WEST VIRGINIA STATE UNIVERSITY

1891

AEOI 0490 WSC2400000005

A&E Services -
Hamblin Hall
Elevator Renovation/Modernization

McKINLEY

ARCHITECTURE + ENGINEERING

State of West Virginia
Agency Expression of Interest
Architect/Engr

Proc Folder: 1393933 **Doc Description:** A&E Service- Hamblin Hall Elevator Renovation/Modernization **Proc Type:** Agency Contract - Fixed Amt			**Reason for Modification:**
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2024-03-12	2024-03-28 14:30	AEOI 0490 WSC2400000005	1

BID RECEIVING LOCATION

WEST VIRGINIA STATE UNIVERSITY
5000 FAIRLAWN AVENUE
FERRELL HALL RM 301
INSTITUTE WV 25112

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

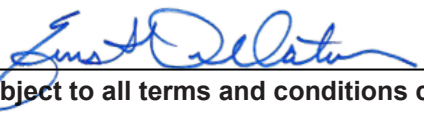
City : Charleston

State : West Virginia **Country :** USA **Zip :** 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267 **Extension:** 115

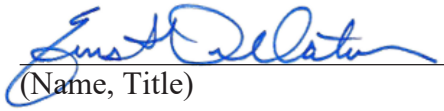
FOR INFORMATION CONTACT THE BUYER
Jerry D Rush
304-558-3397
jerry.rush@wvstateu.edu

Vendor Signature X  **FEIN#** 55-0696478 **DATE** March 26, 2024

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

SIGNATURE/CERTIFICATION

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



(Name, Title)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title)

129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)

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

(Phone Number) / (Fax Number)

edellatorre@mckinleydelivers.com

(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the solicitation for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

McKinley Architecture and Engineering

(Company)

(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title of Authorized Representative)

March 26, 2024

(Date)

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

(Phone Number) (Fax Number)

McKINLEY
ARCHITECTURE + ENGINEERING

March 26, 2024

Jerry Rush
Director of Purchasing
West Virginia State University
5000 Fairlawn Avenue
Ferrell Hall Room 301
Institute, WV 25112

Dear Mr. Rush and Members of the Selection Team,

McKinley Architecture and Engineering are pleased to provide West Virginia State University with another expression of interest; this time to provide professional architectural / engineering design services for the elevator renovations/modernization to be completed at Hamblin Hall. As you review this submission, we emphasize the following strengths of McKinley with respect to your project:

McKinley Architecture and Engineering is a full service Architectural / Engineering firm that has been providing design services since July 1, 1981. With offices in **Charleston,** Wheeling, and Martinsburg, WV, and Pittsburgh, PA, we support a professional staff of **over 50 employees**, which includes **Architects**, **Engineers**, **Project Managers**, **Construction Contract Administrators, LEED Accredited Professionals,** a **Historic Preservationist**, and more.

McKinley has been designing modernization projects for 43 years, and has developed a reputation as experts in building renovating and upgrading. We have pertinent **elevator modernization experience** that can be directly implemented, and we know we have the ability to provide you with the services to make this project a success.

This elevator experience includes **historic structures, higher educational clients,** schools, governmental facilities, municipal projects, commercial/office buildings, and much more. We have also completed many elevator replacements/upgrades on various projects listed in the **National Register of Historic Places**. We can make these improvements to the building, while maintaining the building's historical integrity.

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

Personal Regards,

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

Corporate Information

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 45 employees offering comprehensive professional services in Architecture, Mechanical-Electrical-Plumbing Engineering, Project Management, LEED Design, Construction Contract Administration, and more. We have a broad range of skill and experience for projects involving higher education, PK-12 schools, governmental, entertainment, sustainable and energy efficiency, municipal, historic preservation, commercial, sports and recreation, and industrial markets.

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

Services

Architecture
Engineering
Arch./Eng. Design
Project Management
SAP (Safety) Evaluation
Interior Design
Learning Environment Planning
Educational Facility Planning
Sustainable Design
Historic Preservation
Construction Administration

Associations

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

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

Offices

Wheeling
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

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

Contact

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

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.

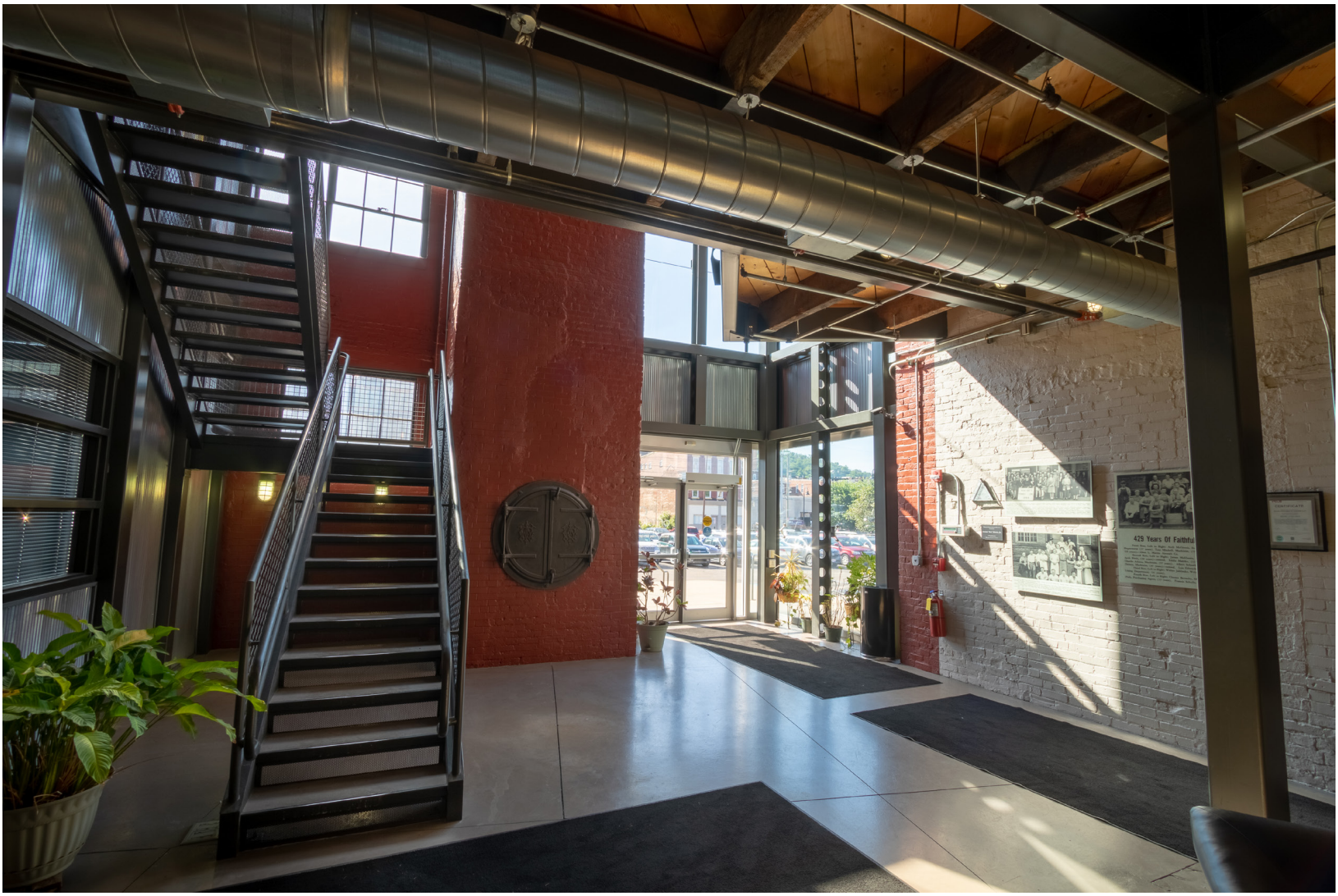
Project Managers foster collaboration, resolve conflicts, and ensure everyone works cohesively. Architects collaborate with various consultants (structural engineers, MEP specialists, etc.). Project Managers facilitate effective communication between these experts, ensuring seamless integration of their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

