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WV Purchasing Division

ROOF REPLACEMENT MORGANTOWN AND COOPERS ROCK

FEBRUARY 3, 2022



EST. 1988

OUR MISSION

*Our purpose is to enrich
our communities through
service to our clients.*

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West Virginia Educational Broadcasting Authority
Toby L. Welch
2019 Washington Street, East
Charleston, WV 25305



Mr. Welch,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for the roof replacements at 191 Scott Avenue in Morgantown and the Cooper's Rock transmitter site in Preston County. We feel confident our design team is very qualified to provide design services for this project.

Pickering Associates is a premier all-inclusive A/E Firm with offices located throughout West Virginia and Ohio. Work on this project will be based out of our offices in Fairmont and Charleston, W.Va. The following proposal outlines our technical expertise, management, staff capabilities and experience for providing high-quality engineering and architectural services. Our approach will offer advantages in methodology and delivery, which will elevate the success of your project both now and for years to come. Our firm will provide full architectural and engineering services in house to complete the scope of your project.

You will see that teamwork is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your project becomes a reality.

Pickering Associates has a great deal of experience in roof replacement projects including just recently replacing the roof on the WVEBA building in Charleston. Creating positive drainage is the most important issue with every roof project. Also, multiple types of roofing creates leaks over time where they are transitioned into each other. Our team's experience will help address those issues and provide a finished project within the project's time, scope and budget.

We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm you may have worked with previously.

Respectfully submitted,

A handwritten signature in red ink, which appears to read "Sean G. Simon, AIA".

Sean G. Simon, AIA, NCARB
Branch Manager/Project Architect/Senior Construction Administrator
ssimon@pickeringusa.com 1.304.991.6275

ABOUT THE COMPANY

Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for over thirty years.

Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art engineering practices create a full-service, multi-discipline, architectural, engineering and surveying firm serving a wide range of needs and featuring innovative, customized solutions. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters as well as support personnel.

The disciplines we cover include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration. Pickering Associates specializes in the above listed disciplines with education, government, healthcare, industrial, oil & gas and private sector clients.



**“WE ARE
COMMITTED TO THE
PROFESSIONAL
DEVELOPMENT AND
TECHNICAL
ADVANCEMENT OF
OUR EMPLOYEES.”**

ABOUT THE PEOPLE

In choosing Pickering Associates, your project will be performed to your specifications with frequent meetings and status reports to keep you up-to-date on the status of the project. Our sole focus is your full satisfaction with the completed quality installation.

Successfully executing more than 10,000 projects in its history, the firm has built a tremendous wealth of experience gaining insight into what works for each client type. Those lessons learned add substance to our work and provide our clients with unparalleled value.

Our objective is to partner with our clients improving their performance, flexibility, life-cycle cost, sustainability and ultimately well-being.

LEADERSHIP

V.P. of Marketing & Development

Traci Stotts, AIA, NCARB
Architect

C.E.O. & President

Ryan Taylor
Sr. Project Manager

Executive V.P. of Design

David Boggs, P.E., CPD
Sr. Mechanical Engineer

V.P. of Construction

Mark Welch, P.E.
Sr. Project Manager

DEPARTMENT LEADS

Civil Engineering

Spencer Kimble, P.E.

Electrical Engineering

Carl Henson, P.E.

Mechanical Engineering

Jeff Hosek, P.E. LEED AP (BD+C)

Piping Engineering

Patrick Flora, E.I.

Structural Engineering

Eric Smith, P.E.

Architecture

Traci Stotts, AIA, NCARB

Building Information Modeling

Chris Algmin, AIA, NCARB

Construction Administration

Sean Simon, AIA, NCARB

Surveying

Bill Showalter, P.S.

BRANCH MANAGERS

Athens

John Bentz, P.E.

Fairmont

Pamela Wean, AIA

Charleston

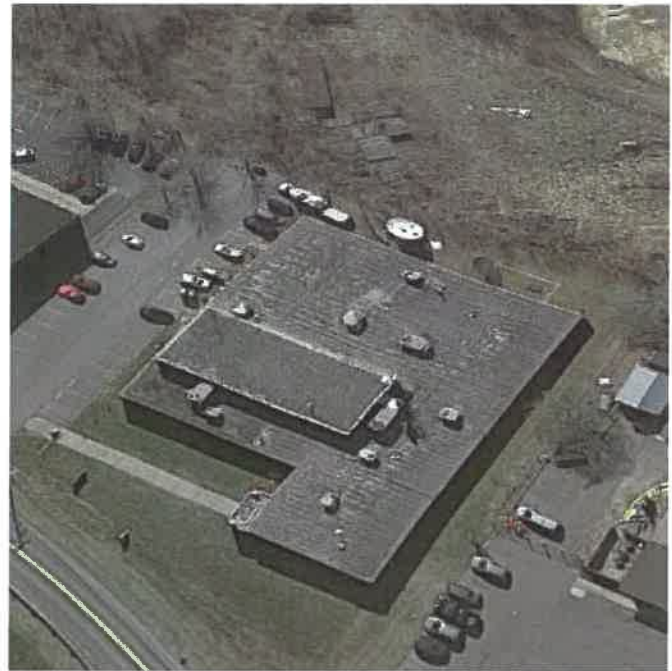
Sean Simon, AIA, NCARB

YOUR PROJECT

It is our understanding the scope of work is to investigate and evaluate the roof structures for two WVEBA buildings located in Morgantown and Coopers Rock. Issues that need to be addressed include deterioration of roofing materials and flashing, insufficient slope and overall design. In addition an analysis and remediation is requested to mitigate falling ice on the Coopers Rock facility.

