WEST VIRGINIA®

DEPARTMENT OF TOURISM

26-TOUREOI-2

ARCHITECTURAL AND ENGINEERING SERVICES FOR CULTURAL CENTER WINDOW PROJECT

McKINLEY

ARCHITECTURE + ENGINEERING


EXPERIENCE.
INNOVATION.
DELIVERED.

McKINLEY
ARCHITECTURE + ENGINEERING

August 11, 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 for a window replacement 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.**

Historic Preservation is a passion for our firm. We are committed to saving and rehabilitating our past, and have won multiple awards and recognitions for historic preservation projects. We are very familiar with the Secretary of Interior (NPS) Standards and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks!** We have completed **well over 150 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old.

Our past experience will show our extensive experience in **similar type projects,** which you will see throughout our proposal, which allow us to use those experiences 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 **window replacement 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. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project. We are excited about the possibility of working with you.

Personal Regards,

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

McKINLEY
ARCHITECTURE + ENGINEERING

Corporate Information

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

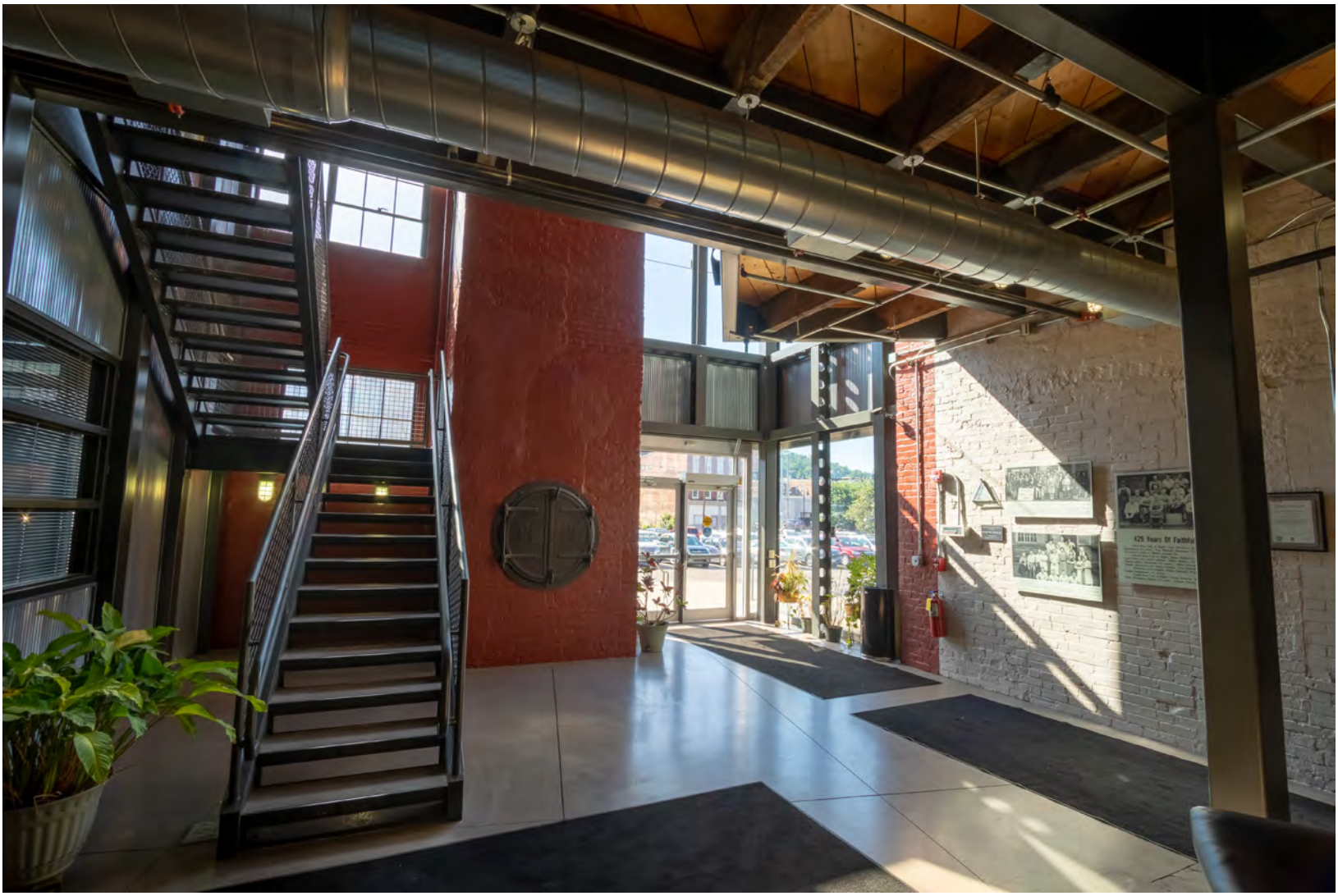
- Bi-Weekly Design Meetings for all Projects
- Sprint Scheduling includes 400+ task required to complete a Project
- Enhanced REVIT processes and Quality Control
- Bluebeam Review (Quality Control)
- Microsoft 365 & SharePoint (Moved from On-site Server to Cloud Based Server)
- Part3 (CA): RFI's, Submittals, 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

