

MEI ENGINEERING, INC.



About our Firm

Founded in 1989, MEI Engineering, Inc. is a multi-discipline engineering consulting firm located in Harrisonburg, Virginia. Specializing in mechanical, electrical and industrial systems design and related consulting services for buildings, we serve clients throughout Virginia and neighboring states. We are currently licensed to provide engineering services in Virginia, Maryland, Delaware, Indiana, Washington D.C., Pennsylvania, Georgia, Colorado, North Carolina, South Carolina, Texas, Washington, and West Virginia, with the ability to obtain licenses in other states. Our clientele includes architects, contractors (both general and sub), owners, and government agencies. MEI is registered as a Small Business through the U.S. Small Business Administration (D-U-N-S number 609235171) and with the Virginia Department of Small Business and Supplier Diversity (SWaM number 724441).

Experienced with both design build and bid contracts, we are dedicated to providing quality design and consulting services efficiently. We pride ourselves on producing clear, concise, complete, and accurate documents quickly and on schedule. We strive to keep abreast of the latest technology, trends, costs, and standards in mechanical, electrical and industrial engineering along with current green building, LEED and EarthCraft practices. Unique, innovative concepts are tempered with good judgment and sound engineering fundamentals to produce efficient, affordable designs.

MEI's design team consists of two Principals and six Project Engineers.

Our Principals

Wesley F. Siever, P.E. – President

Virginia Polytechnic Institute and State University (Virginia Tech), Blacksburg VA

- BS Electrical Engineering 2004
- Licensed in the states of Virginia, Maryland, Delaware, Indiana, Washington D.C., Pennsylvania, Georgia, Colorado, North Carolina, South Carolina, Texas, Washington, and West Virginia

Michael D. Irwin, P.E. – Vice President

Virginia Polytechnic Institute and State University (Virginia Tech), Blacksburg VA

- BS Mechanical Engineering 2003
- Licensed in the state of Virginia

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Our Services

At MEI we take advantage of current technologies, concepts, and standards throughout the design process. We also understand the importance of sustainable building development. Within all disciplines we are experienced with green building standards (LEED, EarthCraft, and high efficiency design), and strive to provide cost effective and energy efficient results for all projects. A sample of our offered services is listed below. Services in **Green** are sectors that are particularly focused around energy efficiency.

- **HVAC**

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|--|----------------------------|
| Heating and Ventilating | Process Heating & Cooling |
| Air Conditioning | Operating Rooms |
| Humidity Control | Energy Modeling |
| Energy Monitoring & Control | Dust, Fume & Stock Exhaust |
| Clean Rooms | Boiler Design |
| Server Room Cooling | Geothermal Systems |
| Variable Refrigerant Systems | Chiller Design |
| Chilled Beam Systems | Specialized Filtration |

- **PLUMBING**

- | | |
|----------------------|---|
| Water Systems | Compressed Air Piping |
| Sanitary Systems | Medical Gas Piping |
| Storm Water Systems | Point of Use Water Heating Systems |
| Gas Piping Systems | Sprinkler System Performance Specifications |
| Flow Analysis | Service Size Calculations & Load Letters |
| Water Meter Sizing | Water Flow Efficiency |

- **ELECTRICAL**

- | | |
|---|--|
| Power Distribution | Energy Metering & Monitoring |
| Lighting (Interior & Exterior) | Operating Rooms |
| Voltage Drop Calculations | Lightning Protection and Risk Analysis |
| Energy Code Analysis | Motor Control Systems |
| Load Analysis | Uninterruptible Power Systems |
| Advanced Lighting Controls | Site Lighting Design |
| Fire Alarm & Detection | Data Centers & Server Rooms |
| Photometric Analysis & Design | Electric Service Design and Power Risers |
| Generators | Emergency Lighting Systems |

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- **RELATED SERVICES**

- Cost Estimates
- Plan Review & Code Analysis
- System Troubleshooting
- Layout Drawings and Schematics
- Preventive Maintenance Surveys
- CAD Services
- Design Narratives

- Production Planning Development
- Feasibility Studies
- Construction Administration
- Third Party Inspections
- Measured Drawings
- 3D Revit Drawings

Our Expertise

With over 30 years of successful design experience, our firm has benefited from offering expertise in a wide range of Commercial, Mixed Use and Industrial building types including:

- Apartment Buildings
- Condominiums
- Club Houses
- Pool Houses
- Residential Dwellings
- Mixed Use Buildings
- Office Buildings
- Shell Buildings
- High Rise Buildings
- Conference Centers
- Churches
- Municipal Buildings
- Retail Centers
- Medical Facilities and Offices
- Banks
- Government Offices
- Historical Buildings
- Maintenance Buildings
- Sports Arenas
- Warehouses
- Car Washes
- Automotive Facilities
- Dealerships
- Industrial Facilities
- Educational Buildings
- Production Facilities
- Gas Stations
- Restaurants
- Assisted Living Facilities
- Manufacturing Facilities
- Processing Facilities
- Pump Buildings
- Aircraft Hangars
- Museums
- Breweries
- Convenience Stores

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Profile Projects (Multi-Family & Mixed Use Buildings):

- Grace & Lombardy Apartments – Richmond, VA – 80,000sqft., 106 units, new 6-story apartment building with parking garage, VHDA
- The Summit Apartments – Richmond, VA – 145,000sqft., 166 units, new 7-story multifamily building with commercial space and enclosed parking garage
- Roanoke Bridge Apartments – Roanoke, VA – 130,000sqft., 127 units, new 5-story apartment building located in floodplain
- Innslake Place I – Henrico County, VA – 84,000sqft., 100 units, new 5-story apartment building with parking garage
- Innslake Place II – Henrico County, VA – 116,000sqft., 123 units, new 5-story apartment building with parking garage
- Rocketts Landing – Henrico County, VA – 77,345sqft., 130 units, new 6-story apartment building with retail space and enclosed parking garage located in floodplain
- The Nest – Richmond, VA – 150,000sqft., 118 units, new 7-story apartment building with parking garage
- Market Street Lofts – Petersburg, VA – 100,720sqft., 214 units, repurposing of an old factory into premium apartments
- Pear Street Apartments / Shiplock Views – Richmond, VA – 198,500sqft., 180 units, new 5-story apartment building with underground parking
- Hampton Apartments – Hampton, VA – 154,000sqft., 129 units, new 6-story building with retail and restaurant shell spaces
- Dominion Boulevard Apartments – Henrico County, VA – 435,000sqft., 426 units, 2 apartment buildings with connecting 4-story parking garage
- Daffodil Gardens II – Gloucester, VA – 52,000sqft., 40 units, new 3-story apartment building, EarthCraft, VHDA
- Frank Roane Apartments – Lynchburg, VA – 32,000sqft., 26 units, renovation of 4-story apartment building, EarthCraft, VHDA
- Carlton Neighborhood – Charlottesville, VA – extensive renovations to (5) apartment buildings to bring them up to current VHDA, EarthCraft, and UFAS requirements
- Carlton Avenue A – Charlottesville, VA – 40,000sqft., 44 units, new 4-story apartment building, EarthCraft, VHDA
- Carlton Views III – Charlottesville, VA – 40,000sqft., 48 units, new 4-story apartment building, VHDA
- Sunrise Apartments – Charlottesville, VA – 30,000sqft., 22 units, new 4-story apartment building with enclosed parking, VHDA
- Magnolia Green Apartments – Moseley, VA – 38,000sqft., 32 units, new 4-story building with exterior corridors, HUD

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- Vineyard Apartments – Sussex County, DE – 25,000sqft., 32 units, new 3-story apartment building
- Commonwealth Apartments – Albemarle County, VA – 38,000sqft., 44 units, new 4-story apartment building, VHDA, UD
- Residences at Rawley Park – Middlesex County, VA – 15,000sqft., 12 units, new 2-story apartment building with exterior corridors, VHDA
- Hampton Apartments (Phase II) – Hampton, VA – 31,000sqft., 29 units, new 4-story apartment building

Profile Projects (Government, University, & Office Buildings):