Pickering Associates takes pride in our approach to projects and project management and we strive to deliver consistent projects that execute our Client's expectations.

Our project manager, Sean Simon, will communicate with each design discipline through all phases of design and construction to ensure that the project is well coordinated. He will keep the WVEBA and other stakeholders informed throughout the entire process and will confirm that information gets distributed to the entire team. He will work closely with the WVEBA Administrator and assist with preparing the proper information, as needed, for funding and applications. Communication will be consistent from the project kickoff meeting through closeout. Sean will also lead in the development of the project schedule in conjunction with all project stakeholders.



Pickering's project approach as outlined below will look for opportunities to meet and or exceed expectations for the overall projected schedule and project budget.

Goal/Objective 1:
Assess current roof systems and provide Agency with any and all options available to correct the pooling of water, including cost estimates.

Pickering Associates would use our 3D scanning technology to produce accurate plans of the existing roof layout, drains, copings, and slopes. This information also helps determine locations of ponding water. In addition to the roof layout we





would note all penetrations, transitions, and types of copings around the roof. We would employ a commercial roofing company perform core cuts of the existing roof to determine roof make up and overall thickness of insulation. We would also employ an asbestos testing agency to test the core samples and determine type and percentage of asbestos in the samples.

**Goal/Objective 2:
Design a roof system that improves drainage efficiency and prevents ponding.**

Based on our site assessment of the roof planes, Pickering would design a new roof layout that maintained positive drainage as well as providing for emergency overflow if a drain became clogged.

**Goal/Objective 3:
Produce specifications that follow industry best-practices and state purchasing guidelines for use in bidding out the construction phase of the project.**

Pickering Associates has developed plans and specifications for over 1 million square feet or re-roof projects over the past 3 years. We also have

done multiply projects that have gone through state purchasing and we are very familiar with their guidelines.

**Goal/Objective 4:
Provide project management and supervision of the construction phase of the project.**

This project and construction administration will be managed by Sean G. Simon, AIA, NCARB. He has 30 years of experience and is also the Branch Manager of the Charleston office for Pickering. Drawings and specifications will be reviewed with the Owner at 30%, 60% and 90% completion milestones. A cost estimate will be generated using RS Means cost data at each of the completion phase gates. During construction, Sean will make a site visit each week and issue a report describing work completed and any issues that need to be resolved. A punch list will be generated at the end of the project. Then a follow up visit will be made to verify that all items on the punch list are complete.

YOUR PROJECT

Project Owner



West Virginia Educational Broadcasting
Authority



LEADERSHIP

Project Manager

Sean G. Simon, AIA, NCARB
Charleston Branch Manager
Architect
Construction Administration

Sean will serve as the main point of contact and coordinate all Pickering Associates work. Sean will also serve as Construction Administrator.

DESIGN TEAM

Structural Engineering

Eric Smith, PE

Architecture Design

Pam Wean, AIA

Electrical Engineering

Mark Moore, PE

Mechanical Engineering

Jeff Hosek, PE, LEED AP



WHAT FULL SERVICE MEANS

ROOFING

Pickering Associates has an extensive portfolio in roof replacements. We are experienced with the following types of roof systems: Slate, Metal, Asphalt Shingle, Coal Tar Build Up, TPO, and EPDM. With project types from Education to Healthcare, we have developed designs from minor repairs to extensive replacement roofing projects. Our team's commitment to providing clients with the highest quality design is what makes us superbly qualified in roofing design and replacements. Our diverse portfolio and individualized approach to every project enables us to exceed client's expectations.

For a Roof project our first step is to understand the building and it's needs. With our 3D Scanner and our thermal imaging technology we are able to take accurate measurements and assess current conditions. Pickering Associates has invested in state-of-the art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail. This enables us to save on project time and money by identifying issues that need to be addressed. Problem areas such as a ponding area can be identified and the new insulation design can compensate so that water drains properly.

Another important aspect of our approach with Roof renovations is the construction stage.

During an occupied space renovation, it is important to maintain a clean air quality control plan during construction. This enables any particles or fumes that may be in the air to safely exit the building without affecting those who are working in the space. It is also important to identify points of egress into and out of the building so that building traffic will not be impacted by the roof work.

Our Construction Administration team is vigilant in this progress and involved from day one in the design to ensure this control is maintained throughout the design and carried into construction.

OUR APPROACH

With the selection of Pickering Associates, your organization gains the full depth of our organization. All projects are scheduled out through all phases of delivery by our resource manager and the project manager, assigning the necessary resources to perform to the schedule necessary for that project and highlight major milestones long before they could become an



issue. With more than 60 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule.