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 / HVAC Engineering
+ Electrical Engineering
+ Plumbing Engineering
+ Fire Protection Engineering
+ Civil / Site Engineering
+ Industrial 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.

John R. Jefferis, LEED AP, CCM, MPM

Project Manager / LEED Accredited Professional

Director of Project Management

EDUCATION:

Keller Graduate School of Management
Master of Project Management - 2009

DeVry University
B.S. Computer Engineering Technology - 2005

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Member:
US Green Building Council

Certified Construction Manager

Master of Project Management

PROFESSIONAL EMPLOYMENT:

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

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

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

Jefferis Construction
Laborer
Barnesville, Ohio (1997-2002)

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Harrison County Courthouse

City of Cadiz - Cadiz Fire Department

Citizens National Bank of Woodsfield

Newbridge Church Day Care Center build-out renovations

Fishermen's Hall Amphitheater & Pavilion

LeMoyne Community Center renovations

Barnesville Veterinary Services renovations

Berkeley County Schools - Several Projects County-Wide

Cabell County Schools - new Milton Elementary

East Fairmont High School Multi-Sport Complex

Harrison County Schools - Several Projects County-Wide

Marion County Schools - East Dale Elementary renovations

Ohio County Schools - Several Projects County-Wide

Summers County Schools - Summers County High renovations

Webster County Schools - Several Projects County-Wide

Wood County Schools - new Lubeck Elementary

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

Charleston Office Manager / Senior Architect / LEED AP

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
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 35 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! 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 EXPERIENCES:

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

WV Lottery - WV Lottery Headquarters Building 13th Floor roof

Charleston Area Alliance - Charleston Enterprise Center renovations

WV AIA Design Award

United States Postal Service - multiple projects throughout WV

West Virginia State Police - new Logan Detachment / Back-Up Data Center for the WVSP Headquarters

West Virginia State Police Academy - Renovations to Buildings A, B, and C, including windows; New Buildings D and MPB

Nicholas County Courthouse

Belmont County Commission - Office Building renovations

West Virginia University - University Police Building renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Catholic Diocese of Wheeling-Charleston - St. John XXIII Pastoral Center renovations

Ohio Valley Regional Transportation Authority - OVRTA roofing & exterior rehabilitation

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

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

Robert Russ, AIA, NCARB

Director / Architect

EDUCATION:

Pratt Institute
B.A. Architecture - 1984

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
Pennsylvania
Michigan
Ohio
New York

National Board Certification

SUMMARY OF EXPERIENCE:

Since joining MCF Architecture, now 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.

NOTABLE PROFESSIONAL EXPERIENCES:

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 Familly 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

Thomas Pierce, RA

Senior Architect

EDUCATION:

University of Oregon
B. Architecture - 1987

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
Pennsylvania

SUMMARY OF EXPERIENCE:

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.

