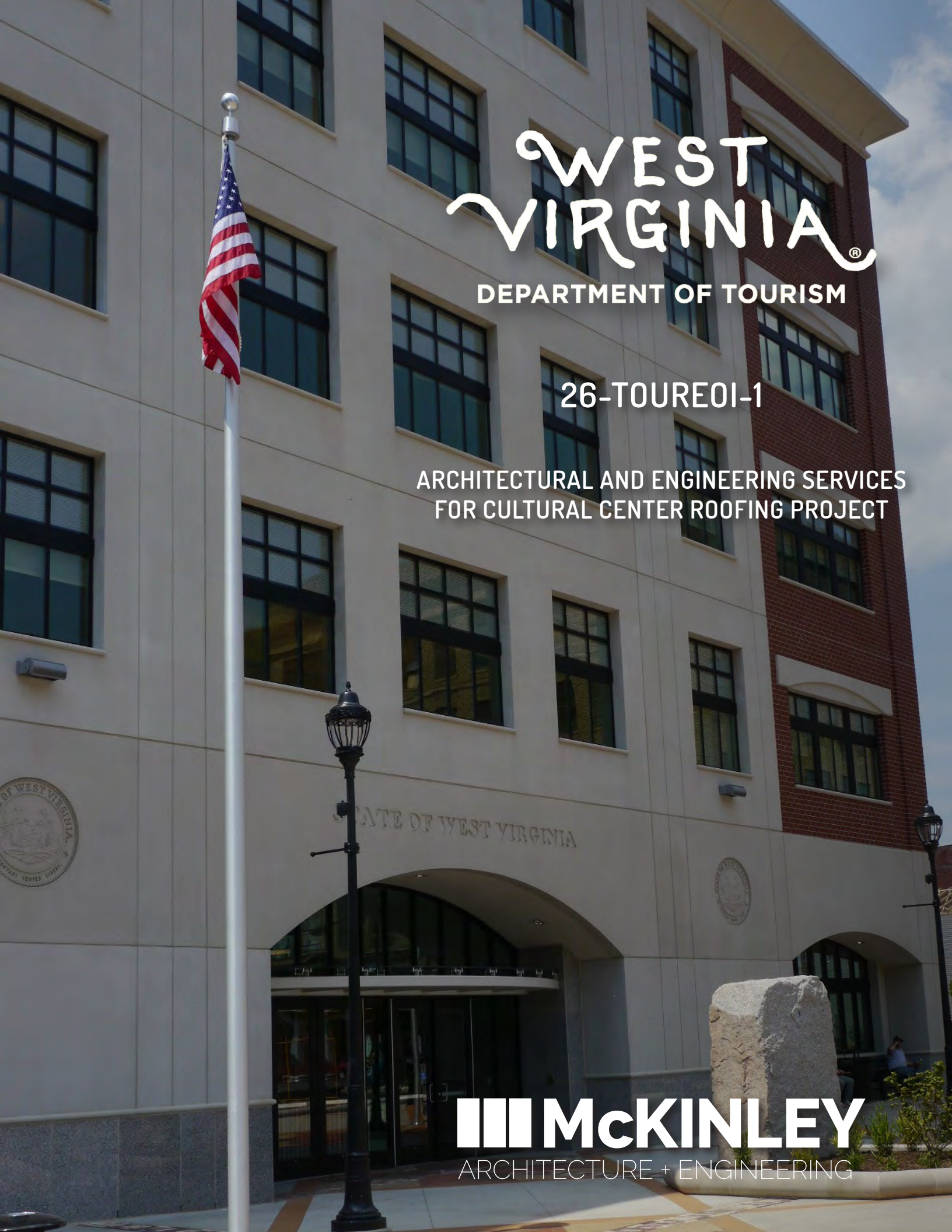

WEST VIRGINIA®
DEPARTMENT OF TOURISM
26-TOUREOI-1
ARCHITECTURAL AND ENGINEERING SERVICES
FOR CULTURAL CENTER ROOFING PROJECT
McKINLEY
ARCHITECTURE + ENGINEERING


WEST VIRGINIA LOTTERY
EXPERIENCE.
INNOVATION.
DELIVERED.
WEST VIRGINIA LOTTERY
900

McKINLEY
ARCHITECTURE + ENGINEERING

August 8, 2025

Hanna E. Kroeger
Accounting Coordinator
West Virginia Department of Tourism
Building 3, State Capitol Complex
1900 Kanawha Blvd, East
Charleston, WV 25305
Hanna.E.Kroeger@wv.gov

Dear Ms. Kroeger and Members of the Selection Team,

McKinley Architecture and Engineering is pleased to provide the West Virginia Department of Tourism with our Expression of Interest for providing you with professional architectural and engineering design services to conduct and deliver inspections, evaluations and/or testing, design work, specifications, and construction management for a roofing project at the Culture Center at the State Capitol Complex in Charleston. 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 **Architects**, Mechanical-Electrical-Plumbing-Civil **Engineers**, Designers, Project Managers, **Historic Preservationists**, Interior Designers, LEED Accredited Professionals, **Construction Contract Administrators**, and more. Our architects, engineers, and technicians are all in-house, creating optimum communication and collaboration, which results in outstanding service to our clients.

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 total **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 **3rd 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 **6th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies.**

Our past experience will show our extensive experience in **similar types of projects.** We have been involved with multiple types of **roof replacement projects**, which allow us to use that experience in your project. We have gained knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project.

McKinley Architecture and Engineering was recently selected by the **WV Lottery** to be the architect of record for the roof renovations of the 13th floor of their Lottery Headquarters located in Charleston, WV – minutes away from your building. Based on our successful roofing project, we were **hired again** for their 2nd floor roof renovations project.

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

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

Sincerely,

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

McKINLEY
ARCHITECTURE + ENGINEERING

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, municipal, public safety, healthcare, civic, schools, higher education, sports and entertainment, and commercial markets.

McKinley has made the 2020, 2021, 2022, 2023, 2024, and 2025 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, 2024, and 2025 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
edellatorre@mckinleydelivers.com
(304) 830-5359

John R. Jefferis, LEED AP, CCM, MPM
Director of Project Management
jjefferis@mckinleydelivers.com
(304) 238-9410

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
Charleston Office Manager / Senior Architect
tworlledge@mckinleydelivers.com
(304) 830-5326

SERVICES

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

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 orentation on drawings	Sr. Arch	Proj Arch		10 days	Mon 1/22/24	Fri 2/2/24
DEVELOP CONCEPT SITE LAYOUT - SD - Orentation	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 WVDOE Policy 6200	Sr. 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
Utiltiy Requiremnts	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.