Historic Preservation

Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. **This includes elevator modernizations.** We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)!** We have completed well over **100 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

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

One McKinley Architecture and Engineering employee, **Christina Schessler,** received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."

A few examples:

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

Construction Contract Administration & On-Site Representation

Construction Contract Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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

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

Project Approach

First and foremost, McKinley Architecture and Engineering can state that we will devote whatever time is necessary to provide West Virginia State University with successful elevator modernization project. If our project Team is chosen for this project; they are available to start **immediately** upon our being selected, will be dedicated to your project, and will provide the necessary hours to complete your project on time.

Elevator projects, especially in a historic facility, require **extensive investigation** prior to deciding what work needs to be accomplished. We know we have the ability to provide you with the services to make this project a success. We have completed multiple elevator assessments and studies, completed reports, and designed multiple **elevator modernization/upgrades, renovation and/or elevator addition projects** which allow us to use that experience in your project. Furthermore, we have experience working with projects that were completed **while the building was occupied.** The projects we have submitted in our proposal are very similar to your proposed projects; and most of our multi-story building renovation projects include elevator modernizations or elevator and shaft additions.

We also have experience with many projects listed on the **National Register of Historic Places**, as well as projects that are **National Historic Landmarks** (2 out of the 16 in West Virginia!). We have vast renovation experience and are familiar with projects that **respect the historic nature of the building.**

Our philosophy regarding this type of work requires an **intimate knowledge of the existing conditions** (completed by an initial on-site investigation of the elevator) so that we can **determine how to most effectively use the existing resources, enhance what can be maintained, and replace what may require improvement.** All three of these aspects need to be integrated to accomplish the work.

Our approach to any renovation project involves spending time analyzing the building and the options available to the Owner. To begin, McKinley Architecture and Engineering will review any previous reports and can also contact the elevator manufacturer to gather all the available information on the existing elevators. Next, an **on-site meeting at Hamblin Hall** will be held with West Virginia State University representatives, facilities/maintenance staff, along with our architects and engineers, to inspect the existing conditions to verify the scope of work, to get detailed information early in the process to carefully map out the building systems that could impact the elevator work, and to assess the elevator cab, controls, motors, hoistways, supporting systems, and shaft.

After we have completed gathering all the possible information on the existing elevator and equipment conditions, the Owners Project Requirements will be defined and documented to be used as a guideline through the design phases. This will target the areas of greatest need and control cost. We will then orchestrate a coordination design meeting with you and together we will determine the appropriate actions. Your elevator modernizations will include **ADA code compliance, safety, functionality, ease of maintenance, appearance and efficiency.**

Project Approach

McKinley Architecture and Engineering will work with the manufacturer(s) to replace the working components of the elevator machine. Our next step is to contact the State Fire Marshal and the Elevator Inspectors to identify all of the required life safety and fire code upgrades, and ensure that they are addressed within the construction.

We can see if we can restore or enhance the functionality of the elevators. We will work with the elevator vendor to incorporate features that may reduce the response time and increase the speed of the cabs. We can look at accessories that might make the elevator more functional; for instance, cab wall protection pads on the interior of the cab for use when transporting materials or furniture. Along with safety and functionality, we can also address the interior of the cab to enhance the appearance and to help make it more durable. Interior wall panels can be upgraded to newer finishes and the new flooring can be chosen for durability as well as style.

Elevators now can be made more **efficient** through the use of smart controls and energy recovery systems. We will review these systems with you to determine if these systems are a good long term investment.

This comprehensive approach is how we proceed with all of our projects. We pride ourselves on a hands-on approach to design, **working alongside our clients** instead of proposing solutions with little or no input from our clients. This interaction ensures not only the success of the project on the boards, but also fosters a relationship that endures beyond this project to possible future endeavors.