NOTABLE PROFESSIONAL EXPERIENCES:

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 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

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

Director of Engineering Services

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
New Jersey
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. 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:

Brooke County Judicial Courthouse renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

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

Light of Life Rescue Mission

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

Summit Building office renovations

Carnegie Robotics - Third Floor renovation

Pittsburgh City County Building - Booster Pump

Pittsburgh Laborers Union 258

Clopay mechanical upgrades

YWCA Renovations

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

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Emma M. Gwaltney

Construction Contract Administrator

EDUCATION:

Washington University, Olin Business School
Master of Business Administration - 2019

University of Pennsylvania
Bachelor of Arts,
Architecture and French Studies - 2014

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pro Forma Modeling Fundamentals Certification from Urban Land Institute

PROFESSIONAL EMPLOYMENT:

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

JFG Electric, Inc.
Business Manager
Raleigh/Durham Region, NC (2019-2023)

Telesis7 Consulting
Finance Intern
St. Louis, MO (2018)

St. Louis Impact Initiative
Director (2018-2019)
Consultant (2017-2018)
St. Louis, MO

SUMMARY OF EXPERIENCE:

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.

NOTABLE PROFESSIONAL EXPERIENCES:

State of West Virginia - Building 55: WV State Office Complex renovations

Everstory Partners - Kanawha Valley Memorial Garden

Glenville State University - School of Health Sciences

Marshall University - Douglass Center renovations

Cabell County Schools - new Milton Elementary

Clay County Schools - Clay Elementary School renovations

Fayette County Schools - 6 Schools' Outdoor Classrooms

Fayette County Schools - County-Wide Window & Doors Replacements

Fayette County Schools - Fayette Institute of Technology renovations

Fayette County Schools - new Meadow Bridge PK-12 School

Fayette County Schools - Oak Hill High Athletics

Fayette County Schools - Valley PK-8 School renovations

Harrison County Schools - Nutter Fort classroom addition

Harrison County Schools - Simpson Elementary additions and renovations

Harrison County Schools - County-Wide Safe School Entrances

Mason County Schools - Ashton Elementary SAS Entrance

Mason County Schools - Wahama Jr-Sr SAS Entrance

Summers County Schools - Hinton Elementary Cafeteria

Summers County Schools - Summers Co. HS/MS addition and renovations

Wayne County Schools - County-Wide Window Replacements

Wayne County Schools - Multi-School HVAC upgrades

Wayne County Schools - Tolsia High School Gymnasium

Wayne County Schools - Wayne Elementary Classroom additions

Building 55
West Virginia State Office Complex

Logan, West Virginia

Owner
State of West Virginia

Size
53,200 SF approx.

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
Massaro Corporation

Commissioning Agent
Iams Consulting, LLC

This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for **6 State agencies** under one roof, whom were once scattered throughout the city. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.

At the request of the Owner, the building was designed to be **energy efficient** and meet **sustainable design** goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified** for energy use, lighting, water, material use, as well as incorporating a variety of other sustainable strategies.

To help achieve this, the HVAC System included the installation of custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, 2 high efficiency condensing boilers, pumps with variable speed drive control, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls.

For the building **exterior**, a tight building **envelope** was created with closed cell foam insulation and **thermal efficient windows**.

The windows are both energy efficient and secure. One of the unique features of the building is the daylight system. The design takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.

After the project was completed, the firm *alliantgroup* completed an **Energy Efficient Commercial Building Tax Deduction study** regarding the energy efficient features of the building (***seen on the following pages***), and they **projected the building's total energy costs and power costs to have savings of $34,231 annually!**

View Showing Both Natural Daylighting with Light Louvers, as well as Light from Bulbs

McKINLEY
ARCHITECTURE + ENGINEERING

alliantgroup

September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

Mr. David J. Hildreth
West Virginia Department of Administration
900 Pennsylvania Ave., Ste. 500
Charleston, WV 25302

Re: Logan State Office Bldg. – Energy Efficient Commercial Building Deduction

Mr. Hildreth:

alliantgroup has completed an Energy Efficient Commercial Building Tax Deduction study for Logan State Office Bldg. for Massaro Corporation. As required by U.S. Tax Code § 179D, notification must be given to the building owner regarding the energy efficient features of the building and the building's projected annual energy costs.