ROOF REPLACEMENT EXPERIENCE

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit a partial assortment of Roof Renovation projects we have successfully completed:

A.I. Boreman Elementary School
A.T. Allison Elementary School
Artisan Center
Bennett Square
Brooke Primary School
Carenbauer's Distribution Warehouse
Catholic Heritage Center
Center McMechen Elementary School
Elm Grove Elementary School
Flatwoods Elementary School
Ft. Henry Building
Grave Creek Mound Museum
Harrison County Courthouse
Jefferson Co. Dept. of Job and Family Services
Jefferson County Justice Center
John Marshall High School
Lincoln National Bank
Madison Elementary School (Ohio Co)
Madison Middle School (Boone Co)
Magnolia High School
Martin Luther King, Jr. Recreation Center
Maxwell Centre
McNinch Elementary School
Middle Creek Elementary School
New Manchester Elementary School
Oak Glen High School
Ohio County Justice Center
Orrick's Global Operations Center
Presbyterian Church of Cadiz
Scott High School gym
Sistersville Elementary School
SWVCTC - Williamson Campus
Steel Valley Regional Transit Authority
Steenrod Elementary School
Steubenville Justice Center
Stifel Fine Arts Center
Sutton Elementary School
The Towers Building in Steubenville
Tucker County BOE Office
Tyler Consolidated MS/HS
Union Educational Complex
USPS - multiple projects
Wagner Building
W&J College – Old Main Building
Washington Lands Elementary School
WLU – College Union Bldg.
West Virginia Independence Hall
WV Lottery Headquarters Building
WVNCC - B. & O. Building
WVNCC – Education Center
WVSP – multiple projects
WVU – Colson Hall
WVU – Stalnaker Hall
WVU IOT - Maclin Hall
Wetzel Co. Center for Children and Families
Wheeling Dollar Bank
Whg Island Casino Fairgrounds
Willow Glen Mansion
Wilson Lodge pool room
(*and much more*)

WV LOTTERY HEADQUARTERS
WEST VIRGINIA LOTTERY

CLIENT
West Virginia Lottery Commission

LOCATION
Charleston, WV

PROJECT DATA
4,000 SF roof

CONTRACTOR
Harris Brothers Roofing

McKinley Architecture and Engineering recently worked with the West Virginia Lottery Commission, to provide a **method of correction for the pooling of water on the roof** of the **WV Lottery HQ Building**.

We first completed a **roof assessment** which included identifying the roof structural and decking issues, water pooling investigation, curbing detail for all mechanical equipment located on the roof, and rain-water collection system analysis.

We **provided plans** for a low maintenance EPDM roof that meets current code and addresses all issues discovered in our Roof Assessment Report.

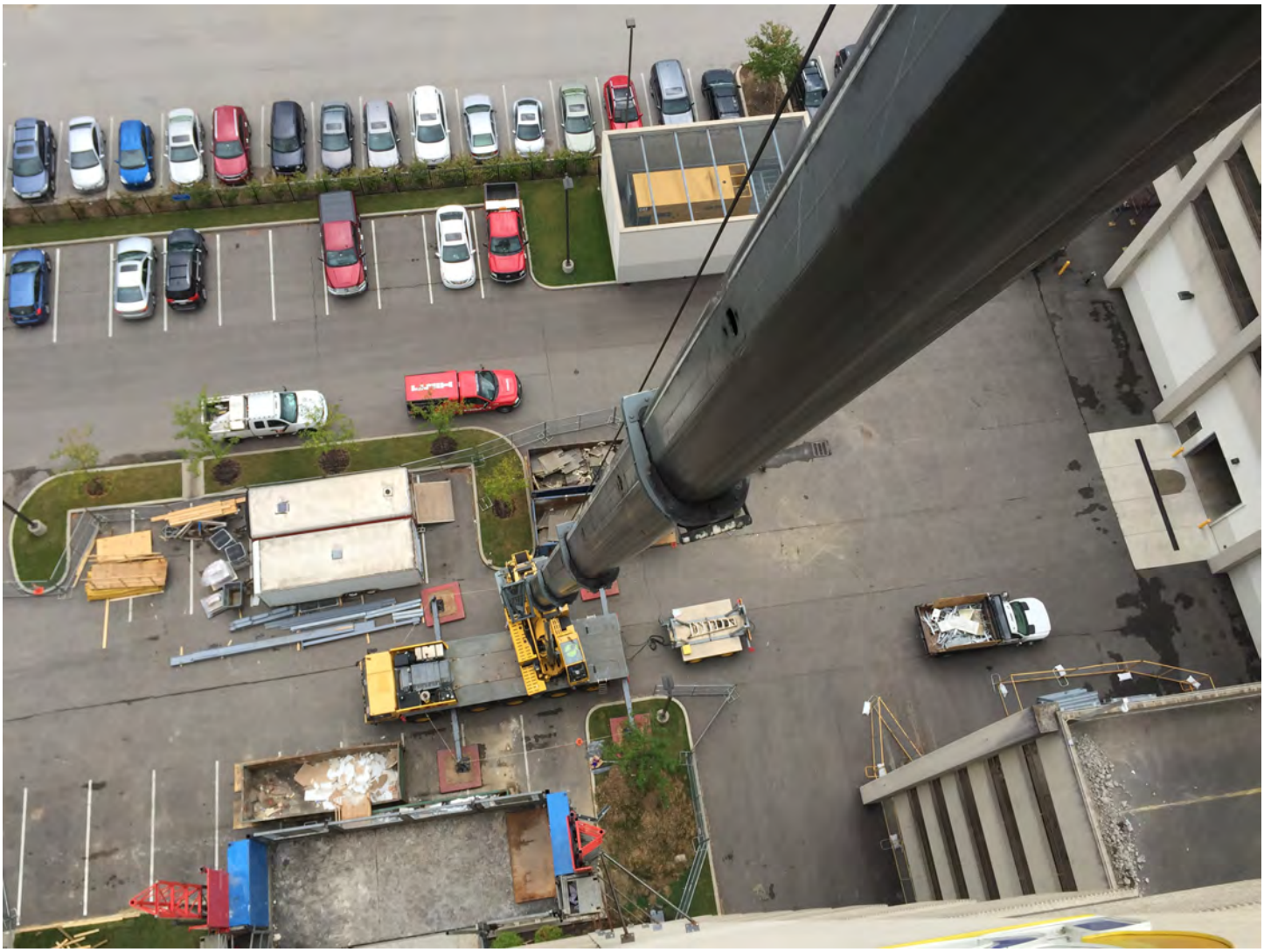
The construction involved the **replacement** of the upper roof on the high rise building, above the **13th floor.** This portion of the roof is separated into 4 sections, since the penthouse is in the middle. Project also included ladders, safety rail, and secondary roof drain scuppers.