Because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. Our close coordination efforts have proven valuable in many cases where the design schedule is accelerated and/or where there is equipment in the project that requires the effort and coordination of several disciplines.

By working with Pickering Associates you will see that teamwork is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your vision becomes a reality.

OFFICE LOCATION:

318 Lee Street, West
Charleston, WV 25302
1.2 Miles from Project Site

CONTACT INFORMATION:

Sean G. Simon, AIA, NCARB
Charleston Branch Manager
(P) (304)345-1811 EXT: 1116
(E) ssimon@pickeringusa.com

SERVICES:

Architecture
Interior Design
3D Model Design
Landscape Architecture
Civil Engineering
Structural Engineering
Electrical Engineering
Automations & Controls
Mechanical Engineering
Piping Engineering
Process Engineering
Surveying
Marketing Development
Construction Services
Project Management

Rated as one of the
TOP
Engineering Firms in
West Virginia.

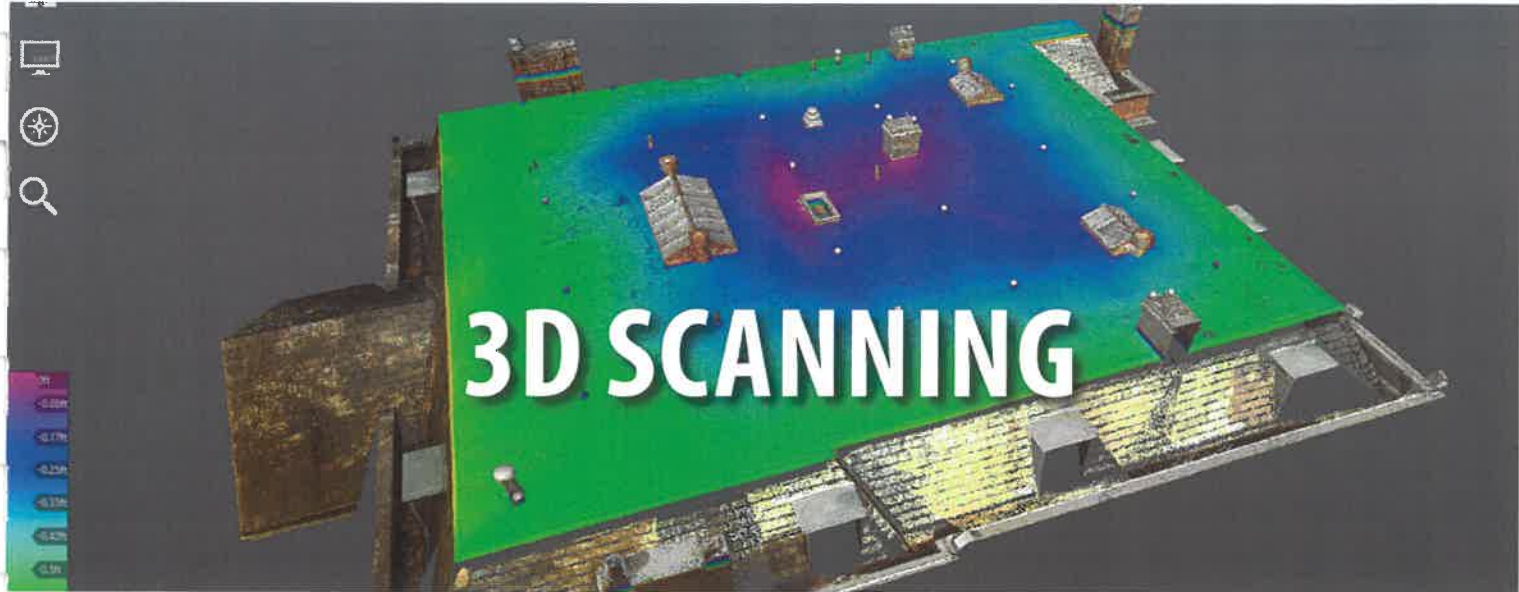
- The State Journal



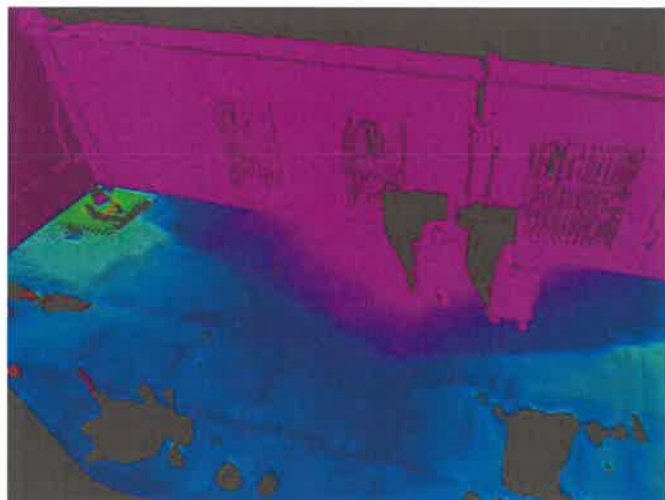
Our Unique Qualities:

We believe that Pickering Associates has many unique qualities that set us apart from other firms. Below is a list of qualities that we feel are worth calling attention to:

- 1) **Full Service Firm:** Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.
- 2) **Our Experience:** We have completed other design projects that are similar to your renovation project and have assembled an experienced project team that works well together. We understand the needs of your facility and believe that our work on prior projects gives us an insight to the scope and design that other firms may not offer.
- 3) **Our Technology:** Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality, and 3D printing technology in developing our project concepts throughout the design process, as needed. These tools also allow for us to better communicate the final layout and look of the project with our clients and allows our clients to experience what the project will look like prior to construction.
- 4) **Our Communication:** Our Project Manager will provide consistent communication with all project stakeholders throughout the project design. We make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations.



Pickering Associates has invested in state-of-the-art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format integrates as-built conditions with our 3D modeling and BIM workflows. This tool allows us to send a small scanning team to perform reality capture services to digitize the as-built conditions of the area. This data capture is safer and more efficient for our designers. It significantly reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years. The scanner gathers millions of measurements in only minutes.



The data is three dimensional, includes detailed color photographs throughout the scanned area, granting our designers the ability to measure from a 360 degree image. Using the point cloud with higher accuracy and visual processing tools, we can better understand the data, see variations in slope, or identify low spots instantly. Survey quality accuracy can also be achieved when required.

The point cloud also allows us to propose new designs and overlay them with the as-built conditions, allowing for clash detection and constructability reviews that will reduce changes in the field during construction. 3D Scanning is a powerful tool in the hands of our designers that will benefit your project.



PAST PROJECTS

* More Project examples available upon request

Washington County Public Library **Marietta, Ohio**

Clay Tile Roof Replacement
Roof Replacement Main Library Phase

Washington State Community College **Marietta, OH**

Roof Replacement

City of Marietta **Marietta, Ohio**

Courthouse Slate Roof Renovation
City Hall Addition Flat Roof Replacement
City Hall Renovations and Exterior Upgrades

Ohio University **Athens, Ohio**

Botanical Research Bldg Flat Re-Roof

Marietta College **Marietta, Ohio**

Harrison Roof Repair Observation

West Virginia University at Parkersburg **Parkersburg, West Virginia**

WCE Roof Coating
Jackson County Center Roof Projects

West Virginia State Capital Complex **Charleston, West Virginia**

Governor's Mansion Roof Replacement

Parkersburg Wood County Public Library **Parkersburg, West Virginia**

Emerson Library Roof Replacement

Wood County Schools

Wood County, West Virginia
19th Street Transportation Bldg Roof Replacement
EMS Building Roof Replacement
Food Services Division Roof
MIS Building Roof Replacement
Physical Plant Building Roof Replacement
Structural Roof Evaluation at various Wood County Schools
Parkersburg High School Field House Roof Replacement

Parkersburg High School Roof Replacement
Parkersburg South High School Field House Roof Replacement
Parkersburg South High School Plaza Roof Replacement
Williamstown High School Roof Replacement
Blennerhassett Elementary and Middle School Roof Replacement
Edison Middle School Roof Replacement
Hamilton Middle School Roof Replacement
Van Devender Middle School Re-Roof Project
Criss Elementary Roof Replacement
Emerson Elementary Roof Replacement
Fairplains Elementary Roof Replacement
Franklin Elementary Roof Replacement
Gihon Roof Replacement
Greenmont Elementary Roof Replacement
Jackson Middle School Roof Replacement
Jefferson Elementary Roof Replacement
Kanawha Elementary Roof Replacement
Lincoln Elementary Roof Replacement
Lubeck Elementary Roof Replacement
Madison Elementary Roof Replacement
McKinley Elementary Roof Replacement
Mineral Wells Roof Replacement
Neale Elementary Roof Replacement
Vandy Elementary Roof Replacement
Vienna Elementary Roof Replacement
Waverly Elementary Roof Replacement
Worthington Elementary Roof Replacement
Jefferson Gym Roof Replacement

Randolph County Schools **West Virginia**

Homestead Elementary School Roof Replacement

CAMC - Memorial **Charleston, West Virginia**

Roof Terrace Evaluation

WVU Camden Clark Medical Center **Parkersburg, West Virginia**

Roof Analysis
Roof Renovation and Replacement

Industrial Plant **Willow Island, West Virginia**

Roof Analysis



WEST VIRGINIA PUBLIC BROADCASTING BUILDING RE-ROOFING PROJECT

PROJECT SPECS:

PROJECT COST
\$180,760

DESIGN COMPLETION
JUNE 2020

CONSTRUCTION COMPLETION
MARCH 2021

SERVICES PROVIDED

- STRUCTURAL ARCHITECTURE
- CONSTRUCTION MANAGEMENT
- PROJECT MANAGEMENT

CLIENT CONTACT

RANDALL COMM
 INFORMATION SYSTEMS SPECIALIST
 P) (304) 556-4942
 E) RCOMM@WVPUBLIC.ORG

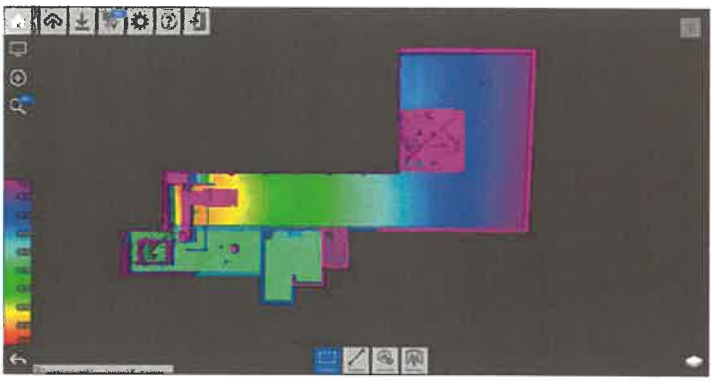
Pickering Associates was hired to design the re-roofing of the WV Public Broadcasting Authority's Building in Charleston, WV. The existing roof had issues with improper drainage.

Pickering used 3D scanning to capture conditions of all existing roofs and parapets.

The new plan and details were for a 30 year fully adhered EPDM roof system. The design also addressed new support for existing steel stairs in order to properly apply flashing.

The new design added overflow capabilities to roof areas that did not have them, and piped the cooling tower overflow to nearby roof drain.

Steps and handrails were added to the antenna platform. Safety Railings were also added to provide a safe path of travel from the door to the antenna platform.





PROJECT SPECS:

PROJECT COST
BEING FINALIZED

SQUARE FOOTAGE
VARIOUS

DESIGN COMPLETION
JUNE 2020

CONSTRUCTION COMPLETION
MARCH 2021

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

SCOT R. CASDORPH, P.E.
ARCHITECTURE & ENGINEERING MANAGER
P) 304-957-7145
E) SCOT.R.CASDORPH@WV.GOV

This project was completed in two phases.

Phase 1 was to inspect and evaluate the exterior walls, columns, porches, downspouts, gutters and roofs for the main house, kitchen addition and garage addition. Pickering Associates used a drone equipped with a camera in order to obtain pictures of brick masonry walls for review and inspection. Pickering also performed a 3D scan of the main flat roof to determine the extent of the center low as well as a thermal camera and 3D scan of the inside to determine the source of the interior leaks. After the evaluation was complete a report was issued to the owner with the findings and a detailed cost estimate for the repairs.

Phase 2 of the project includes the design documents for the exterior renovations and re-roofing of the building. Pickering submitted the project for review by WV State Historic Preservation Office. The Project was approved by SHPO. In addition, Pickering presented the project to the Capitol Building Commission; the CBC also approved the project.

This project was publicly bid.

Pickering Associates also provided Construction Administration for owner, including weekly site visits and reports.





WASHINGTON STATE COMMUNITY COLLEGE

2018 ROOF REPLACEMENT

PROJECT SPECS:

PROJECT COST
\$801,990.00

SQUARE FOOTAGE
24,570 SF

DESIGN COMPLETION
NOVEMBER 2018

CONSTRUCTION COMPLETION
APRIL 2019

SERVICES PROVIDED

ARCHITECTURE
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

JESS RAINES
VICE PRESIDENT FINANCE AND OPERATIONS
P) (740) 374-8716
E) JRAINES@WSCC.EDU

Washington State Community College engaged Pickering Associates to assist in replacing the existing roofing systems on the Arts & Science Building and the Library Building at their campus in Marietta, Ohio. Both roofs were deteriorating and in need of a new roof system. The scope of work for this project included design for the removal of the existing roof system, as well as all required components and details for the new roofing system. Structural design was limited to portions of the Arts & Science Building only, at or above the roof level (parapets) as required for roof replacement. The roof replacement for both buildings was designed with a 30-year, adhered EPDM roofing system with an R30 total insulation value to meet current building code.

Also included in the scope of work, was the replacement of an existing HVAC Roof-Top Unit on the Library building. The existing HVAC roof-top unit was replaced with a new unit of similar capacity and greater efficiency. A curb adapter and roof modifications were required and included in the project's scope of work for this area.





PROJECT SPECS:

PROJECT COST
APPROX \$16MM

SQUARE FOOTAGE
TOTAL ESTIMATED 1,000,500

DESIGN COMPLETION
2017 - 2019

CONSTRUCTION COMPLETION
2017 - 2019

SERVICES PROVIDED

ARCHITECTURE
PROJECT MANAGEMENT
CONSTRUCTION ADMINISTRATION

CLIENT CONTACT

MARTIN BEST
MAINTENANCE DIRECTOR
P) (304) 420-9568
E) MBEST@K12.WV.US

Pickering Associates worked with Wood County Schools to develop a comprehensive plan to re-roof twenty-three of the County School buildings. After prioritizing the schools, Pickering developed drawing and specification bid packages for each facility.