Design Team Flow Chart

Project Manager / Point of Contact

TJ Tharp, CSM

Architectural Team

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

Jeremiah Hatfield, AIA, NCARB
Architect

Engineering Team

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

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

Alan M. Gaber, PE
Senior Electrical Engineer

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

Michael J. Clark Sr.
Senior Electrical Engineering Designer

Richard G. Berger
Senior Mechanical Engineering Designer

David A. Ullom
BIM Coordinator / Fire Protection Engineering Designer

Construction Contract Administration

Heath L. Fain

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

TJ Tharp, CSM

Associate Project Manager

EDUCATION:

University of Phoenix
B.S. Business Administration –
Certified in Project Management - 2023

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified Project Manager in the LEAN Process

Certified ScrumMaster

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Associate Project Manager
Wheeling, WV (2023 to present)

PCS&build
Construction Project Manager
St. Clairsville, OH (2021-2023)

Lombardi Development
Construction Project Manager
Follansbee, WV (2021)

Property Maintenance Services Inc
Director of Operations
Bridgeport, OH (2017-2021)

Bedway Development Corporation
Director of Operations
Morristown, OH (2015-2017)

MILITARY SERVICE AND AWARDS:

United States Marine Corps 2004-2008

Honorable Discharge

Purple Heart Recipient

Meritorious promotions, Letters of commendation, Letters of recognition, Overseas deployment to Iraq, Combat Veteran, Global War on Terrorism Award, Good Conduct Award, Navy and Marine Corps Commendation Medal

SUMMARY OF EXPERIENCE:

Mr. Tharp is an associate project manager with many years of experience in managing large-scale construction projects. He has a proven track record directing project-wide operations administering multi-million dollar budgets, negotiating contracts, controlling expenses, and boosting efficiency and productivity. TJ will be responsible for the coordination and the completion of your project 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.

NOTABLE PROFESSIONAL EXPERIENCES:

Ohio Valley Regional Transportation Authority - OVRTA roofing & exterior rehabilitation

Fort Henry Building - Fourth Floor office build-out and renovations

Friends of Wheeling - 722-724 Main Street renovations

Vineyard Children's Center & Cafe build-out and renovations

City of Glen Dale - Glen Dale Pool

Jefferson County Commission - McCollough Children's Home

Voto Sales

Clay County Schools - Clay Elementary School HVAC renovation

Mason County Schools - County-Wide Safety/Security Entrances

Ohio County Schools - Wheeling Middle renovations

Steubenville City Schools - Several Projects County-Wide

Wayne County Schools - Buffalo School additions and renovations

Wayne County Schools - Wayne Elementary classroom additions

Wayne County Schools - Wayne High Vo-Ag Metal Building

Wood County Schools - North Parkersburg Elementary School

Wood County Schools - Lubeck Elementary School

Wood County Schools - New Vienna Elementary School

Wyoming County Schools - Baileysville ES/MS Upgrades

Wyoming County Schools - Career & Technical Center Multipurpose Building

Wyoming County Schools - Mullens PK-8 School

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

Architect / Specialized LEED AP / Educational Facility Planner

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:
NCARB #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 (REFP)

Former voting member:
ASHRAE 90.1 International Energy Code Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worlledge is 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. Thom is a **Recognized Educational Facility Planner** as designated by the Association for Learning Environments; a credential for industry professionals who plan and design quality educational facilities. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believe energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

Fairmont State University - College Student Housing Apartments 3 Building Complex ($30M)

Southern WV Community & Technical College - Wyoming/McDowell Campus and Williamson Campus renovations

West Virginia University - University Police Building office fit-out

WVU Institute of Technology - Maclin Hall Dormitory build-out

Building 55: WV State Office Complex in Logan (**LEED Certified** / **ENERGY STAR Rating of 91**)

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

United States Postal Service - multiple projects throughout WV

West Virginia State Police - state-wide projects

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

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

Summit Building renovations

Charleston Enterprise Center renovation (**WV AIA Design Award**)

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

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

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia
Kentucky
Michigan
Virginia

National Board Certification

PROFESSIONAL EMPLOYMENT:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Fayette County Schools - Institute of Technology renovations

Fayette County Schools - Meadow Bridge PK-12 School

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Outdoor Classrooms

Fayette County Schools - Windows & Doors replacements

Hancock County Schools - New Manchester Elementary addition

Hancock County Schools - Weirton Middle addition

Mason County Schools - Soccer Building

Summers County Schools - HS/MS addition & renovations

Wayne County Schools - ESSERF Work

Wayne County Schools - Window replacements

Wayne County Schools - Tolsia High Gym

Wayne County Schools - Wayne High Vo-Ag Metal Building

Wetzel County Schools - Paden City Elementary Multipurpose Addition

Wood County Schools - Pre-Bond Services

Ft. Henry Building renovations & restoration

WV Lottery Building roof

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / HVAC Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered **both** in **engineering** and **architecture** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a **Qualified Commissioning Process Provider**, he has been **formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He understands that the HVAC system's performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment.** He joined McKinley Architecture and Engineering in 1995, and has over 40 years of experience. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia University - Colson Hall renovations, State Fire Training Academy, University Police Building renovations

West Virginia University's Institute of Technology - Conley Hall renovations, Maclin Hall Dormitory renovations

Fairmont State University / Pierpont Community & Technical College / Braxton County HS - Braxton County Center renovations/addition

Glenville State College - R.F. Kidd Library renovations

Southern WV Community and Technical College - Williamson Campus renovations, Wyoming Campus renovations

West Liberty University - College Union Building / Dining Hall renovations, Bonar Hall Dormitory renovations, Snack Bar renovations

West Virginia Northern Community College - B. & O. Building renovations, Board Room renovations, Education Center renovations, Hazel-Atlas Building renovations

Washington & Jefferson College - Old Main renovations

Wheeling University - Erma Ora Byrd Center for Educational Technologies / NASA's Classroom of the Future R&D Center

Boone County Schools - County-Wide Projects

Brooke County Schools - County-Wide Projects

Grant County Schools - County-Wide Projects

Hancock County Schools - County-Wide Projects

Ohio County Schools - County-Wide Projects

Wood County Schools - County-Wide Projects

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Glenville State University - Mollohan Building Renovations

Glenville State University - School of Health Sciences study

Glenville State University - We Proudly Serve

California University – Herron Hall Renovation*

Edinboro University - Crawford Hall Boiler Replacement*

Grove City University – New Student Housing*

Point Park University – Frontier Hall Renovations*

University of Pittsburgh – Amos Hall Renovation*

University of Pittsburgh – Public Safety Building*

University of Pittsburgh – William Pitt Student Union Renovations*

University of Pittsburgh (Greensburg) – Frank A. Cassell Hall*

Westminster College – Student Housing*

Cabell County Schools - Milton Elementary

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

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School

Hampshire County Schools - new North Elementary School

Hampshire County Schools - new West Elementary School

Harrison County Schools - new Lost Creek Elementary School

Wirt County Schools - ESSERF Projects

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

Alan M. Gaber, PE

Senior Electrical Engineer

EDUCATION:

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

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

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

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

HHSDR 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:

West Virginia University - Agricultural Sciences Building animal science lab renovations*

West Virginia University - School of Dentistry Health Sciences Center Building renovation*

Glenville State University - School of Health Sciences study

Carnegie Mellon University - Hamerschlag Hall labs renovations*

Carnegie Mellon University - Mellon Institute labs renovations*

Harrisburg University - High Rise University Building*

Penn State University - Ritenour Building science lab renovation*

Yale University - Yale Science Building science lab renovation and an autopsy lab*

Cabell County Schools - Milton Elementary

Hampshire County Schools - new Central Elementary School

Hampshire County Schools - new North Elementary School

Hampshire County Schools - new West Elementary School

Hancock County Schools - Weir High Gym additions

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Institute of Technology renovations

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

Scott D. Kain

Engineering Production Manager / Senior Plumbing Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

Fairmont State University - "University Terrace" College Student Housing Apartments Complex

Glenville State College - R.F. Kidd Library renovations

Glenville State University - School of Health Sciences study

Washington & Jefferson College - Multiple Projects

West Liberty University - College Union renovations

West Liberty University - Dining Hall renovations

WV Northern Community College - B. & O. Building renovations

WV Northern Community College - Education Center renovations

West Virginia University - Colson Hall renovations

West Virginia University - ADA Assessment and Transition Plan

West Virginia University - State Fire Training Academy

West Virginia University - Stalnaker Hall roof replacement

West Virginia University - University Police Building renovations

WVU Institute of Technology - Maclin Hall renovations

WVU-Reynolds School of Nursing

Wheeling University - Sports Complex Master Planning

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

Building 34: WV State Office Complex in Weirton

West Virginia Health & Human Resources Wheeling Office renovations

WVDRS Wheeling District's new office space fit-out

The Towers Building renovations

Belmont County Commission - Courts & Offices build-outs

Fort Henry Building renovations

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 25 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. Mike has designed for similar renovation projects, and your project might need his design for electrical system improvements, powering of all new mechanical equipment, electrical distribution, updated controls, switch gears, energy efficiency, upgrades to power feeds, access control, safety & security alarm systems, and more

NOTABLE PROFESSIONAL EXPERIENCES:

Fairmont State University - "University Terrace" College Student Housing Apartments Complex

Glenville State University - Mollohan Building Renovations

Glenville State University - School of Health Sciences study

Glenville State University - We Proudly Serve

Washington & Jefferson College - Multiple Projects

West Liberty University - West Family Stadium / Russek Field lighting

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

WV Northern Community College - Campus-Wide parking lots

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

United States Postal Service - open-end IDIQ / multiple projects

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

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

Brooke County Schools - new Brooke Middle School

Fayette County Schools - new Meadow Bridge PK-12 School

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels. He will help in the mechanical assessment for the initial facility visits to fully determine the scope of work, as well as designing, specifications, equipment selection using various manufacturer's selection software, heating/cooling loads, shop drawing submittals, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

Cornell University - new Physical Science Building*

University of Pittsburgh - Scaife Hall labs renovations*

Cabell County Schools - Milton Elementary

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

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - Several Project County-Wide

Hancock County Schools - Weir High mechanical upgrades

Harrison County Schools - Gore Elementary School build-out

Harrison County Schools - Simpson Elementary renovations

Harrison County Schools - South Harrison Middle HVAC

Marshall County Schools - Cameron High HVAC Chiller

Ohio County Schools - Several Project County-Wide

Steubenville City School District - Steubenville High School commons renovations

Wetzel County Schools - Paden City ES Multipurpose addition

Wetzel County Schools - Short Line School HVAC

Wetzel County Schools - Bus Maintenance Garage

Wirt County Schools - County-Wide ESSERF Projects

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

David A. Ullom

BIM Coordinator / Mechanical Engineering Designer

EDUCATION:

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

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

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

Glenville State University - Mollohan Building Renovations

Glenville State University - School of Health Sciences study

Glenville State University - We Proudly Serve

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Cabell County Schools - Milton Elementary

Fayette County Schools - Institute of Technology renovation

Fayette County Schools - new Meadow Bridge K-12 project

Fayette County Schools - Valley PreK-8 renovations

Hampshire County Schools - new Central Elementary School

Hampshire County Schools - new North Elementary School

Hampshire County Schools - new West Elementary School

Harrison County Schools – Lost Creek Elementary renovations

Harrison County Schools – Gore Elementary build-out

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle addition

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations

Ohio County Schools - Woodsdale Elementary renovations

Steubenville City School District - Steubenville High renovations

Summers County Schools - HS/MS addition & renovations

Heath L. Fain

Construction Contract Administrator

EDUCATION:

Putnam Career and Technical College
Certificate in Journeyman Carpentry - 2005

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

PROFESSIONAL LICENSEES AND CERTIFICATIONS:

Capital Fund Specialist

UPCS Certified Housing Inspector

LEED Green Associates Sustainable Green Building Practices

HVAC Technician Type I, II

Lead Paint Removal

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

WV Lottery Building roof

Kanawha Valley Memorial Garden

Cabell County Schools - new Milton Elementary

Fayette County Schools - county-wide window and door replacements

Fayette County Schools - 6 Schools' Outdoor Classrooms

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Valley PK-8 School renovations

Summers County Schools - HS/MS addition and renovations

Summers County Schools - Talcott Gym renovations

Wayne County Schools - county-wide plumbing replacements

Wayne County Schools - county-wide window replacements

Wayne County Schools - Tolsia High School gymnasium

Wyoming County Schools - Westside HS Field renovations

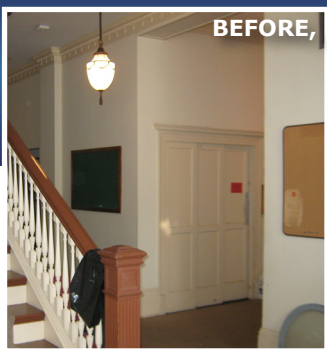
Wyoming County Schools - Wyoming East HS Field renovations

Union Mission Ministries Incorporated*
Mr. Fain was employed as the VP of Operations and he worked as a part of the administrative team, to facilitate programs, purposes and policies detailed by the CEO to ensure the success and sustainment of Union Mission Ministries. He assisted in budget preparation, maintaining budget restraints, tracking expenditures, and had direct oversight of all Union Mission facilities, vehicles and equipment. His experience also included supervision over multiple directors and staff. He met with, directed, and trained staff on a regular basis. Mr. Fain coordinated and supervised all outside contractor maintenance work, maintained work order program, as well as maintained working drawings and possessed ability to read and interpret those drawings.