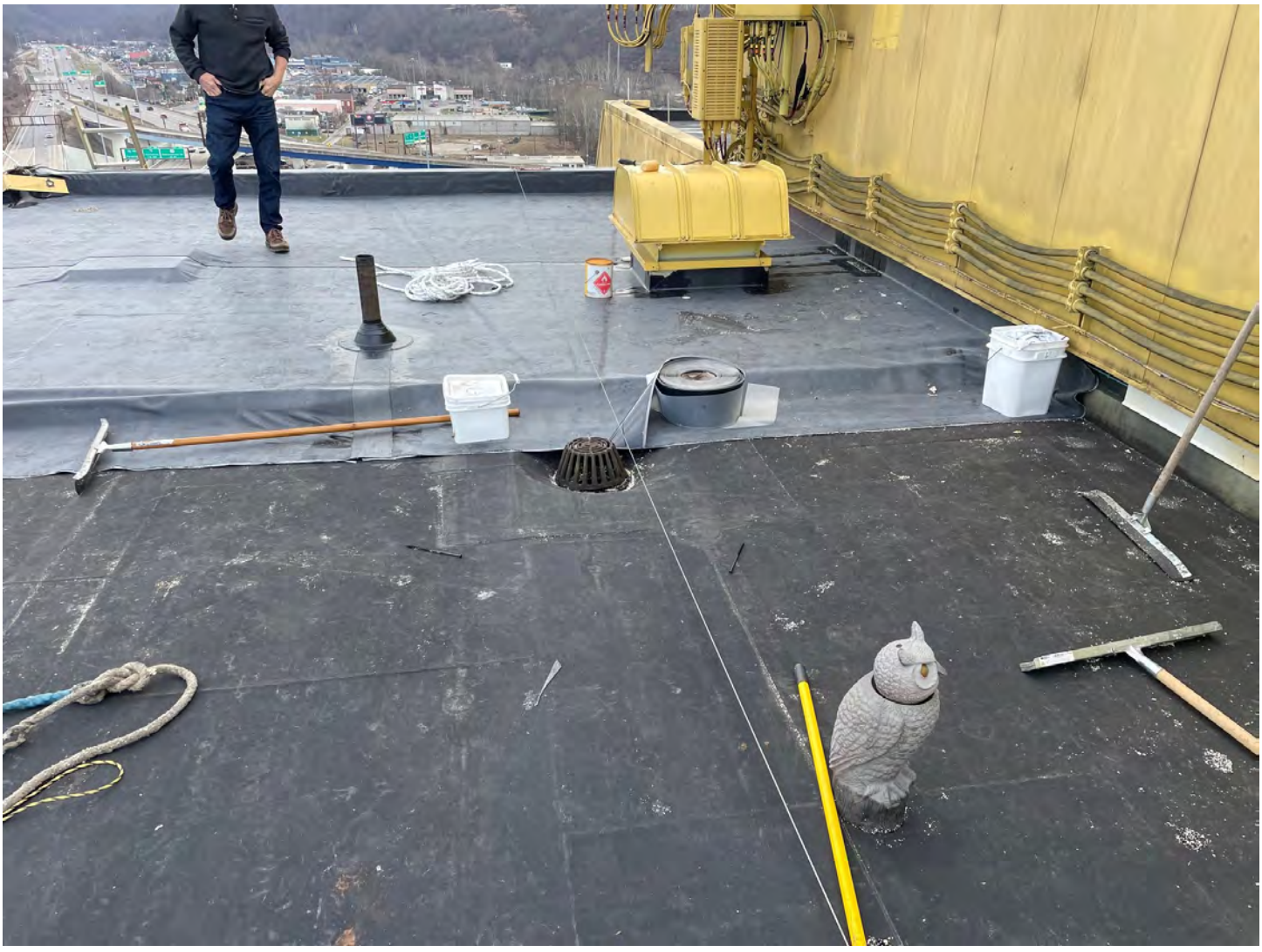
There is a lot of **equipment** on the roof that had to be **worked around**, including cell towers. This included **extra planning and coordination** with cellphone tower providers.

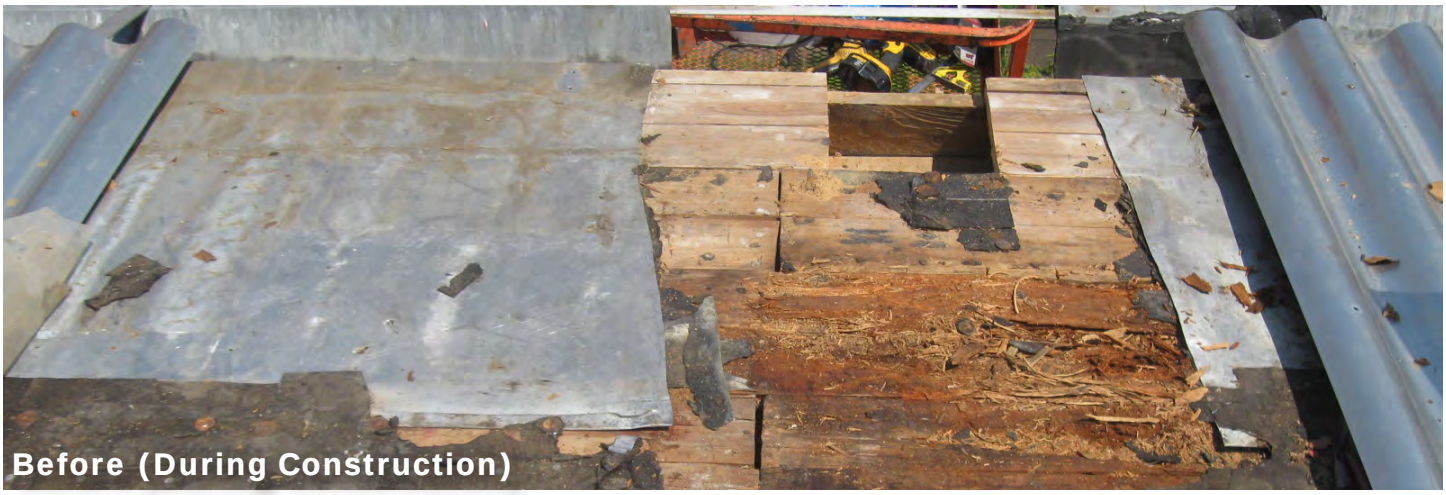
Project was completed in October 2023.

Afterwards, we were **hired again** to **renovate the 2nd floor roof.** This project is currently in design.

McKINLEY
ARCHITECTURE + ENGINEERING







Before (During Construction)

and After

WEST VIRGINIA INDEPENDENCE HALL

WV DIVISION OF CULTURE & HISTORY

CLIENT
WV Division of Culture & History

LOCATION
Wheeling, WV

Originally built in 1859, the Wheeling Custom House is considered to be the "Birthplace of West Virginia." The 22,000 square foot building, now appropriately renamed West Virginia Independence Hall, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988.

The **West Virginia Division of Culture & History** engaged the professional services of McKinley to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Afterwards, we completed **multiple renovations, restorations**, and **historic preservations**, including aesthetic improvements, a new mechanical / HVAC system, electrical, fully automatic sprinkler system, fire alarm detection system, and plumbing were designed to be completely concealed within the existing walls and ceilings.

A combination of water intrusion conditions existed at the beginning of the restoration; the building had a failed **roofing system**, failed box guttering, broken stone, missing mortar and deteriorated wooden windows. Restoration and renovation work of the building addressed all of these issues, and more.