The work was complete over the summers of 2017, 2018, and 2019 with multiply bid packages awarded each summer. In addition to the re-roof design work, Pickering also coordinated with a asbestos testing agency to core each roof in various locations to check for asbestos. The roof cores also served to verify existing roof insulation thickness and type of roof deck at each location.

Each year the projects were publicly bid early in the season so Wood County would receive the best pricing possible. Then all work was completed during the summer break.

The new roof systems were comprised of 90 mil EPDM with protection board under it. A 20 year warranty was specified. All roofing details were 30 year warranty details, thus the roof system should last well beyond the 20 year warranty. Pickering Associates conducted weekly site visits on each project to help ensure installation went as designed. Weekly project updates were emailed to the Owner so they would fully understand the progress. Bi-weekly job meetings were also held during construction.



CAMDEN CLARK MEDICAL CENTER

ROOF REPLACEMENT

PROJECT SPECS:

PROJECT COST
\$600,000

SQUARE FOOTAGE
31,409 SF

DESIGN COMPLETION
APRIL 2015

CONSTRUCTION COMPLETION
NOVEMBER 2015

SERVICES PROVIDED

ARCHITECTURE
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

MARTIN BEST
DIRECTOR OF ENGINEERING
P) (304) 424-2287
E) MBEST@CCMH.ORG

Camden Clark Medical Center noticed a need to replace the existing roof areas at various locations on the Memorial Campus. The project consisted of replacing the existing built-up roof areas at different places with EPDM membrane. CCMC contacted Pickering Associates to handle the architectural design, bidding services, and construction administration for the project.

The architectural scope for the CCMC roof replacements included site visits to verify existing conditions, documentation of the existing conditions, and creation of drawings, providing documentation required for bidding to contractors, and front end documents and specifications.

The areas were divided into four bid packages that were bid to contractors. The projects were to be awarded based on available funding, but all four packages were accepted and completed.

The construction administration scope included scheduling and leading pre-construction meetings with contractor and client, bi-weekly progress meetings during construction, provide weekly site visits, submittal review, RFI's, request for payments, change orders, and certificate of substantial completion. At the project's end, our construction administrator performed a thorough inspection of the job sites and confirmed that the entire scope of the project was complete.



PROJECT SPECS:

PROJECT COST
\$ 270,000

SQUARE FOOTAGE
27,400 SF

DESIGN COMPLETION
APRIL 2015

CONSTRUCTION COMPLETION
JULY 2015

SERVICES PROVIDED

ARCHITECTURE
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

MICHAEL FLING
MAINTENANCE DIRECTOR
P) (304) 420-9663

Due to repair and maintenance concerns, and the general age of the roof, Wood County Schools requested that Pickering Associates prepare bidding and construction documents for a complete roof replacement on the Field House at Parkersburg High School.

There are two different roof elevations and systems that needed removing. The lower roof is a ballasted EPDM system and the upper roof is an adhered EPDM system, both were installed in the early 1990's. Wood County Schools desired to replace the existing metal coping as part of this project. The complete roof replacements included a fully adhered 90 mil EPDM roof system over 4.5" of insulation.

Pickering prepared bidding and construction documents for the roof replacement project including demolition plans, new roof plans, details as necessary and specifications.

A unique challenge to this project was that the PHS field house is a gym. Our professionals needed to take extra precautions while working over the wood gym floor and to keep the building dry.



PROJECT SPECS:

PROJECT COST
\$200,000

SQUARE FOOTAGE
2,450 SF

DESIGN COMPLETION
APRIL 2014

CONSTRUCTION COMPLETION
AUGUST 2014

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

MICHAEL FLING
MAINTENANCE DIRECTOR
P) (304) 420-9663

Due to repair and maintenance concerns and the general age of the plaza deck on the Rod Oldham Athletic Center at Parkersburg South High School, Wood County Schools contracted with Pickering Associates to prepare bidding and construction documents for the replacement of the plaza deck waterproofing system and brick wall and railing bordering two sides of the plaza deck at Parkersburg South High School in Wood County.

The existing plaza deck was constructed in 1972 covering approximately 2,450 SF. Pickering Associates prepared bidding and construction documents for the plaza deck replacement, which included demolition plans, new plaza deck plans, waterproofing details as necessary and specifications.

The project was completed on time, and came in under budget.





PROJECT SPECS:

PROJECT COST
\$2,034,354

SQUARE FOOTAGE
14,058

DESIGN COMPLETION
DECEMBER 20, 2013

CONSTRUCTION COMPLETION
OCTOBER 2014

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
SURVEYING
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

JOE TUCKER, P.E.
CITY ENGINEER
P) (740) 373- 5495
E) JOETUCKER@MARIETTAOH.NET

Pickering Associates completed a major renovation project at the Marietta City Hall and Fire Department Building in Downtown Marietta, Ohio. The renovations provided upgrades for the City that would gain the most impact with the least amount of construction dollars. Upgrades were made to offices, police department and the fire department. The renovation was essential to alleviate space deficiencies and included many upgrades that were necessary for building code and ADA compliance.