Below is a list of the energy efficient features of the building which were installed on or in the building as part of a plan designed to reduce the total annual energy and power costs in comparison to a reference building which meets the minimum requirements of ASHRAE (American Society of Heating and Refrigeration, and Air-Conditioning Engineers) Standard 90.1-2001.

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056
www.alliantgroup.com | 800.364.4540

The projected annual energy cost for Logan State Office Bldg. was calculated to be $34,231. Please note that the projected annual energy costs may vary from the building's actual energy costs due to the exclusion of process loads, exterior lighting, variations in occupancy, and variations in usage schedules among other variables.

Please be advised that the amount of the deduction that has been allocated to Massaro Corporation is $98,658 for the building envelope, HVAC and hot water, and lighting systems in the building. For more information on the allocation of the section 179D deduction, please refer to the U.S. Tax Code § 179D and IRS Notice 2008-40. A copy of the notice can be found at www.IRS.gov

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Rizwan Virani
Managing Director

West Virginia Independence Hall

Wheeling, West Virginia

Owner
WV Division of Culture & History

Size
22,000 SF

Project Architects-Engineers
McKinley Architecture and Engineering

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

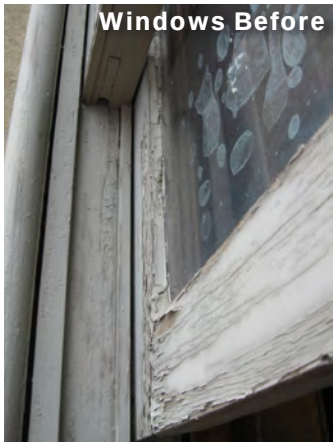
Originally built in **1859** in **Wheeling, WV,** the **Wheeling Custom House** is considered to be the **"Birthplace of West Virginia."** The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970,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

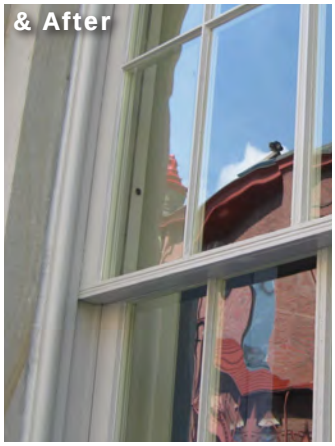
The West Virginia Division of Culture & History engaged the professional services of McKinley Architecture and Engineering to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Afterwards, we completed multiple **renovations** and **restorations**, including repairs to the **windows**, stone, wood flooring, interior plastering, ceilings, HVAC upgrades, fire protection, electrical, and more. In addition, two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration.

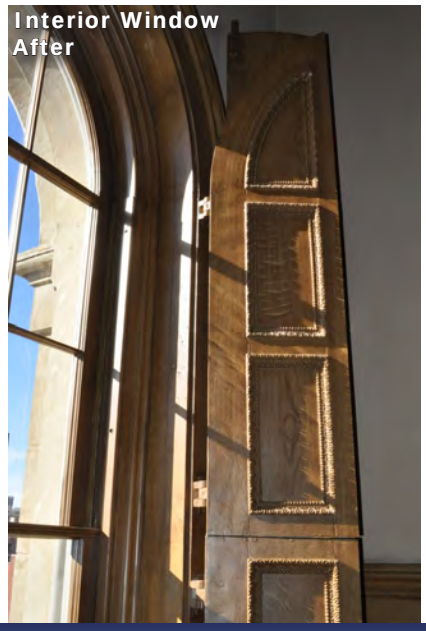
A combination of water intrusion conditions existed at the beginning of the restoration; the building had a failed roofing system, failed box guttering, broken stone, missing mortar and **deteriorated wooden windows**. **Restoration and renovation work of the building addressed all of these issues, and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

All 44 of the double-hung wood windows have been fully restored and reglazed. These were restored by following the Historic Treatment of Wood Windows specifications. The interior plastering restoration in the third floor Courtroom included the plaster returns at the window jambs. The interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the building; a trompe l'oeil art technique - which basically translates to "deceive the eyes" - was utilized by the Artist.