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

Fort Henry Building

Wheeling, West Virginia



Owner
Fort Henry LLC

Size
45,046 SF

Project Architects-Engineers
McKinley Architecture and Engineering

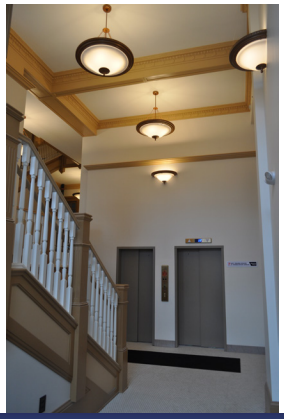
Project Architect
Christina Schessler,
AIA, LEED AP BD+C

The Fort Henry Building was originally designed and built as a Federal Style mansion in the **1850s**. Since the structure is included in the Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597); our goal is to maintain the **historic character of the interior** and exterior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.

Because the building had been in disrepair for many years, these **renovations** included upgrades required to get the building up to **current codes and standards, ADA lobby entrances, new freight and passenger elevators,** roof replacement, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, windows rehab/replacement, doors, masonry repairs, porch restoration, floors, storm & sewage line separation, sidewalks, and much more.

A major part of the renovations was to meet ADA compliance; critical to providing access were the alterations to the main lobby and bank of elevators modernization (*seen to the right*). This included lowering the lobby level and elevator access down to the street level; including major interior modifications. The freight elevator is a 6-stop originally installed by Otis Elevator in 1930 then modernized by Westinghouse in 1960.

We designed an elevator modernization including an existing geared to gearless machine replacement, new rope gripper, all new doors, 2 completely new entrances, new door operators, new door equipment, new elevator cab enclosure, all new hall and car fixtures. The hand controls in one of the cars was salvaged. Shaft size constraints required that we provided custom cars to accommodate ADA size elevators; both car assemblies were replaced. As much as possible, any historic fabric, such as car finishes were replaced in kind.



McKINLEY
ARCHITECTURE + ENGINEERING

Orrick's Global Operations Center

AIA West Virginia
A Chapter of the American Institute of Architects
2002 MERIT AWARD
FOR EXCELLENCE IN ARCHITECTURE

Wheeling, West Virginia

Owner
Orrick, Herrington & Sutcliffe LLP

Size
88,000 SF approx.