Scope of work for the project included upgrades to the Mayor's office suite, relocation of the Auditor's and Treasurer's offices, relocation of the Police department to provide a more functional space out of the flood plain, and upgrades for the fire department. Some of the major goals that were accomplished included: Addition of a three-stop elevator that provided ADA access to all levels of the building, new ADA compliant toilet facilities, consolidation of Police department operations for a more functional program, upgrades to all mechanical, electrical, and plumbing systems, **a new EPDM roof and exterior upgrades**, as well as a new training and meeting room for the current fire department.

Pickering Associates provided conceptual design services and overall master planning for the project, and worked with the various City departments to fully understand the needs of each group. Our architects and engineers also assisted the City with many presentations to City Council and various City committees. Once approved, construction drawings were prepared, and Pickering provided full Bidding and Construction Administration services for the project - including constructability reviews and project inspections for the City throughout the duration of the project.



WASHINGTON COUNTY PUBLIC LIBRARY

ROOF REPLACEMENT

PROJECT SPECS:

PROJECT COST
\$185,000

SQUARE FOOTAGE
7,000

DESIGN COMPLETION
APRIL 2013

CONSTRUCTION COMPLETION
SEPTEMBER 2013

SERVICES PROVIDED

ARCHITECTURE
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

JUSTIN MAYO
DIRECTOR
P) (304) 373-1057
E) JJMAYO@YAHOO.COM

The Washington County Public Library contacted Pickering Associates after discovering the need to replace the existing clay tile roof and tin lingering in the existing built-in gutter at the Main Branch Library in Marietta, Ohio. The building was built in 1918 and expanded in 1997 to include a second floor and mezzanine. Several repairs have taken place over the years in an effort to extend the life-span of the existing roof and tin lined gutter.

Pickering Associates provided the design services to replace the clay tile roof and tin lining in the built-in gutters in order to provide a long term solution for the Washington County Public Library's roof issues. Additionally, Pickering Associates provided project management, bidding and construction administration services.

Pickering Associates' team performed the field surveying of the existing roof area and recorded relevant information for design purposes, documented the existing conditions required for new design, and inspected the wood roof framing and decking for water damage.

Pickering Associates' architectural team created bid and construction documents. The construction documents consisted of the demolition roof plan and coded notes, new roof plan and coded notes, and roof details pertaining to new roof materials, existing roof materials to remain, built in gutters, roof penetrations, and flashings to convey work to be completed within project scope.



SEAN G. SIMON, AIA, NCARB

BRANCH MANAGER
SENIOR CONSTRUCTION ADMINISTRATOR
PROJECT ARCHITECT
COST ESTIMATING
QUALITY REVIEW OF FINAL BID PACKAGES

BACKGROUND:

EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE
PROFESSIONAL BACHELOR OF ARCHITECTURE

LICENSES

PROFESSIONAL ARCHITECT
WV

YEARS EXPERIENCE
30 YEARS

- Project Architect for the following Roof Projects:
 - Washington State Arts and Science Building
 - Washington State Library Building
 - McKinley Elementary School
 - Lincoln Training Center
 - Worthington Elementary School
 - WV Public Broadcasting Building
 - KCS - Alum Creek Elementary
 - State of WV Governor's Mansion
- Construction Administrator and designer for over 1 Million square feet of roof replacements at various Wood County Schools in West Virginia.
- Project Architect and construction administrator for the following facility Roof Projects:
 - Westbrook Health Services – Amity Building
 - Greenmont Elementary School
 - Edison Middle School
 - Emerson Elementary School
 - Fairplains Elementary School
 - Hamilton Middle School
 - Jefferson Elementary School
 - Kanawha Elementary School
 - Neale Elementary School
 - Parkersburg High School
 - Van Devender Middle School
 - Vienna Elementary School
 - Jefferson Administration Building
 - Parkersburg South High School
 - Edgelawn Physical Facilities
 - 19th Street Transportation Garage
 - Maplewood Facility

“QUALITY IS NOT AN ACT,
IT IS A HABIT.”

Aristotle



PAMELA WEAN, AIA

SENIOR PROJECT ARCHITECT
PROJECT MANAGER
BRANCH MANAGER

BACKGROUND:

EDUCATION

FAIRMONT STATE COLLEGE
B.S., ARCHITECTURAL TECHNOLOGY

FAIRMONT STATE COLLEGE
ASSOC. OF APPLIED SCIENCE - INTERIOR DESIGN

LICENSES

PROFESSIONAL ARCHITECT
W.VA. & OHIO

CERTIFICATIONS

BUILDING CODE PLANS EXAMINER
WV STATE FIRE MARSHAL

YEARS EXPERIENCE

38 YEARS

- Project Manager for WVANG Camp Dawson Rappel Tower Support Building Renovation
- Project Manager for WVANG Camp Dawson Bldg 215 Windows and Doors Replacement
- Project Manager for WVANG Camp Dawson Cottage Renovations
- Project Manager for WVANG Camp Dawson Bldg 215 Medical Wing Renovations
- Project Architect for the design of renovations for the Lodge at North Bend State Park.
- Project Architect for renovations of the Historic Ritchie Courthouse in Harrisville, W.Va.
- Project Architect for the design and construction of the new Franklin Elementary School in Franklin, W.Va.
- Project Architect for the design and construction of the new East Fairmont Middle School in Fairmont, W.Va.
- Project Architect for the design of renovations at the Fairmont Senior High School in Fairmont, W.Va.
- Project Architect for the design and construction of the Marion County Board of Education Office in Fairmont, W.Va.
- Project Architect for the design and construction of renovations to Immaculate Conception Church in Clarksburg, W.Va.
- Project Architect for the design and construction of the Star Furniture Store at University Town Center in Morgantown, W.Va.
- Project Architect for the design and construction for an addition and renovations at Simpson Elementary School in Bridgeport, W.Va.