McKinley Architecture and Engineering was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.







McKINLEY
ARCHITECTURE + ENGINEERING

References

WEST VIRGINIA
Division of Culture and History

The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300
Randall Reid-Smith, Commissioner
Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562
EEO/AA Employer

To Whom It May Concern:

The West Virginia Division of Culture and History and I would like to express our great appreciation for McKinley & Associates and the care and interest they always place in Historic Preservation projects across our State. Together, we have most recently completed restoration and renovation projects at West Virginia Independence Hall and the Grave Creek Museum and Archeological Complex. West Virginia Independence Hall is a National Historic Landmark. Both of these projects were completed successfully on Schedule and on Budget.

McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction Projects, Studies, Historic Structure Reports, and Grants.

I highly recommend the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm. We would like to take this opportunity to thank the staff of McKinley & Associates for their continued efforts and friendship.

Sincerely,

Mr. Randall Reid-Smith
Commissioner
304.558.0220

West Virginia Department of Health and Human Resources Office Building

Wheeling, West Virginia

Owner
WV Department of Administration:
Real Estate Division

Size
56,783 SF

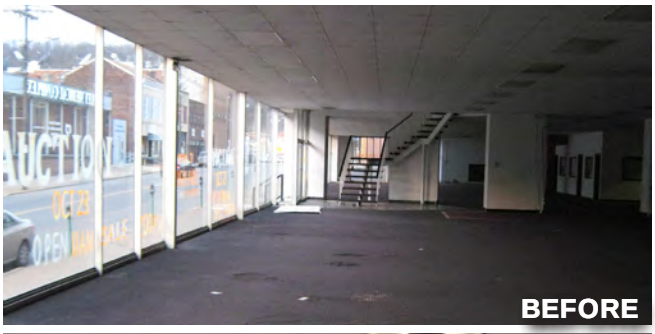
Construction Cost
$2 million

Project Architects-Engineers
McKinley Architecture and Engineering

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

We were asked by our client to **adaptively reuse/ renovate** a former car showroom and service area into an **office building** (now called the Mary Margaret Laipple Professional Building). The first fit-out includes space for the **Department of Health and Human Resources' (DHHR) new Ohio County office.** We worked with our client to fit the DHHR's program into the space and maximize the use of the space.

The **initial $2 million project** was built in **three phases,** so the project could be **fast tracked to meet the Owner's move-in requirements.**



The exterior was completed in the first phase, and included **new exterior skin / envelope (*seen top right*), windows (*seen bottom right*),** doors, etc. The showroom **windows** were mostly in-filled **because of the sensitive nature** of the materials in the DHHR's office, but windows high on the wall provide **natural daylight** in the space daylighting, for just one example of the building's **multiple energy-efficient features**.

The second phase was the **interior**, and included offices build-outs, flooring, painting, systems, including major HVAC / mechanical and electrical systems to provide a state of the art facility for the DHHR's use, etc..

The final phase was the parking lot and emergency exit fire stair tower.

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Orrick's Global Operations Center

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 100 year old warehouse was adaptive reused and **renovated** to create some of the most creative office space in the State. This former historic warehouse is now a **high tech "back office"** for a **major multinational law company.** The greatest challenge was to convert the once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure. This **$8 million** dollar project won a **West Virginia AIA Merit Award.** The entire exterior shell was designed and constructed in **6 months** to attract a new tenant, which included **reconstructing 120 dilapidated steel windows and glazing.** A complete interior renovation included new HVAC and systems, floor redesign, etc.

This building soon became Orrick's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock; therefore, security was a major concern.

Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. The security system features we had to incorporate, understand, and design by included: **glass break and motion detectors on the ground level;** a card access system that allows single card with multiple-levels of access programmed into that card; an intercom at the front door; security cameras; etc.