The failed metal roofing system was removed and replaced with **5,000 SF of new standing seam metal and a new custom metal guttering and downspout system** (*seen above*). This metal roofing is **emblematic of the period of 1859 when the original structure was completed.**

THE TOWERS BUILDING
JEFFERSON COUNTY COMMISSIONERS

CLIENT
Jefferson County Commissioners

LOCATION
Steubenville, OH

PROJECT DATA
76,300 SF

McKinley Architecture and Engineering has worked on several projects over the years with the Jefferson County Board of Commissioners.

For this example, we completed multiple phases of renovations and upgrades to **The Towers Building**.

This is a 40+ year old, 8 story highrise in downtown Steubenville. Due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, and we performed an emergency Preliminary Analysis of the Needs and Energy Efficient Services.

Existing conditions related to the architectural and building systems were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction, and to determine an efficient repair and maintenance recommendations for the building.

After this, we have designed multiple phases of renovations for the building; a **main roof replacement, mezzanine roof replacement** and new lobby skylight, building envelope repairs, ADA handicapped ramp, and an overall HVAC replacement.

In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections.

The construction was performed with the building in operation.

FORT HENRY BUILDING
FORT HENRY LLC

CLIENT
Fort Henry LLC

LOCATION
Wheeling, WV

The 4-story, 45,046 SF Fort Henry Building was originally designed and built as a mansion in the 1850s, then served as a social club and meeting places from the 1890s until it closed in 2010; thereby leaving the building vacant.

A few years later, the new owner could not find tenants, and began taking steps to demolish it. That's when Fort Henry LLC (McKinley's subsidiary company) stepped in to save the building from demolition.

Since the structure is included in the Wheeling Historic District in the **National Register of Historic Places;** the goal was to **maintain the historic fabric and character of the interior and exterior**. All of the renovations **comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration.**

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

FORT HENRY

COLSON HALL
WEST VIRGINIA UNIVERSITY

CLIENT
West Virginia University

LOCATION
Morgantown, WV

PROJECT DATA
35,000 SF

CONTRACTOR
TEDCO Construction

McKinley has worked with West Virginia University since the 1980s, and currently has an open-ended contract with them.

For one of our many projects, we completed a $5.6 million renovation/ restoration project on **Colson Hall**. The scope of work was to take this existing 35,000 SF building and re-adapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design.

The project included a roof replacement. One of the goals was to **replicate the original style and color**, and **Chairman of the Historic Preservation Committee gave us the blessing to use the roof tile that was chosen.**

The **roof replacement** included a new fully adhered single membrane roof, sealant and waterproof underlayment, gutters, copper collector and downspouts, metal coping, roof drains, stone parapets, metal cap flashing, copper flashing, dormers, batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and clay tile roof over the substrate and ice/water shield (water proof membrane). There was also moisture penetration issues that were addressed.

During the process, WVU also requested the exterior be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction to bring the façade back to its original 1923 appearance while keeping the building aesthetics untouched.

OLD MAIN BUILDING
WASHINGTON & JEFFERSON COLLEGE

CLIENT
Washington & Jefferson College

LOCATION
Washington, PA

PROJECT DATA
12,000 SF roof

CONTRACTOR
Jarvis, Downing, & Emch

McKinley recently worked with Washington & Jefferson College on many projects, including the masonry repair and **roof restoration** of the **Old Main Building**. The building is the original historic classroom building of the college and is now the main academic building for the college. The building is on the **National Register of Historic Places** (NRHP Reference: #84000547).

There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting, and damaged and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed.

McKinley repaired and replaced the existing flat-roofed areas, flashing, skylights, and slate mansard roof. The masonry front facade was restored between and along the back side of the towers. The exterior brick and stone were tuck-pointed and repaired as necessary, and the bronze-clad doors were renovated. **Careful attention was used to identify and preserve the original, unique roof designs**. The **replaced roof system** included about 12,000 SF of new flat EPDM roofing and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

WASHINGTON & JEFFERSON COLLEGE 1781

Williamson Campus

MULTIPLE CAMPUS RENOVATIONS

SOUTHERN WV TECHNICAL COLLEGE

CLIENT
Southern WV Technical College

LOCATION
Williamson and Saulsville, WV

CONTRACTOR
Elco Mechanical Contractors, Inc.

The **Williamson Campus** project started with an HVAC upgrade where McKinley expanded the existing digital controls system to incorporate new equipment, duct and grille modifications were made to correct insufficient airflow within the system, reheat coils were added to provide proper separation of HVAC zones, and a 13-ton rooftop unit, a 23,500-cfm supply fan, and a return fan were replaced. In addition, corrections made to the supply and return fan corrected a building structural vibration issue. The result was occupant comfort in all building areas for the first time in many years. Due to the restrictions from the funding source, the project was designed quickly.

The Owner was also experiencing water penetration in several areas of the facility; due to our findings during the HVAC renovations, it was decided to **replace the roof.** A new, built-up roof system replaced the worn and over-extended ballasted system. Special consideration was given to flashing in areas of unique design. Moreover, the 8,664 SF roof replacement project had an aggressive eight weeks timeline due to funding restrictions.

The **Wyoming/McDowell Campus** HVAC renovation project involved the replacement of a boiler plant, a 75-ton rooftop unit, and associated system equipment. McKinley reduced the energy usage for the building by installing high-efficiency equipment and controlling the entire HVAC system via custom programming that utilizes energy-saving techniques. Due to the restrictions from the funding source, the project was designed quickly.

SOUTHERN
WV COMMUNITY & TECHNICAL COLLEGE

STIFEL FINE ARTS CENTER
OGLEBAY INSTITUTE

CLIENT
Oglebay Institute

LOCATION
Wheeling, WV

The Stifel Fine Arts Center ("Edemar" Mansion) was built c. 1910 and is listed on the **National Register of Historic Places** (NRHP #91001728). We worked with the **Wheeling Historic Landmark Commission** and the **Oglebay Institute** with the preparation of a **Historic Structure Report**, and continuation of design services, for building renovations/restorations.

Completing the report required on-site evaluations of the building envelope, taking photographic records of the structure, prioritizing immediate and future rehabilitation needs, cost estimating, creating drawings, and much more. The initial report also included maintenance recommendations in the event that work could not be started as soon as they would have liked.

Shortly after the report was finished, we accepted the work to prepare documents for contractors and designed a **5,864 sf roof restoration project.**

To maintain historic integrity, the new roof included replacement clay tile by the same company that manufactured the original tile, Ludowici. We detailed copper cornice protection, copper flashing, new copper siding on the dormer, and new copper chimney caps fabricated to match the originals. Modern features included new ventilation hoods and elastic, self-healing ice and water shield as a secondary water protection measure. The salvaged clay tile in good condition were used by the owner in a fund raising program.

This project also included masonry restorations.

