WV AIA Design Award

West Virginia State Police

Logan, WV
New Logan Detachment / Back-Up Data Center for the WVSP Headquarters

West Virginia State Police

Dunbar, WV
West Virginia State Police Academy - Renovations to Buildings A, B, and C

West Virginia State Police

Dunbar, WV
West Virginia State Police Academy - New Multi-Purpose Training and Wellness Building

Nicholas County Division of Homeland Security

Summersville, WV
E-911 and Emergency Management Services Center

Belmont County Commission

St. Clairsville, OH
Belmont County Offices build-out

Jefferson County Commission

Steubenville, OH
Jefferson County Jail Renovations

McKinley Properties LLC

Charleston, WV
Summit Center office build-out

Veterans Affairs Medical Centers

State-Wide, WV
Multiple VAMCs around WV

Veterans Affairs Medical Centers

State-Wide, PA
Multiple VAMCs around PA

United States Postal Service

State-Wide, WV
Several Projects

Marshall County Schools

Sherrard, WV
New Hilltop Elementary School
LEED Certified
ENERGY STAR Rating of 86
Won multiple State and National Awards & Recognitions

Harrison County Schools

Bridgeport, WV
New Hilltop Elementary School
ENERGY STAR Rating of 90
NCWV Media's Public Project of the Year
Collaborative for High Performance School registered

Fairmont State University

Fairmont, WV
"University Terrace" 3 Building Apartment Complex - \$30M



HEATH L. FAIN

CONSTRUCTION CONTRACT ADMINISTRATOR

Mr. Fain has vast experience in construction, with construction management, business management, and 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, he 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.



EDUCATION

Putnam Career and Technical College
Certificate in Journeyman Carpentry
West Virginia State University
Associate in Architectural Drafting / Construction Management

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Capital Fund Specialist
UPCS Certified Housing Inspector
LEED Green Associates Sustainable Green Building Practices
HVAC Technician Type I, II
Lead Paint Removal

YEARS OF EXPERIENCE

21 years

SELECTED EXPERIENCE

West Virginia Lottery

Charleston, WV
WV Lottery Building roof

Everstory Partners

Charleston, WV
Kanawha Valley Memorial Garden

Fayette County Schools

Meadow Bridge, WV
New Meadow Bridge PK-12 School and school-based health clinic

Cabell County Schools

Milton, WV
New Milton Elementary School

Clay County Schools

Clay, WV
Clay Elementary School HVAC

Fayette County Schools

Oak Hill, WV
Fayette Institute of Technology renovations, including roof

Fayette County Schools

Hico, WV
Midland Trail High School gym renovations

Fayette County Schools

Oak Hill, WV
Oak Hill High School gym renovations, including roof

Fayette County Schools

Smithers, WV
Valley PK-8 School renovations

Fayette County Schools

County-Wide Windows & Doors replacements

Fayette County Schools

6 Outdoor Classrooms County-Wide

Summers County Schools

Hinton, WV
Summers County MSHS addition and renovation

Summers County Schools

Talcott, WV
Talcott Elementary School Gym renovation

Wayne County Schools

Fort Gay, WV
Tolsia High School Gym

Wayne County Schools

County-Wide HVAC upgrades

Wayne County Schools

County-Wide Plumbing replacements

Wayne County Schools

County-Wide Windows replacements

Wyoming County Schools

Clear Fork, WV
Westside High School Practice Facility

Wyoming County Schools

New Richmond, WV
Wyoming County East High School field renovations



WVARNG CAMP DAWSON MOUNTAINEER CHALLENGE ACADEMY WEST VIRGINIA ARMY NATIONAL GUARD



CLIENT

West Virginia Army National Guard

LOCATION

Kingwood, WV

PROJECT DATA

54,800 SF

\$16.0 M

The new Mountaineer Challenge Academy (capital "NG" for National Guard) is the first nationwide educational program for at-risk children in a quasi-military setting. Design was in conjunction with Assemblage Architects. Our involvement in this project includes mechanical, **electrical**, plumbing, and fire protection engineering, as well as construction administration services.

The building program includes offices, support staff areas and a medical assistance space to accommodate the needs of the student residents. The residents require classrooms, a multi-purpose assembly/exercise/gymnasium, wellness / fitness rooms, locker and shower rooms, restrooms, and a community room / dining facility with an adjacent full service kitchen.

For the electrical, we designed a medium-voltage feeder and transformer to power the new building.

This project won a 2011 WV AIA Merit Award.





WVARNG CAMP DAWSON MULTI-PURPOSE BUILDING WEST VIRGINIA ARMY NATIONAL GUARD



CLIENT
West Virginia Army National Guard

LOCATION
Kingwood, WV

PROJECT DATA
55,000 SF
\$12.7 M

The mission of the Multi-Purpose Building at Camp Dawson is a new structure that serves as the primary wellness / physical training and event space for military units of the WVARNG. Design was in conjunction with Assemblage Architects. Our involvement in this project includes **MEP engineering** and construction administration.