BEFORE

and AFTER

AIA West Virginia
2002
MERIT AWARD
FOR EXCELLENCE IN ARCHITECTURE

McKINLEY
ARCHITECTURE + ENGINEERING

The Towers Building

Steubenville, Ohio

Owner
Jefferson County Commissioners

Size
76,300 SF

Construction Cost
$6.1 million approx.

Project Architects-Engineers
McKinley Architecture and Engineering

We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, and currently have an engineering and architectural services open ended contract with them.

One major project example is multiple phases of renovations and upgrades to **The Towers Building.** This is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building.

We have **designed multiple phases of renovations for the building**; a **main roof replacement**, **mezzanine roof replacement** and new lobby skylight, building envelope repairs, a **new boiler**, new 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. **Our designs addressed repair options, efficiency and energy saving solutions.**

The construction was performed with the building in operation. These projects were completed over time, with different General Contractors. For one example, the **new boiler** project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler is **high energy efficiency**, and has a much **smaller footprint**.

The **$800,000 exterior envelope repair project (*seen below*)** required masonry-clean all precast panels, including remove and replace all joint sealant, precast column repairs to realign columns as closely as possible, attached new steel anchors, patch precast concrete where required, restoration of glazing system including new gaskets and anodized caps, and more. The contractor for that Phase was Church Restoration Group.

Jefferson County Courthouse

Steubenville, Ohio

Owner
Jefferson County Commission

Project Architects-Engineers
McKinley Architecture and Engineering

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

For another **Jefferson County Board of Commissioners** project, we designed the **Jefferson County Courthouse** upgrades.

We performed an initial site visit to observe the general condition of the Courthouse and Annex Building. With this directive, a walkthrough of the building was performed, the systems in each area were observed, and questions about the performance of the systems were asked of various employees. **We provided a report of our findings**, which included observed deficiencies, code violations, and recommendations to correct these finding. The report also provides an estimates for all recommendations to upgrade and correct code violations.

These recommendations included: Surge Protective Devices (SPD's) being included into the electrical distribution panels to help protect against voltage surges on the system from interior and exterior sources, protecting sensitive computer equipment, replacement electric power panels with spare capacity to permit the addition of more circuits to allow future growth in other areas of the building, including future HVAC upgrades, and the fire alarm system be upgraded in the building to increase the safety of the occupants and to meet current state codes. The existing fire alarm is quite antiquated, does not appear to meet current codes, and according to the building maintenance personnel, may or may not work. Furthermore, we are working on a evaluation and redesign of the exterior façade lighting to highlight this historic facility. **We have completed a few of the renovation projects.**

We also recently completed **restorations and rehabilitation on the Jefferson County Courthouse building** which consists of an **important historical architectural window opening in the north façade (*seen to the left*) and selected stonework features on the Courthouse that had been previously concealed within construction performed in the 1960s.** All rehabilitation work for this was done in accordance with Ohio History Connection requirements.

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** for the Howell family. Since the structure is included in the **Wheeling Historic District in the National Register of Historic Places (NRHP Reference #: 79002597)**; McKinley Architecture and Engineering's goal is to **maintain the historic character of the exterior and interior by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc.**

Because the building had been in disrepair for many years, renovations include upgrades required to get the building up to current code, including 2 ADA lobby entrances, new electrical service, plumbing, sprinkler & fire alarm systems, roof, elevator, storm & sewage line separation, and sidewalks.

The tenant space renovations included office build-outs, conference rooms, work areas, restrooms, kitchenettes/break rooms, lobbies, windows rehab/replacement, new HVAC, electrical & data.

We have been grateful that the **State Historic Preservation Office** has acknowledged our plans for the work, and we have been awarded a few SHPO Historic Preservation Grants for the **windows, porch and patio.**

Our first grant for the Fort Henry Building was allocated to **window restoration**, which included **removing the damaged sashes for shop repairs, repairing the broken windows frame components on site, removal of the old hardware to repair and clean, stripping of the window frames and on site epoxy conservation.**

All of the renovations comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development.

The City of Wheeling has already recognized our efforts to our commitment to the revitalization of downtown Wheeling, and Mayor Andy McKenzie presented us with a plaque during his "State of the City" address.