Oglebay Institute
Inspiring the Imagination

UNIVERSITY CLUB PLAZA DECK RENOVATION

UNIVERSITY OF PITTSBURGH

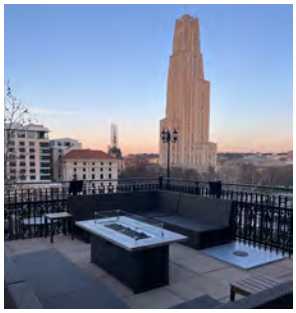
CLIENT
University of Pittsburgh

LOCATION
Pittsburgh, PA

The University contacted MCF Architects, a Division of McKinley Architecture and Engineering, to help repair the existing EPDM roofing membrane at the upper and lower levels of the terrace, which had failed and required complete replacement, along with substrate insulation down to the structural deck below.

In the process, we reviewed what is required to **bring the revised roof and paver assembly up to current energy code**, and advised the University of the implications of these modifications, including any changes which may require the **approval of the Historic Review Commission**.

Construction also included removing the existing railing, refurbishing, repainting, and reinstalling without supplemental kickers, which would have required additional penetrates into the membrane. We also improved the terrace lighting conditions and designed a built-in fire pit to extend use of seasonal use of the terrace.



MCCORMICK HALL RE-ROOF

UNIVERSITY OF PITTSBURGH

CLIENT
University of Pittsburgh

LOCATION
Pittsburgh, PA

McCormick Hall is a **historic building** on campus that needed a roof replacement in order to address failing systems.

The scope included the demolition of the existing lower roofing system and penthouse, **installation of a new roofing membrane system to bring the roof to code** with new insulation, installation of a fall protection system, improvements to the chimneys, new roof drains, gutter, and coping.

MCF Architects, a Division of McKinley Architecture and Engineering, worked to complete an investigation of the roof conditions, created drawings using existing drawings and high-definition aerial imagery, and consulted with outside vendors to investigate material and design options.

The team worked closely with the contractor during the CA portion to ensure that the project was achieving the best results during construction.

CATHEDRAL OF LEARNING PROVOST OFFICE 817

UNIVERSITY OF PITTSBURGH

CLIENT
University of Pittsburgh

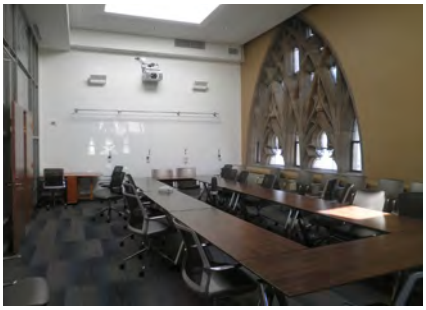
LOCATION
Pittsburgh, PA

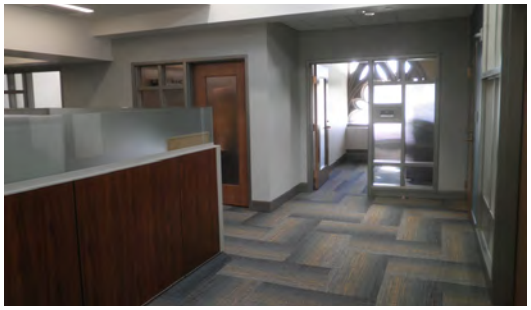
The university planned an internal renovation of the eighth floor of the Cathedral of Learning on the Oakland campus to address needs in Suite 817.

This work includes office, conference room, lobby and toilet room renovations. The outmoded HVAC system has been up-dated to be a more energy efficient system that would better modulate temperatures.

A small, leaking **roof** not visible from the street was replaced above the large conference room. In the suite, the existing pavers and **membrane roofing were replaced** with new materials and **new energy efficient skylights** were installed.

The improvements made a remarkable difference in the use and comfort of this executive space and the project was given very positive feedback by leadership.





MULTIPLE ROOFING PROJECTS

HARRISON COUNTY SCHOOLS

CLIENT
Harrison County Schools

LOCATION
Clarksburg, WV

We have completed a multitude of projects for Harrison County Schools over the years. We are currently engaged in nearly $15 million of active construction, primarily including **Roof Replacements** and Mechanical Systems improvements. The roof replacements include:

Bridgeport Middle School - A 73,000 sf roof replacement, which was a complete new RhinoBond TPO system with 6 inches of rigid tapered insulation was provided for the building. New gutters, roof drain outlets, access ladders and equipment access walk pads were included. Parapet metal coping and new skylights were also within the project scope. Flashing was also modified to accommodate existing sloped glazing components.

Liberty High School - An 87,000 sf roof replacement, which was a complete new EPDM Roofing system with 6 inches of rigid tapered insulation was provided for the building. New gutters, roof drain outlets, access ladders and equipment access walk pads were included. Parapet metal coping was also within the project scope. Flashing was also modified to accommodate existing sloped glazing components.

Robert C. Byrd High School - A 156,000 sf roof replacement (seen below), which was a complete new RhinoBond TPO system with 6 inches of rigid tapered insulation was provided for the building. New gutters, roof drain outlets, access ladders and equipment access walk pads were included. Parapet metal coping was also within the project scope. Flashing was also modified to accommodate existing sloped glazing components.

MULTIPLE PROJECTS
MARSHALL COUNTY SCHOOLS

CLIENT
Marshall County Schools

LOCATION
Moundsville, WV

PROJECT DATA
53,730 SF

We completed over $80 million in projects over the past 10 years for Marshall County Schools; including studies, master plans, demolitions, new construction, additions, renovations, systems upgrades, **roofs**, etc.

For one project, the McNinch Primary School was a $4 million project that included 47,423 SF of renovations, along with 6,307 SF of additions. Renovations included a roof, systems upgrades, ADA, safety and security, etc. Additions included a roof, Physical Education room, kitchen, classrooms, etc.

The 47,423 SF **roof replacement** included the removal & replacement of the existing roofing/insulation system with non-ballasted EPDM over Iso. This single ply fully adhered membrane system, over tapered 3" rigid insulation premium, includes all cants, flashings, saddles, etc. There was a galvanized metal roof deck installed for structural support for the new HVAC unit.

The 6,307 SF **roof expansion** included the removal & replacement of existing expansion joint system with EPDM-compatible "soft" joint; selective removal/ replacement of existing drainage elements - such as roof drains. This single ply fully adhered membrane system over 2" minimum roof insulation, was a sloped roof structure for drainage at the addition.

At both roofs, there was new pre-finished aluminum copings and fascia, flashings and sheet metal, scuppers with downspouts, drains and piping, metal decking, an insulated roof hatch, walk pads for maintenance, perimeter blocking, and a roof access ladder.

MULTIPLE PROJECTS
OHIO COUNTY SCHOOLS

CLIENT
Ohio County Schools

LOCATION
Wheeling, WV

CONTRACTORS
Kalkreuth Roofing & Sheet Metal
N.F. Mansuetto & Sons

Throughout the years, we have completed several projects for Ohio County Schools, totaling over $100 million, including **roofs**, renovations, additions, etc.