Construction Cost
$8 million

Project Architects-Engineers
McKinley Architecture and Engineering

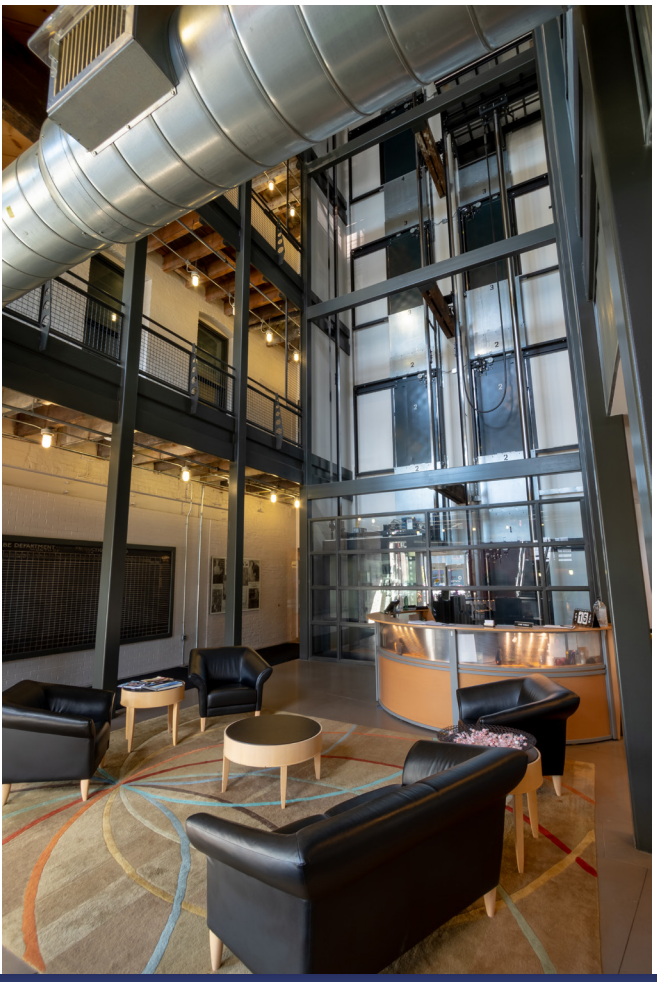
Project Architect
David B. McKinley, PE

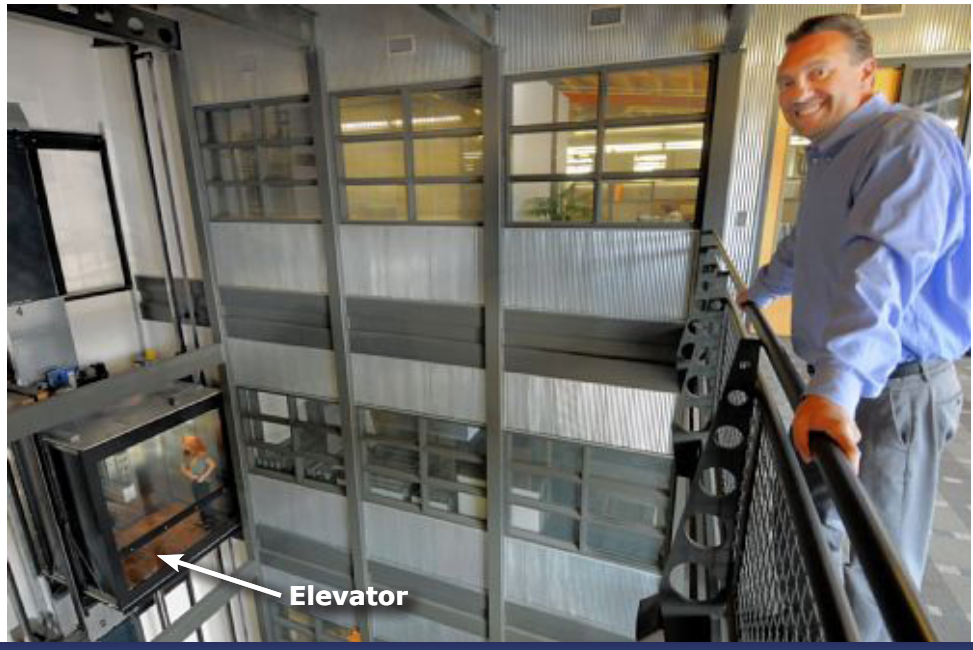
Contractor
John Russell Construction

This **4-story, 88,000 SF** former historic warehouse is now **"Class A" office space**, found in the Wheeling Warehouse Historic District of the National Register of Historic Places. This 100 year old warehouse was renovated to create some of the most creative office space in the State. **This $8 million dollar project won a West Virginia AIA Merit Award.**

The shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick). Their build-out included dozens of offices, multiple open work areas, conference rooms, kitchen and dining room, break rooms, etc. **The building was partially occupied while renovations continued.** Project included HVAC, electrical, plumbing, exterior facade repair, roof, 120 new windows, new entrance, parking, and more. The stainless steel and galvanized finishes of the exposed spiral ductwork, downspouts, wall panels, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures enhance the industrial concept of the design.

One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, **2 new elevators,** a stair tower, and multiple bridges/walkways. **These 2 exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street.** There is **also a renovated freight elevator** in the building. The **3 elevators** are single direct acting hydraulic cylinder in well hole. The Freight Elevator is 5000 pounds, and travels at 125 fpm. This is 5′ 11″ wide x 8′ 6″ deep, with an 8′ cab height. The 2 Passenger Elevators are 3500 pounds, and travel at 150 fpm. These are 6′ 8″ wide x 5′ 5″ deep, with an 8′ cab height. These have a Duplex Collective Operation; by using a microprocessor-based controller, the operation shall be automatic by means of the car and hall buttons. In the absence of system activity, one car can be made to park at the pre-selected main landing. The other (free) car shall remain at the last landing served. Only one car shall respond to a hall call. If either car is removed from service, the other car shall immediately answer all hall calls, as well as its own car calls.





McKINLEY
ARCHITECTURE + ENGINEERING

Mount St. Joseph Convent

Wheeling, West Virginia

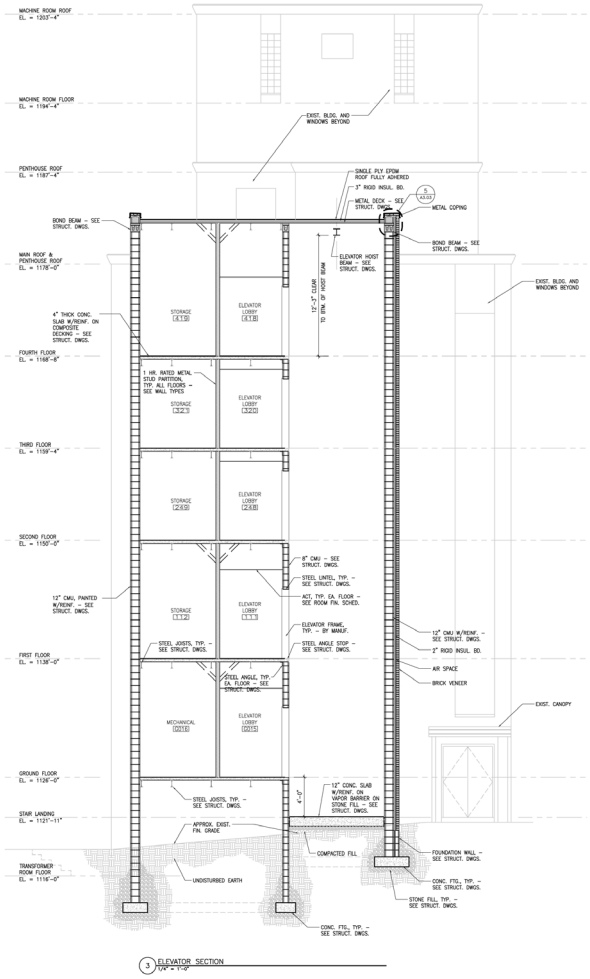
Owner
Sisters of St. Joseph

Size
71,000 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Cattrell Construction



Listed on the **National Register of Historic Places,** the Mount St. Joseph Convent is a **five story building** that provides all living accommodations on site. Except for non-public service entrances and mechanical spaces, we **upgraded the building to be fully ADA accessible.** This project was completed in multiple phases.

To preserve the historic nature of the building, the existing elevator was left in place with only cosmetic alterations made.

In addition, a new elevator was added on to the rear of the Convent. It was important to design the addition exterior to complement the existing historic masonry.

This Otis Hydraulic Elevator has 5 stops, can carry a 4500 lb load, and moves at 150 fpm. The inside car dimensions are 5′ 8″ wide x 7′ 11″ deep, which is plenty of room for the Sisters that use wheelchairs or walkers. This passenger elevator met all applicable codes, including ANSI A117.1, ADAAG, ANSI/NFPA 70, ANSI/NFPA 80, ASME/ANSI A17.1, ANSI/UL 10B, Model Building Codes, and all other local applicable codes. The elevator type was a single direct acting hydraulic cylinder in a well hole, and utilizes a Simplex collective operation.

McKINLEY
ARCHITECTURE + ENGINEERING

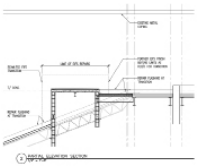
Wheeling Island Hotel•Casino•Racetrack

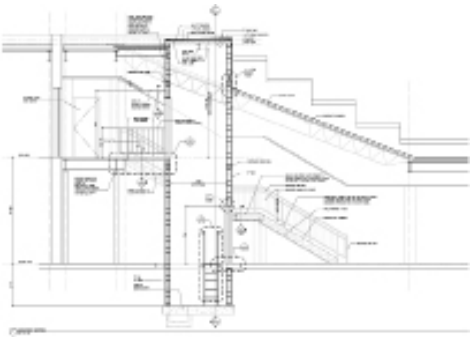
Wheeling, West Virginia

Owner
Delaware North Companies, Inc.