The facility houses a large open space gymnasium/assembly room, a physical fitness area, locker rooms, offices, and more. The facility and grounds include parking, attached and detached storage, landscaping, security lighting and fencing, and a unique entry. This project was designed with energy recovery systems, as well as daylight harvesting.

The gymnasium/assembly room was based on occupancy of 200 exercising, or 3,500 at rest for events/assembly. It includes a tailor-made public address system with wireless microphone inputs for the events.

This project won a 2014 West Virginia AIA Honor Award.





WVSP NEW LOGAN DETACHMENT

WEST VIRGINIA STATE POLICE



CLIENT
West Virginia State Police

LOCATION
Logan, WV

PROJECT DATA
13,000 SF
\$4.5 M

We designed a new detachment in Logan County for the West Virginia State Police, which is now the Back-Up Data Center for the WVSP Headquarters facility in South Charleston; therefore, it needed much of the same emergency and **power distribution systems** since the facility must remain in operation 24/7. For this Logan facility, we designed a 350 kW backup generator for the entire building, as well as an Uninterruptible Power Supply (UPS) room, raised access floors, **electrical**, secured entrances, and more.

This building also includes a Dispatch Center with a dispatch room, radio room, and a computer rooms with raised access floors. Furthermore, the detachment has a two-bay garage, several offices, squad bay for 25 Troopers w/workstations, receptionist area, file rooms, dayroom, evidence room, 30 lockers, conference rooms, processing room, witness interview room, and more.

There are multiple energy-efficient and sustainable design aspects to the building. The Detachment uses a daylight clearstory to let natural daylight into the internal squad and conference rooms. This is the first time Insulated Concrete Forms (ICF) have been used for State Police Buildings; ICF's are an almost perfect fit since they are cost effective to construct, energy efficient, and secure. The HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling unit with DX (remote condensing unit) and hot water coils, variable air volume boxes with hot water heating coils, computer room units with remote condensing units, and direct digital controls.





CABELA'S EASTERN DISTRIBUTION CENTER

CABELA'S



CLIENT
Cabela's

LOCATION
Triadelphia, WV

PROJECT DATA
1,200,000 SF
\$40.0 M

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.

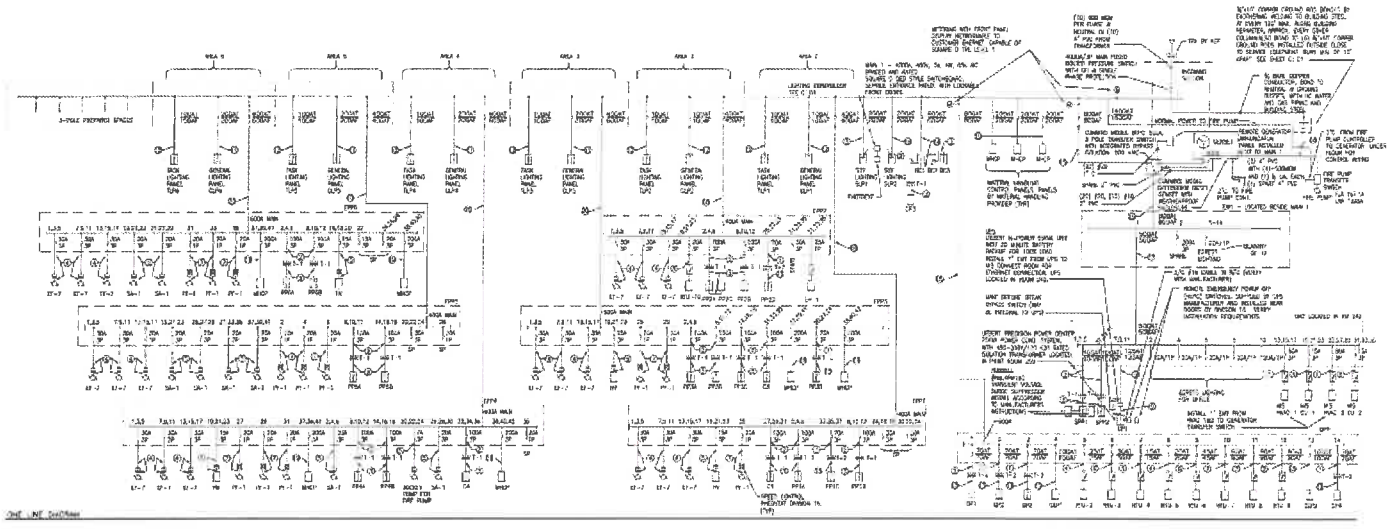
The warehouse features 30-FT high-bay ceilings to accommodate large automated storage/retrieval mezzanines and high-tech racking; the building's floor was designed to withstand continuous fork lift traffic.