For the May 8, 2018 election, McKinley completed Pre-Bond Services that lead to the successful bond passage by 62%. The $75 million in improvements for the 13 schools (18 total projects) included classroom renovations/additions, **roof replacements,** safety and security upgrades, systems upgrades, cafeterias, accessibility improvements, code compliance, and much more.

Two of the 18 projects were the **roof replacements** at both Steenrod Elementary School and Elm Grove Elementary School. The roofs were too old, past their warranty, and leaking. We replaced the failing SBS roof systems, with 20yr EPDM roof systems. These were fast-tracked projects, the designs were completed in 2 months, and the construction was completed during the summer of 2019, and were finished ahead of schedule - well before the start of the 2019-20 school year. These projects had zero and negative change orders!

Steenrod Elementary School included over 19,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads. The contractor was Kalkreuth Roofing & Sheet Metal, Inc.

Elm Grove Elementary School included 38,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads, modification to the existing roof drainage system, a new access hatch and access ladder. The contractor for this roof was N.F. Mansuetto & Sons, Inc.

ORGANIZATION CHART

WEST VIRGINIA®
DEPARTMENT OF TOURISM

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

ARCHITECTURAL TEAM

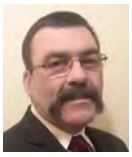
THOM
WORLLEDGE
AIA, LEED AP BD+C, REFP
SENIOR ARCHITECT
MCKINLEY

ROBERT
RUSS
AIA, NCARB
DIRECTOR
MCKINLEY

THOMAS
PIERCE
RA
SENIOR ARCHITECT
MCKINLEY

ENGINEERING TEAM

KURT
SCHEER
PE, LEED AP
DIRECTOR ENGINEERING SERVICES
MCKINLEY



ALAN
GABER
PE
SENIOR ELECTRICAL ENGINEER
MCKINLEY

SCOTT
KAIN
DIRECTOR ENG. PRODUCTION
MCKINLEY

CONSTRUCTION CONTRACT ADMINISTRATION

EMMA
GWALTNEY
CONSTRUCTION ADMINISTRATOR
MCKINLEY

JOHN R. JEFFERIS LEED AP, CCM, MPM

DIRECTOR OF PROJECT MANAGEMENT

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

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

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

WV Lottery
Charleston, WV
WV Lottery Headquarters Building 13th Floor roof

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

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

Belmont County Commission
St. Clairsville, OH
Belmont County Offices build-out

Jefferson County Commission
Steubenville, OH
Jefferson County Justice Center roof replacement

United States Postal Service
State-Wide, WV
Several Projects

Ohio Valley Regional Transportation Authority
Wheeling, WV
OVRTA roofing & exterior rehabilitation

Charleston Area Alliance
Charleston, WV
Charleston Enterprise Center
WV AIA Design Award

Southern WV Technical College
Williamson, WV
Williamson Campus roof

Fayette County Schools
Oak Hill, WV
Oak Hill High School gymnasium renovation including roof

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

Harrison County Schools
Bridgeport, WV
Bridgeport Middle School roof

Harrison County Schools
Shinnston, WV
Liberty High School roof

Harrison County Schools
Clarksburg, WV
Robert C. Byrd High School roof

Mason County Schools
Point Pleasant, WV
Administration Building roof repair

Summers County Schools
Hinton, WV
Summers County High School roof replacement

WV School for the Deaf and Blind
Romney, WV
Roofing projects

ROBERT RUSS AIA, NCARB

DIRECTOR

Since joining MCF Architects, a Division of McKinley Architecture and Engineering, in 1998, Bob has concentrated on higher education and historic restoration projects. His work includes developing campus and facility master plans and individual building feasibility studies that resulted in many successful projects. Additionally, his project experience includes a variety of new construction, adaptive reuse, renovation, restoration and expansion of older buildings, particularly within a historic context.

EDUCATION

B. Arch.
Pratt Institute, 1984

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
Pennsylvania
Michigan
Ohio
New York

NCARB Certificate

YEARS OF EXPERIENCE

41 years

SELECTED EXPERIENCE

Western Reserve Academy - Hudson, OH
President's House Admission Center Restoration
Seymour Hall renovations

Seton Hill University - Greensburg, PA
Reeves Memorial Library Renovation, Brownlee Hall Window Replacement, LECOM HVAC Consultation, Lynch Hall Health Science Lab Renovation, Maura Hall Building Evaluation & Slate Roof Replacement, Maura Hall Nursing Lab, Performing Arts Center, Regina House Renovations, JoAnne Woodyard Boyle Health Sciences Center

Denison University - Granville, OH
Campus Master Plan & Update
Performing Arts Center Study

Davidson College - Davidson, NC
Cunningham Theatre Arts Center Alterations
Knobloch Campus Center
Duke Family Performance Hall
Carnegie Guest House

Indiana University of Pennsylvania - Indiana, PA
Whitmyer Hall Renovations
Gorell Recital Hall Renovations

Venango College of Clarion University - Oil City, PA
Nursing Simulation Lab

The College of Wooster - Wooster, OH
Kauke Hall Renovations

West Penn School of Nursing - Pittsburgh, PA
Lecture Hall Restoration & Renovation
Facade Restoration


Western Reserve Academy, Seymour Hall


West Penn School of Nursing


Davidson College, Cunningham Theatre Arts Centre

THOMAS PIERCE RA

SENIOR ARCHITECT

Broad experience in design, production, project management and construction of built environments, and strategically successful in the management of clients and consultants while guiding and mentoring project teams toward achieving desired goals. Projects have ranged from higher education, healthcare, worship facilities, multi-unit development, senior care facilities, banks, corporate offices, high tech centers, industrial facilities, custom residences and master planning studies for clients.

EDUCATION

B. Arch.
University of Oregon, 1987

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Architect in:
Pennsylvania

YEARS OF EXPERIENCE

38 years

SELECTED EXPERIENCE

UPMC Mercy Hospital - Pittsburgh, PA
Re-roofing campus wide roof replacement - approximately 76 roofs
200,000 SF, $5.7 M

UPMC St. Margaret Hospital - Pittsburgh, PA
Complete Campus Roof Master Plan - approximately 48 roofs
191,000 SF, $7.1M

North East Expansion Roof Replacement, 1 roof, $806,560

Building 200 Roof System/Air Handler Replacement, 1 roof, $1.8M

UPMC Shadyside Hospital - Pittsburgh, PA
West Wing - Posnar Tower Roof Replacement, 2 roofs, $2.3M
East Wing - Central Plant Roof Replacement, 2 Roofs

UPMC Childrens Hospital CHOB/ OMB Exterior Reno - Pittsburgh, PA
Roof Replacements & Elevator Refurb, 2 roofs