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

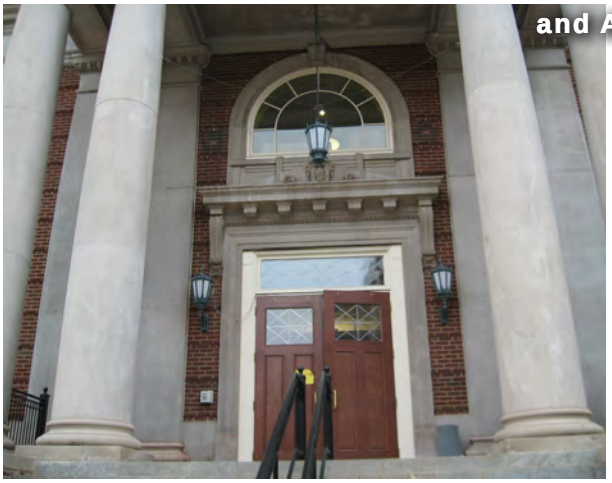
McKinley Architecture and Engineering has completed many project **for West Virginia University and their affiliated campuses** through **multiple Open-End Architectural / Engineering Services contracts**, along with **additional projects** outside those open-ended agreements. We have completed **windows renovations and/or repairs, alterations, fit-outs, historic preservations, additions, and new buildings.**

For one project, McKinley Architecture and Engineering completed a $5.6 million **renovation/restoration** project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms.

Work included architectural elements as well as major mechanical and electrical systems design. Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting and **daylighting**, and design a data/communication system that met the needs of today's faculty requirements. Exterior repairs and renovations included **windows,** doors, bricks, lighting, stair and railings, and more.

BEFORE

and AFTER



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Harrison County Schools

Victory Elementary School

Clarksburg, West Virginia

Owner
Harrison County Schools

Size
61,300 SF

Construction Cost
$8 million

Project Architects-Engineers
McKinley Architecture and Engineering

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

Contractor
City Construction Company

We have completed a few projects for **Harrison County Schools** over the past few years, including **additions**, **renovations/adaptive reuse**, and new construction. For one example, this **$8 million** project is to **adaptively reuse** and convert United High School to the new Victory Elementary School; combining Adamston Elementary School and Wilsonburg Elementary School. The project includes **55,200 SF of renovations,** along with **6,100 SF of new additions.**

A 2-story classroom wing addition was designed to accommodate the number of students.

The interior **renovations** includes classroom upgrades, kitchen and dining areas, as well as a gym and other various interior renovations to the existing buildings. The interior also includes upgrading the HVAC, new fire alarm, adding a fire sprinkler system, etc. There are new safe school features including a new man-trap addition at the main entrance with a security vestibule.

On the exterior is a new building façade and **infilling and replacing the windows.** Furthermore, there will be parking and separate drop off loops for the buses and parents.

We also designed multiple "High Performance School" components and **energy efficient** features, such as **window infills with high-performance glass, daylight windows for natural daylighting, added wall insulation for energy efficiency,** ventilation and high-efficiency filters for good indoor air quality, full MEP upgrades to create a high-efficiency HVAC system as well as new ceilings with LED lighting systems, and more. The HVAC system was upgraded to a four-pipe system with the addition of a chiller and new unit ventilators capable of providing the ventilation air required by code.

McKINLEY
ARCHITECTURE + ENGINEERING

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 at the State Capitol Complex. We use and welcome your input throughout the project.

First and foremost we can state that our large professional staff of over **90 employees** will **devote whatever time is necessary to provide you with a successful project.** If our project team is chosen for this project; they are available to **start immediately** upon our being selected, and will provide the necessary hours to complete your project on time. **In the past 44 years we have extensive experience with similar window repair and/or replacement projects. We will meet all of your Goals and Objectives!**

Our Design Approach for a **renovation/upgrade project** is very different than how we approach new construction. In new construction, where you are starting from scratch, most of the time is spent in documenting the design approach and scope of the work. But in renovation projects, there is another layer of complexity because of the fact that you have existing space and systems that you need to work into the design, and each of those bring additional constraints to the final solution. Fortunately, McKinley Architecture and Engineering has been a **leader in renovation (and restoration) projects** and has creatively solved many of the issues that may come up in the design of this project.