Size
$276,275

Project Architects-Engineers
McKinley Architecture and Engineering





McKinley Architecture and Engineering is proud to have participated in creating this state of the art facility under an On-Call / Open-Ended Contract, and our involvement in these various projects throughout our 20+ years of working here have included architecture, engineering, construction administration services, and more. We have worked on **dozens of projects** over the years at this complex, including this elevator:

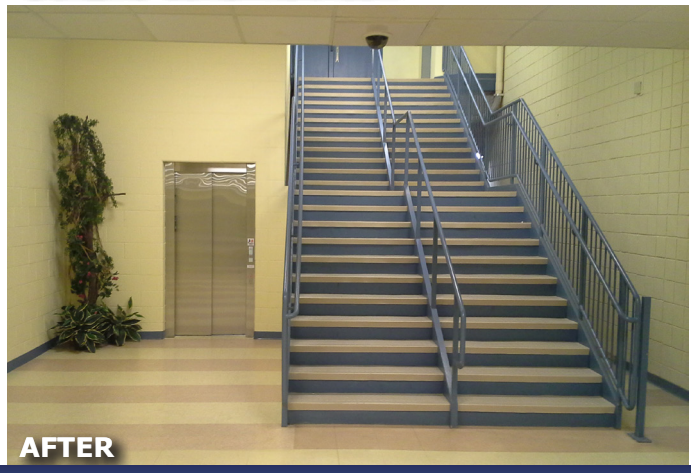
The Delaware North Companies requested an ADA Compliant Elevator to be added in their Wheeling Island Hotel•Casino•Racetrack. This project involved full design and build services to provide a new elevator to connect the greyhound racetrack, its entry, and shared corridor with the main gaming floor.

Though the shaft reached only modest heights, work involved the partial demolition of an existing stairway, and a challenging design and installation. The elevator shaft had to be designed as an independent structure within the building using deep pile foundations immediately adjacent to existing grade beams and deep caissons. In addition, the elevator and floor structure to it, though sized only to meet ADA minimums for access, also had to potentially carry the heavy weight of coin carts just in case staff decided to take a short cut!

The elevator is a traction elevator using the state-of-the-art small control closet option rather than a full elevator machine room. The system controls are within the frame of the elevator jamb at the upper level to keep them out of the floor zone. Power is provided from a nearby closet, also on the upper level, and it has the shut-off and fire alarm service connection.

Standard interior finishes were used but stainless steel was specified for the corridor side of the elevator doors so that they matched the other elevators in the facility.

Other objectives for the design required a tie-in to the existing fire alarm and sprinklering systems, as well as an accelerated/ compressed schedule.



McKINLEY
ARCHITECTURE + ENGINEERING

West Virginia University
Colson Hall

Morgantown, West Virginia

Owner
West Virginia University

Size
35,000 SF approx.

Construction Cost
$5.6 million

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Denis Gill, AIA

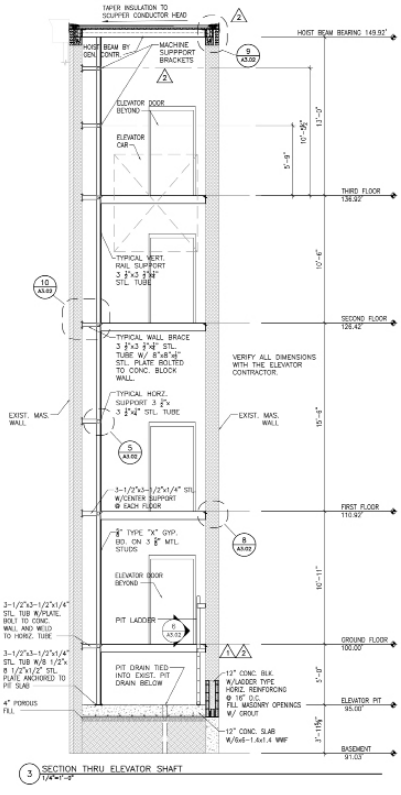
Contractor
TEDCO Construction

McKinley Architecture and Engineering has completed several projects for **West Virginia University** and their affiliated campuses through multiple Open-End Architectural / Engineering Services contracts, along with additional projects outside those open-ended agreements.

For one project, McKinley Architecture and Engineering completed a $5.6 million **renovation/restoration** project on the **historic** Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building, restore the exterior to its original 1923 appearance while keeping the aesthetics of the building untouched, and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements, major mechanical and electrical systems design, **code compliance**, and there was an **elevator modernization.**

Colson Hall Elevator Notes:

1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1". (TOLERANCE = −0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND NOT SPANNING FURTHER THAN ALLOWED BY THE GOVERNING CODE AUTHORITY. FIREPROOFING SHALL BE AFTER INSTALLATION OF BRACKETS.
3. HOISTWAY VENTILATION SHALL BE PROVIDED PER CODE REQUIREMENTS
4. ENSURE THAT ANY PROJECTION GREATER THAN 2" IS BEVELED AT AN ANGLE NOT LESS THAN 75 DEGREES FROM HORIZONTAL
5. PROVIDE REMOVABLE, OSHA COMPLIANT BARRICADES AROUND ALL HOISTWAY OPENINGS AND BETWEEN ELEVATORS INSIDE OF THE HOISTWAY AS REQUIRED. PROVIDE TWO LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY.
6. ARRANGE FOR ALL BLOCK OUT / CUTOUT OF OPENINGS TO INSTALL HALL PUSHBUTTONS, SIGNAL FIXTURES, AND HATCH DUCT.
7. PROVIDE A DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCE FROM RAILS AND BUFFERS. REFERENCE THE REACTION LOAD TABLES FOR VERTICAL FORCES. SUMPS AND / OR PUMPS PUMPS (WHERE PERMITTED) LOCATED WIHTIN THE PIT MAY NOT INTRFERE WITH THE ELEVATOR EQUIPMENT.
8. PROVIDE SUITABLE LIGHTING FOR THE MACHINE SPACE WITH A LIGHT SWITCH LOCATED IN THE HOISTWAY. PROVIDE A LIGHT FIXTURE WITH AND A SEPARATE GFCI PROTECTED DUPLEX CONVENIENCE OUTLET IN THE ELEVATOR PIT.
9. ENTRANCE WALLS ARE TO BE LEFT OPEN UNTIL THE ELEVATOR EQUIPMENT IS INSTALLED. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS IS REQUIRED ALL LANDINGS. ALL FINISHED FLOORING AND GROUTING IS TO BE INSTALLED AFTER THE ENTRANCE FRAMES ARE INSTALLED.
10. A PIT LADDER IS SUPPLIED BY KONE UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE AND INSTALL PER KONE FINAL LAYOUT DRAWINGS.
11. AN I−BEAM, PROVIDED BY KONE, MUST BE INSTALLED IN THE ELEVATOR HOISTWAY OVERHEAD PER THE KONE FINAL LAYOUT DRAWINGS.
12. FOR PROPER EQUIPMENT OPERATION; THE MACHINE SPACE AT THE TOP OF THE HOISTWAY MUST BE PROPERLY VENTED PER CODE REQUIREMENTS. MAX ALLOWED HUMIDITY IS 95% NON−CONDENSING. HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41 F AND 104 F.
13. THE ACCESS DOOR TO THE CONTROL SPACE OR THE CONTROL ROOM MUST BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF LOCKING AND SELF CLOSING.
14. PROVIDE A 15−AMP 102V AC FUSED SERVICE WITH GROUND (VIA EMERGENCY LIGHT SUPPLY IF AVAILABLE) CONNECTED TO EACH CONTROL CABINET FOR LIGHTING AND FAN. PROVIDE DEDICATED PHONE LINE TERMINATING AT THE ELEVATOR CONTROL CABINET.
15. FOR CONTROL SPACES LOCATED REMOTELY FROM THE ELEVATOR HOISTWAY, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
16. PROVIDE A SUITABLE WORKING ENVIRONMENT INCLUDING ADEQUATE ACCESS TO THE BUILDING, PROPER LIGHTING IN ALL AREAS, CLEAN AND SAFE STORAGE ADJACENT TO THE HOISTWAY, AND SUFFICIENT ON−SITE REFUSE CONTAINERS FOR THE DISPOSAL OF ELEVATOR PACKING MATERIALS.
17. THIS DRAWING MUST BE REVIEWED AND APPROVED BY A LICENCED PROFESSIONAL TO ENSURE COMPLIANCE WITH LOCAL BUILDING CODES.
18. THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES. FULLY DETAILED CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE PRODUCT MANUFACTURER.



McKINLEY
ARCHITECTURE + ENGINEERING

West Virginia State University

Economic Development Center / DigiSo

Charleston, West Virginia

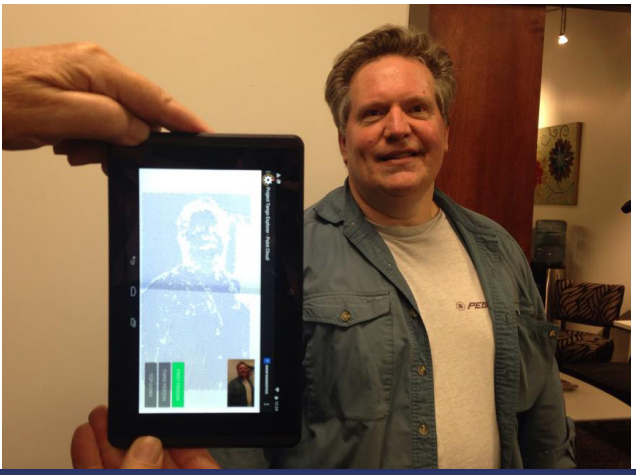
Owner
West Virginia State University

Size
5,032 SF

Construction Cost
$850,000

Project Architects-Engineers
McKinley Architecture and Engineering

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



We are proud of this project that we designed for you, and even have employees (*such as Thom Worlledge, seen below*) who utilize the spaces.

West Virginia State University's Gus R. Douglass Economic Development Center (EDC) is top of mind and **nationally recognized** for **regional digital/ creative/innovation economy education, sustainable community development, workforce programming, creative business acceleration and incubation, and as an ambassador for WVSU Extension Service, WVSU degree programs, and multidisciplinary program innovation. The EDC supports the growth of students, sustainable communities, and digital, creative and innovation economy workers, businesses, and communities by creating and facilitating creative economy and innovation-centered education and workforce development programs, social capital building events, and equally creative program delivery models, and by initiating and participating in collaborative community-building programs.** They offer research-driven education and workforce training programs based on trending and emerging industry workforce data. They also have an innovative business incubator/accelerator program designed to serve in-house tenants, and non-tenant, new economy businesses.

McKinley Architecture and Engineering **masterfully renovated** an office building into the **multi-functional space** including 10 offices, the "open" Oasis area, 2 workforce training rooms/meeting rooms built with flex space (one is a gallery, as well), DigiSo Multimedia Production Studio and Makerspace, conference room, kitchen, and restrooms.

The **exterior** of the building is simple and modern featuring a glass storefront, and outdoor tables for the visiting chefs.

The Oasis area includes an informal meeting space with seating, a 6-seat workbar, five drop-in workstations, lobby, reception, 3 internet TVs and a coffee bar w/ microwave, fridge, etc.

The DigiSo Multimedia Production Studio offers students, mobile creatives, and solopreneurs professional video capture space with large green screen, high def cameras, lighting kits, grid, jib, etc.; as well as voice studio, control booth, and editing suites. The voice and capture studios have special rubber tile floors and acoustically enhanced ceilings and wall coverings.

Furthermore, the basement is the DigiSo Makerspace: an additional 5,000 SF of collaborative desktop fabrication and prototyping space and equipment for tinkerers of all ages, including but not limited to students, inventors, researchers, scientists, jewelry makers, artisans, and others curious about the Maker movement. This is a civic innovation lab, where people come together to share resources and knowledge to build and make things; with interests and skills that range from electronics, robotics, satellites, gaming, security, industrial design, prototyping, sewing, traditional craft, etc. Everybody has access to prototyping space, tools, and specialty equipment like soldering stations, laser cutters, 3D printers, sewing machines and computers with open-source design software.

Through the DigiSo brand, EDC is positioned to serve the regional community as part talent hub, part incubator, part accelerator, part new-media-new-business think-tank. The EDC is a physical and virtual talent convener, designed exclusively to engage, develop, and support entrepreneurs, ideas, and opportunities in digital and creative industries.

McKINLEY
ARCHITECTURE + ENGINEERING

References

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

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