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, **electrical, lighting**, 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.





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This facility is a key link in Cabela's retail expansion, 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.





MILLENNIUM CENTRE TECHNOLOGY PARK

OVIBDC



CLIENT

Ohio Valley Industrial & Business
Development Corporation

LOCATION

Triadelphia, WV

PROJECT DATA

Multiple Phases, Sizes, & Costs

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 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. 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.

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. There is also materials characterization equipment, microbiological laboratory, hundreds of pieces of analytical equipment, machine shops, foundry, rolling mills, a composite facility, and much more.

For electrical, we designed a medium-voltage service from the utility, with medium-voltage service and distribution equipment. We also designed medium-voltage underground feeders to two transformer/low-voltage substations.





CAMERON HIGH SCHOOL

MARSHALL COUNTY SCHOOLS



CLIENT
Marshall County Schools

LOCATION
Cameron, WV

PROJECT DATA
130,000 SF
\$32.0M

CONTRACTOR
Nello Construction

The new \$32 million Cameron High School was designed with potential LEED Silver Certification, incorporating sustainable, "green" concepts.

The new 130,000 SF building consisted of developing a combined middle and high school on a severely sloping site adjacent to existing athletic facilities. The 3-tiered levels + mezzanines reduce overall site excavation and provide daylighting opportunities.

We made an extensive effort to make the school both economically feasible & environmentally sensitive. Glass curtain wall is used to highlight primary and secondary public entrances; translucent panel skylights are utilized at interior spaces to expand daylight harvesting throughout, integrated into the building's lighting controls.

Additional sustainable design goals included reduced life cycle costs met by incorporating LEED accreditation goals, air terminal units, "chilled beams," desiccant wheel dehumidification, and more.

The Owner's program required Middle School and High School areas with separate and integrated facilities and Vocational Technical Education programs. The facility features Departmentalized classroom groupings. A school-wide WI-FI and Interactive "smart" boards in all classrooms are incorporated to support the Owner's future "paper-less" goals.

For the **Vocational Technical Education programs**, the Science Suite, labs, **2 greenhouses**, and shop are arranged with proximity to **16,500 SF Agricultural**



Science Suite for program integration and include a commercial grade, USDA approved Meat Lab for food processing, comprehensive learning, and CTE collaboration with West Virginia University's College of Agriculture (22 special WVU Extension Specialists classes).

Students in the school's programs use the labs to learn hand-on training. Upon completion of the Agricultural Education program, students will have earned, saved, and productively invested enough money, and will have acquired the necessary knowledge, skills, and attitudes to enter and succeed in: production agriculture, off farm agriculture, college or technical school, and will have become productive citizens of the community.

This training and education program includes seat work, viewing of videos, lecture and discussion sessions, smart board activities, meat processing, lab facilities, shop facilities, grounds maintenance, forestry, horticulture and hydroponics, wildlife management, etc.

The Owner also emphasized that selected spaces would also be available to the local community. "Exergaming" facilities (a community exercise/wellness program coupled with interactive gaming) adjoin the physical education spaces, and a "scatter" style cafeteria/Commons is employed to assist in the education of healthy food choice selection.

The physical education spaces incorporate an interior suspended jogging track and fitness rooms overlooking the main gymnasium. There is an aux gym/multi-purpose room as well.

The school has won multiple awards acknowledging achievements in taking a comprehensive approach to green schools, including a Placemaker Award for Innovation from West Virginia GreenWorks; the Black Bear Award for the Highest Achievement in the West Virginia Sustainable Schools program; and selection as a U.S. Department of Education Green Ribbon School.



REFERENCES

We feel that the best way to demonstrate our strengths and leadership in Architectural/Engineering design is by referring to our clients. We also have an ever-growing list of repeat clients, which include having multiple open-end contracts with organizations; we are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call (we would be happy to provide more references, if requested):

Cabela's Eastern Distribution Center

Mr. Rick Bocchetti
Facilities Project Manager
Cabela's
1 Cabela's Drive
Sidney, Nebraska 69160
(860) 290-6251

Millennium Centre Technology Park

Mr. Brian Joseph
CEO of Touchstone Research Laboratory
1142 Middle Creek Road
Triadelphia, WV 26059
(304) 547-5800

Cameron High School

Mr. Michael Price
Director of Facilities
Marshall County Schools
214 Middle Grave Creek Rd
Moundsville, WV 26041
(304) 843-4400 x349



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

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

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

(Phone Number) / (Fax Number) (304) 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 7 March 2025

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)