- Lovettsville Fire Station Addition – Lovettsville, VA – 14,000sqft. New building
- Churchville VFD Addition – Churchville, VA – 15,000sqft. Addition to existing building
- Culpeper County Sheriff's Office – Culpeper, VA – 9,600sqft. New office building
- Port Road Emergency Center – Rockingham, VA – 26,000sqft. New building
- Harrisonburg City Hall - Harrisonburg, VA – 54,000sqft. Major expansion of Administrative Offices Building
- Augusta County Government Center – Verona, VA – 30,000sqft. New office building
- Shenandoah County Government Center – Woodstock, VA – 56,000sqft. New building
- Staunton Social Security Renovation – Staunton, VA – 5,500sqft. Extensive renovation to existing building
- Explore More Discovery Museum – Harrisonburg, VA – 20,000sqft. Expansion to existing building
- Culpeper County Library Addition – Culpeper, VA – 2,000sqft. Addition to existing building
- RRCS Senior Center – Culpeper, VA – 7,000sqft. – Extensive renovation to existing building
- Community Services Board – Harrisonburg, VA – 44,000sqft. New building
- James Madison University Lakeview Hall – Harrisonburg, VA – 21,000sqft. Renovations to change use to classrooms & offices
- Lord Fairfax Community College Student Center – Fauquier County, VA – 8,200sqft. Renovations to convert an existing building into instructional facility
- James Madison University A2 Engineering & Science Building – Harrisonburg, VA – 36,000sqft. Extensive renovations for classrooms, offices, & meeting rooms
- Path Foundation Offices – Warrenton, VA – 20,000sqft. Tenant space fit-out
- JMAC6 – Harrisonburg, VA – 45,000sqft. New building

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- Bay Aging Offices – Urbanna, VA – 16,000sqft. Extensive renovation to existing building
- Ingevity Offices – Covington, VA – MEP Systems Narrative

Profile Projects (Healthcare Facilities, Medical Offices, & Assisted Living Facilities):

- VA Interventional & Vascular Associates, Healthtech Building – Fredericksburg, VA – 11,000sqft. Medical care suite with ambulatory center including pre & post-op rooms, procedure rooms, & laser rooms
- Medicorp Health System Women’s Services Center, Mary Washington Hospital Campus – Fredericksburg, VA – 11,000sqft. Ultrasound & mammography suite including procedure & biopsy rooms
- Fredericksburg Veterans Affairs Clinic – Fredericksburg, VA – 12,000sqft. Clinical suite designed to the rigorous standards of the U.S. Department of Veterans Affairs
- Inova Loudoun Hospital Birthing Center – Leesburg, VA – 7,000sqft. Complete renovation & repurposing of an existing medical office suite for use as a birthing inn & natural birth center
- Collins Medical Center – Staunton, VA – 8,000sqft. New medical office building
- G.M.O. Medical Building – Brandywine, MD – 59,000sqft. New shell building for clinical use including radiology suites
- Advanced Urgent Care – Leesburg, VA – 3,000sqft. Urgent care suite focused on general exam including a full x-ray room
- Mary Washington Healthcare, Cancer Center – Fredericksburg, VA – 9,000sqft. Medical suite with chemotherapy stations
- Loudoun Pediatric Associates – Leesburg, VA – 7,500sqft. Complete tenant fit-out with design considerations focused on pediatric care
- Gateway Assisted Living – Fishersville, VA – 87,000sqft.
- Parker View Senior Apartments – Williamsburg, VA – 55,000sqft.
- The Southerlands – Front Royal, VA – 52,000sqft.
- Commonwealth Senior Living – Charlottesville, VA – 14,000sqft. Renovations to convert parking garage into office & meeting space
- Commonwealth Senior Living Pantops – Charlottesville, VA – 15,000sqft. Fit-out
- Commonwealth Senior Living – South Boston, VA – 10,000sqft. Addition with minor renovations in connecting areas
- Commonwealth Senior Living – Abingdon, VA – 7,500sqft. Addition with minor renovations in connecting areas
- Sunnyside Wellness Center – Rockingham County, VA – 15,600sqft. New building with mechanical mezzanine, indoor pool, & spa

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Profile Projects (Religious Buildings):

- Mt. Olive Baptist Church – Centreville, VA – 67,000sqft. New church building with over 1,000 occupant sanctuary
- Believers Victory Center – Moorefield, WV – 54,000sqft. New church building
- Antioch Church of the Brethren – Woodstock, VA – 20,500sqft. New sanctuary addition with extensive renovations to original church building
- First Russian Baptist Church – Mt. Crawford, VA – 19,500sqft. New church building with over 1,000 occupant sanctuary
- Iglesia De Dios Pentecostal Puerto Del Cielo – Woodbridge, VA – 18,000sqft. New multi-level church building
- Greenwich Presbyterian Church – Nokesville, VA – 13,000sqft. New church building
- Grace Church Cranberry – Cranberry, PA – 85,000sqft. New addition and major renovations to existing building

Profile Projects (Retail, Restaurants, & Convenience Stores):