Our team of Architects, Engineers, Designers, Historic Preservationist, and specialists will research all of the available documents on the space, and study the existing structure prior to sitting down with your staff to define the parameters for the final design. This method allows our designers to know the conditions before they offer potential design solutions.

To start your project, a kickoff meeting will be held at the Culture Center at the State Capitol Complex with the West Virginia Department of Tourism, representatives of the Culture Center, along with all our design professionals. From this meeting, the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phases. We will **verify the existing conditions of the windows** through the review of the existing conditions, existing drawings if available, and with discussions with you.

From our overall windows survey, we will use all this information to produce a full reporting of the current conditions, with our **recommendation** of rework to best fit the present needs of these buildings, and will create plans of your existing buildings. We will then use all this information to **design the window repairs and/or replacements.** These windows will best fit the standards of today's design and **energy efficiency standards**, and will meet all current building codes.

Over the years, McKinley Architecture and Engineering has designed **hundreds of projects which involve windows assessments, renovations, replacements, upgrades, and/or repairs,** which gives us invaluable experience to utilize within your project. We currently support clients on a number of significant renovation projects that illustrate this ability.

Project Approach

McKinley has extensive experience with providing drawings and specifications for **windows replacements**. This includes windows that were renovated to **ensure building safety and security, designed for maximum lifespan and durability, compliance with current building codes, energy efficiency, acoustics**, as well as **force protection**. Our team will strive to produce not only safe and secure windows, but also aesthetically pleasing designs.

With many buildings, the structures are solid but the **exterior** may be showing signs of damage, wear, air infiltration, and water damage. Sometimes these areas of concern have progressed to the point of needing immediate attention. McKinley has experience in designing and correcting damaged exterior structures, and revitalizing aging structures.

Our first action for any **window renovation** is to examine them with our architects and engineers. This will help us in determining the root cause of any deterioration, possible damages, cold air and water infiltration. Potential issues may include (but aren't limited to): **cracked windows**, degradation of the exterior finish, weather related damages, window wear-and-tear, and the age and condition of the windows. We can also address any additional important factors you might have, which might include life-safety, energy efficiency, durability, improving aesthetics, etc.

Our design team will strive to achieve the **best overall indoor air quality** in the building; studies have shown that it not only has health benefits to the workers, but also enhances the environment. To achieve this our team pays careful attention to the **windows and enclosures** to eliminate water penetration and minimize air leakage. We offer thoughtful design options that enhance the space, protect the environment, and meet the budget constraints.

We have several **LEED Accredited Professionals** on staff who can help choose **energy efficient solutions** such as fenestration (**windows**) to achieve a quality thermal envelope and controlled introduction of daylighting (*studies have proven that only 7%-10% window to wall ratio is needed to achieve quality daylighting*), locally sourced materials, and much more.

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily. All documents will be prepared with the current State Building Code and State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances.

With our **vast windows and preservation / renovation experience, understanding of codes**, and our **great working relationship with various state agencies**; we are confident that we have the talent and technology needed to make these projects successful. Also, as your **Architects / Engineers** and **single point of responsibility,** you can be reassured of **smooth project delivery and sensitivity to all relevant guidelines in our state. We will meet your goals and objectives.**

References

We feel that the best way to demonstrate our strengths and leadership in **windows repair and/or replacement 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:

West Virginia Independence Hall
Mr. Randall Reid-Smith
Commissioner
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304 / 558-0220

Multiple Window Projects County-Wide
Dr. Kim Miller
Superintendent
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304 / 243-0300

Multiple Window Projects
Mr. Tony Morelli
Commissioner
Jefferson County Commission
301 Market Street
Steubenville, OH 43952
740 / 283-8500

Multiple Window Projects County-Wide
Mr. David Warvel
Superintendent
Fayette County Schools
111 Fayette Avenue
Fayetteville, WV 25840
304 / 574-1176