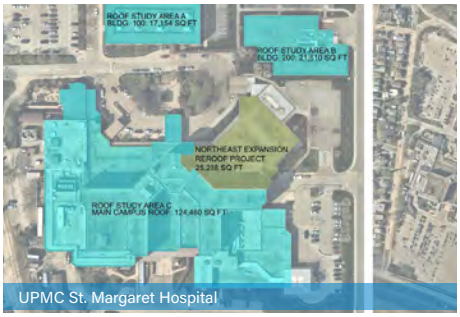
UPMC Magee Hospital - Pittsburgh, PA
IVF Roof Replacement, 1 roof, $723,335

UPMC Presbyterian Hospital, Montefiore Hospital, and Eye and Ear Institute - Pittsburgh, PA
Selected Roof Replacement, 3 roofs, 47,000 SF, $2.4M

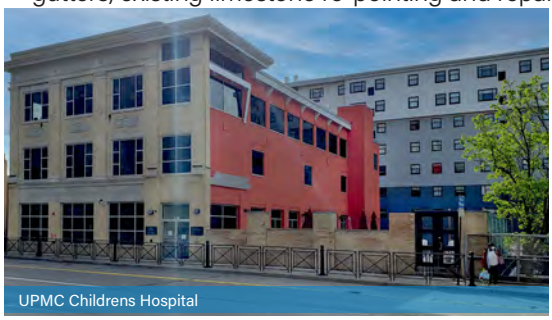
UPMC Presbyterian Falk Clinic- Pittsburgh, PA
Clay Tile Roofing System and Membrane Roofing System - Clay Tile 9,800 SF
Membrane Roofing 5,200 SF, $1.7M

Heinz Hall - Facade Restoration, Pittsburgh, PA
Led team of preservationists and structural engineers for historic terracotta restoration work comprised of replacement of 160 pieces of terracotta. Replacement of existing single pane bronze monumental casement windows with historically-correct thermally broken dual pane energy efficient windows. Work included major HVAC upgrade with replacement of existing low pressure steam to hot & chilled water.

Shadyside Presbyterian Church- Exterior Stone Restoration, Pittsburgh, PA
S1 Slate Roof Replacement with Canadian Black Slates, new copper flashings and gutters, existing limestone re-pointing and repairs. 40,000 SF, $2.3M



UPMC St. Margaret Hospital


UPMC Childrens Hospital


UPMC Mercy Hospital

McKINLEY ARCHITECTURE + ENGINEERING

KURT SCHEER PE, LEED AP

DIRECTOR OF ENGINEERING SERVICES / SENIOR MECHANICAL ENGINEER

Kurt is a Mechanical Engineer with 23 years of experience in the architectural/engineering industry with a focus on mechanical systems design. In addition, he 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, Kurt has experience with LEED Certified projects and energy modeling. As the Director of Engineering Services, his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

EDUCATION

Penn State University
B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
New Jersey
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

YEARS OF EXPERIENCE

22 years

SELECTED EXPERIENCE

Nicholas County Division of Homeland Security
Summersville, WV
E-911 and Emergency Management Services Center

Brooke County Commission
Wellsburg, WV
Judicial Center

Tyler County Commission
Middlebourne, WV
Judicial Building

YWCA Wheeling
Wheeling, WV
YWCA Wheeling renovations

Fort Henry Building
Wheeling, WV
Fort Henry Building renovations

Oglebay Institute
Wheeling, WV
Towngate Theatre renovations

City of Moundsville
Moundsville, WV
Municipal/Public Safety Building

City of Weirton
Weirton, WV
Park Drive/Three Springs Drive development and streetscape

Jefferson County Commission
Steubenville, OH
McCollough Children's Home

City of Steubenville
Steubenville, OH
Steubenville Municipal Building interior renovation

City of Cadiz
Cadiz, OH
Cadiz Fire Department

Main Street Bank
Toronto, OH
Main Street Bank Toronto Branch

Glenville State University
Glenville, WV
School of Health Sciences

West Liberty University
West Liberty, WV
Elbin Library HVAC renovations

Buckeye Local Schools
Rayland, OH
Buckeye Local High School renovations

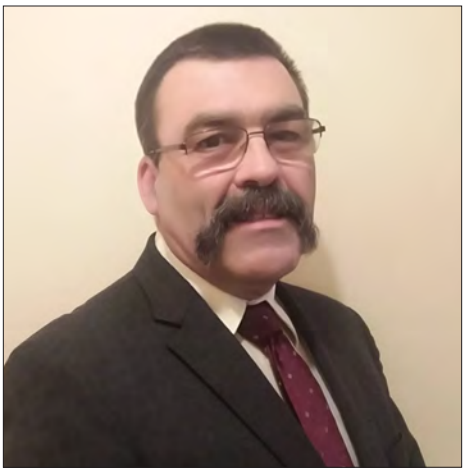
Cabell County Schools
Milton, WV
New Milton Elementary School

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

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

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

Wirt County Schools
ESSERF Projects



ALAN M. GABER PE

SENIOR ELECTRICAL ENGINEER

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. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business. For your roofing project, he will help if equipment has to be moved and put back, and if there are any electrical service or feeds modifications.

EDUCATION

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

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Registered Engineering in:
New Jersey
New York
Ohio
Pennsylvania
West Virginia

YEARS OF EXPERIENCE

36 years

SELECTED EXPERIENCE

Fort Henry Building
Wheeling, WV
Fort Henry Building renovations

City of Moundsville
Moundsville, WV
Public Safety Building

City of Weirton
Weirton, WV
Park Drive Development

Wood County Parks & Recreation Commission
Waverly, WV
Mountwood Lodge generator

YWCA Wheeling
Wheeling, WV
YWCA Wheeling renovations

Jefferson County Commission
Steubenville, OH
McCollough Children's Home

City of Steubenville
Steubenville, OH
Steubenville Municipal Building interior renovation

Belmont County Commission
St. Clairsville, OH
Belmont County Courthouse Campus

City of Cadiz
Cadiz, OH
Cadiz Fire Department

Glenville State University
Glenville, WV
School of Health Sciences

Buckeye Local Schools
Rayland, OH
Buckeye Local High School renovations

Cabell County Schools
Milton, WV
New Milton Elementary School

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

Fayette County Schools
Meadow Bridge, WV
New Meadow Bridge PK-12 School

Hampshire County Schools
Slanesville, 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

SCOTT D. KAIN

DIRECTOR OF ENGINEERING PRODUCTION

Mr. Kain, our Director of Engineering Production, 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 Architecture and Engineering's projects that needed additional mechanical, structural, and architectural manpower. For your roof project, Scott might be utilized if there are any modification to the existing roof drainage system and for the piping design. He will also help if equipment has to be moved and put back, and if there are any electrical service or feeds modifications.