- Tropical Smoothie Café – Fairfax County, VA – 1,400sqft. Tenant fit-out
- Coal Fire Pizza Dulles – Loudoun County, VA – 4,200sqft. Tenant fit-out
- Arosto Pizza – Washington DC – 1,480sqft. Renovation to existing restaurant
- Domino’s Pizza – Falls Church, VA – 1,600sqft. Renovation to existing restaurant
- Domino’s Pizza – Herndon, VA – Convert standalone bank to restaurant
- Domino’s Pizza – Centreville, VA – 1,600sqft. Tenant fit-out from shell building
- Out of the Bubble Bakery – Springfield, VA – 1,275sqft. Renovation to existing bakery
- Old Bust Head Brewing Co. – Warrenton, VA – 11,000sqft. Tenant fit-out
- The Farm Brewery at Broad Run – Broad Run, VA – 7,150sqft. New building
- Molly’s Pub – Warrenton, VA – Study & design narrative for an expansion to the restaurant
- Solace Brewing Co. – Sterling, VA – 14,000sqft. Tenant fit-out
- Gas Stations & Convenience Stores – Over 40 locations throughout VA and WV
- Yoder’s Country Market – Madison County, VA – 20,000sqft. New country store

Profile Projects (Hotel & Lodging):

- Candlewood Suites - Harrisonburg, VA – 40,000sqft. New building
- Country Inn & Suites – Fishersville, VA – 55,000sqft. New building
- Holiday Inn – Winchester, VA – 85,000sqft. New building
- Valley Extended Suites – Fishersville, VA – 23,000sqft. New building

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Profile Projects (Industrial):

- Shenandoah Growers – Numerous additions, renovations, & fit-outs in VA, IN, GA, & TX
- Prince William County Service Authority Mooney Plant – Woodbridge, VA – Renovations to existing building
- Virginia Poultry Growers – Hinton, VA – MEP third party inspections & electrical expansion
- Trex Building 6 – Winchester, VA – 180,000sqft.
- Aerojet Rocketdyne Mixing Building – Culpeper, VA – new hazardous material mixing building
- Philip Morris Maintenance Area – Richmond, VA – Addition and renovation to existing building
- Delphine Enterprise Center – Waynesboro, VA – Renovations for new tenant fit-out
- Hardwood Artisans Production Facility – Culpeper, VA – 36,000sqft. New tenant fit-out
- Merck – Elkton, VA – Various alterations to existing buildings

Profile Projects (Sports Facilities):

- Horizons Edge Sports Campus – Harrisonburg, VA – 82,000sqft. New sports complex building
- James Madison University Football Enclosure – Harrisonburg, VA – 44,200sqft. New enclosure over football practice field
- Valley Jump – Harrisonburg, VA – 15,600sqft. New building for trampoline park
- Peninsula Clubhouse – Millsboro, DE – 32,000sqft. New 2-story clubhouse building
- Sunnyside Wellness Center – Rockingham County, VA – 15,600sqft. New wellness center building with pool/spa
- Carilion Health Center – Rockbridge County, VA – 8,300sqft. New health center building
- Haymarket Iceplex – Haymarket, VA – 67,000sqft. New 2-story ice arena building
- Augusta Community Center – Augusta County, VA – 8,700sqft. New community center building
- Independence Community Center – Long Neck, DE – 26,750sqft. New community center building with pool

MEI ENGINEERING, INC.



Our Reputation

Our firm has successfully provided top notch engineering consultation services for over 30 years without incident. We take pride in our exceptional reputation which has benefited us with countless recommendations and long term relationships with our clients. Exceeding expectations is a goal of each member of our design team.

Our Community Outreach

At MEI we take pride in being able to give back to our community. While supporting various local charities monetarily, we also give back in the form of time and experience with our internships and job shadowing programs.

- Internships for students pursuing engineering degrees at local universities and community colleges
- Internships & Job Shadowing for local high school students interested in exploring the engineering field
- Overview presentations for local students to give an insight into what it means to be an engineer as well as related motivational discussion
- Support of James Madison University capstone projects
- Business Links partner of Cornerstone Christian School
- Support of Harrisonburg Downtown Renaissance
- Support of Salvation Army and Gift & Thrift
- Support of AVA Care of Harrisonburg (Crisis Pregnancy Center)
- Support of HHBA (Harrisonburg Homeschool Basketball Association)
- Benefit golf tournaments
- Corporate sponsor of the ShenVal Swarm 18u Softball Team

No Limitations

With an ever-changing construction market, we at MEI also continue to expand and develop our expertise and offerings to meet the demands of our clients. We welcome the opportunity to discuss additional project specific services in more detail.

References Available Upon Request