EDUCATION

Technology Education College / Ohio State University
Associates in Mechanical Design

YEARS OF EXPERIENCE

28 years

SELECTED EXPERIENCE

Jefferson County Commission
Steubenville, OH
The Towers Building multiple renovations, including roof

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

Fayette County Schools
Oak Hill, WV
Oak Hill High School gym renovations, including roof

Marshall County Schools
McMechen, WV
Center McMechen roof

Ohio County Schools
Wheeling, WV
Wheeling Park High School addition and renovations, including roof

Tyler County Schools
Middlebourne, WV
Arthur I Boreman Elementary roof

Tyler County Schools
Sistersville, WV
Sistersville Elementary roof

State of West Virginia
Wheeling, WV
West Virginia Independence Hall renovations

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

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

West Virginia Department of Transportation, Division of Highways
Buckhannon, WV
Buckhannon renovations

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

Belmont County Commission
St. Clairsville, OH
Courts & Offices build-outs

Brooke County Commission
Wellsburg, WV
Judicial Center

Tyler County Commission
Middlebourne, WV
Judicial Building

Fort Henry Building
Wheeling, WV
Fort Henry Building renovations

YWCA Wheeling
Wheeling, WV
YWCA Wheeling renovations

EMMA M. GWALTNEY

CONSTRUCTION CONTRACT ADMINISTRATOR

Ms. Gwaltney is a decisive, detail-oriented construction contract administrator with five years of industry experience in commercial, industrial, and public projects. She builds strong relationships between clients, designers, and contractors, creating effective teams to complete construction projects on time, within budget, and to the highest quality standards. Her areas of expertise include project and financial management, data-driven analysis, and cross-functional communication.

EDUCATION

Washington University, Olin Business School
Master of Business Administration

University of Pennsylvania
Bachelor of Arts,
Architecture and French Studies

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Pro Forma Modeling Fundamentals Certification from Urban Land Institute

YEARS OF EXPERIENCE

10 years

SELECTED EXPERIENCE

State of West Virginia
Logan, WV
Building 55: WV State Office Complex renovations

Everstory Partners
Charleston, WV
Kanawha Valley Memorial Garden

Glenville State University
Glenville, WV
School of Health Sciences

Marshall University
Huntington, WV
Douglass Center renovations

Cabell County Schools
Milton, WV
New Milton Elementary School

Clay County Schools
Clay, WV
Clay Elementary School renovations

Fayette County Schools
Meadow Bridge, WV
New Meadow Bridge PK-12 School

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

Fayette County Schools
Smithers, WV
Valley PK-8 School renovations

Fayette County Schools
Fayette County, WV
County-Wide Windows and Doors replacements

Harrison County Schools
Nutter Fort, WV
Nutter Fort Elementary classrooms addition

Harrison County Schools
Bridgeport, WV
Simpson Elementary additions and renovations

Mason County Schools
Ashton, WV
Ashton Elementary School Security Entrance

Mason County Schools
Mason, WV
Wahama Jr-Sr High School Security Entrance

Summers County Schools
Hinton, WV
Hinton Elementary Cafeteria

Summers County Schools
Hinton, WV
Summers County MSHS addition and renovation

Wayne County Schools
Fort Gay, WV
Tolsia High School Gym

Wayne County Schools
Wayne, WV
Wayne Elementary Classroom additions

Wayne County Schools
County-Wide Windows replacements

Wyoming County Schools
Mullens, WV
New Mullens PK-8 School

PROJECT APPROACH

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Department of Tourism and the Culture Center. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors.

Our project team of architects/engineers have been chosen for this roofing project, and they are available to dedicate the necessary time to this effort. We are available to start at once upon being selected. We can and will perform for you on time and on budget.

Over the past 44 years, McKinley Architecture and Engineering has designed hundreds of projects including roof replacements, upgrades, and/or repairs which give us valuable experience to utilize within your project. This experience also includes many projects that occurred while the building was occupied.

Our experience includes all sorts of roof structures (steel joists, wood joists, jr. beams, etc.), roof coverings (different membrane systems, metal, shingles, etc.), including all pertaining roof-mounted engineering systems (HVAC, roof drainage, skylighting, etc.), flashing, parapets, copings, adding fixed ladders and other owner requested alternates.

To start your project, a kickoff meeting will be held at your Culture Center facility with West Virginia Department of Tourism representatives, along with our design professionals.

From this on-site meeting, we will work together to define your projects needs and any alternate requests and AIA documents or any other contract documentation needed.

We will verify the existing conditions of the roof through the review of the existing conditions, existing drawings, and with further discussions with your building management staff.

Our first action for any roof renovation is to examine the entire roof with our architects and engineers. This will help us in determining the root cause of any deterioration, possible damages, water pooling, water infiltration, clogged roof drains or any other problems you would like us to address with the roof replacement.

Common issues include too little slope, not enough tapered insulation and incorrect slope and drainage, possible sealant and flashing condition defects, deterioration of existing roof deck or abandoned items that may need to be removed or clogged roof drains.

It will be beneficial to sit down to review the various alternatives and propose the best method to solve the main problems; the problems that must be immediately addressed and prioritized.

As we understand, the Culture Center's roof has reached the end of its protective life and is rapidly deteriorating and leaking. The flat roofing surfaces materials including ballasted EPDM over insulation. Failures are occurring in the EPDM as well as in the seals around vents and drains.

We will assess the current roof systems and provide you with options to correct and prevent the roof leaking. We will also design a roof system that improves drainage efficiency and prevents leaks. Throughout the various phases of design, we will provide you with updated cost estimates.

The design will provide you with a new roof and the construction will include the removal and disposal of all existing built-up roofing materials and insulation, cleaning and conditioning of existing dry concrete roof decks to receive new material, removal, cleaning and reuse of existing metal coping materials, roof drain clamps, strainer domes, relief hatches, and fire vents.

Some of our projects replaced roofs that were beyond their life span, were leaking, had ponding water, were sliced and damaged, had inadequate roof slope, had inadequate drainage systems, and many caused water damage throughout the interior and/or exterior of the building - even the smallest pinhole can allow significant water infiltration.

Our designs replace the roofing system, fix the leaks, create proper water flow and drainage, meet the current code with compliant systems which increased the building's safety, and are lower maintenance. We will also include alternates such as door openings, fixed ladders, or any other item for a specific cost breakdown as an add alternate or deduct alternate cost breakdown in the bid.

REFERENCES

We feel that the best way to demonstrate our strengths and leadership with roof renovation and replacement design is by referring to our clients. We have an ever-growing list of repeat clients, which include having multiple open-end contracts. 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:

WV Lottery
Mr. Thomas P. Hymes
Procurement Specialist, Senior
900 Pennsylvania Ave
Charleston, WV 25302
(304) 558-2350

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

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

Fayette County Schools
Mr. David Warvel
Superintendent
111 Fayette Avenue
Fayetteville, WV 25840
(304) 574-1176

Oglebay Institute
Ms. Danielle McCracken
President
330 National Road
Wheeling, WV 26003
(304) 242-4200

Hancock County Schools
Mr. Mark Dziatkowicz
Facilities/Maintenance Director
104 North Court Street
New Cumberland, WV 26047
(304) 797-1643

Ohio Valley Eastern Ohio Regional Transit Authority
Ms. Lisa Weishar
Executive Director
21 S. Huron St.
Wheeling, WV 26003
(304) 232-2190

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