ALWAYS BE A FIRST-RATE
VERSION OF YOURSELF
INSTEAD OF A SEC-
OND-RATE VERSION OF
SOMEBODY ELSE.

Judy Garland



MARK MOORE, P.E.

ELECTRICAL ENGINEER

BACKGROUND:

EDUCATION

WEST VIRGINIA UNIVERSITY INSTITUTE OF
TECHNOLOGY
B.S. ELECTRICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
W.VA., MD.

YEARS EXPERIENCE

18 YEARS

- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, W.Va.
- Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwelton, West Virginia.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, W.Va.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, W.Va.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, W.Va.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington W.Va.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, Ohio.
- Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations project for the West Virginia Capital Complex.
- Prior to joining Pickering Associates was an Electrical Engineer for a Keephills Coal Handling Project at Epcor in West Virginia.

SUCCESS IS NO ACCIDENT.
IT IS HARD WORK, PER-
SEVERANCE, LEARNING,
STUDYING, SACRIFICE
AND MOST OF ALL, LOVE
OF WHAT YOU ARE DOING
OR LEARNING TO DO

Pele



ERIC SMITH, P.E.

STRUCTURAL ENGINEER
DEPARTMENT MANAGER

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT
WEST VIRGINIA UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
W.VA. & OHIO

YEARS EXPERIENCE

17 YEARS

- Structural Engineer for masonry repairs on the WV DHHR Eastridge Health Systems facility in Martinsburg, W.Va.
- Structural Engineer for a renovation and addition to the Mid Ohio Valley Technology Institute in Saint Marys, West Virginia.
- Structural Engineer for Salt & Motorcycle Storage Building for West Virginia University at Parkersburg in Parkersburg, W.Va.
- Structural Engineer on Eureka Hunter Pipeline, L.L.C. Low Water Crossing.
- Extensive technical experience with civil, structural, and geospatial software packages including STAAD Pro, Presto, Enercalc, AutoCAD, AutoDesk Land Desktop, AutoDesk Civil 3D, and Topo USA.
- Senior Project Manager and Structural Engineer of Record for Catwalk repairs at Ohio University in Athens, Ohio.
- Structural Engineer of Record for NESHAP improvements at Eramet Marietta, Inc.
- Structural Engineer of Record for the Ohio Department of Transportation Facility of Washington County, Ohio. Project included pre-engineered metal building, tensioned fabric structures.
- City of Marietta City Hall Renovations, Marietta, Ohio.
- City of Marietta Wastewater Treatment Plant Renovations, Marietta, Ohio.
- Marietta City Armory Renovations, Marietta, Ohio.
- General Projects for Local Industrial Plants.
- Roof and Elevator Project for Christ United Methodist Church Marietta, Ohio.

PERFECTION IS NOT ATTAINABLE, BUT IF WE CHASE PERFECTION WE CAN CATCH EXCELLENCE.

Vince Lombardi



JEFFREY HOSEK, P.E. LEED AP

MECHANICAL ENGINEER
LEED PROJECT ENGINEER
MECHANICAL ENGINEERING DEPARTMENT MANAGER

BACKGROUND:

EDUCATION

UNIVERSITY OF AKRON
B.S. MECHANICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
W.VA., OHIO, KY., PA., LA., VA., MINN.
LEED AP (BD&C)

YEARS EXPERIENCE

23 YEARS

- Lead Mechanical Engineer and Project Manager for the renovation of an existing HVAC system at a primary and middle school in Elizabeth, W.Va.
- Project Manager and Mechanical Engineer for the revision of exhaust duct system in the Welding Shop of Wood County Technical Center.
- Project Manager and Mechanical Engineer for renovations to Wood County Schools in West Virginia.
- Mechanical Engineer of record for the conversion of a multi-unit HVAC system at the Caperton Center on the campus of West Virginia University in Parkersburg, in Parkersburg, W.Va.
- Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, W.Va.
- Project Manager for intense study to assess redundant cooling to Ohio University's Computer Center in Athens, Ohio.
- Project Manager and Lead Mechanical Engineer for the demolition and installation of new sterilization equipment for Ohio University 'The Ridges' Konneker Research Lab.
- Project Manager and Mechanical Engineer for a new Career Center in Groveport, Ohio.
- Project Manager and Mechanical Engineer for Olentangy School District in Columbus, Ohio for three new elementary schools, one new middle school and one new high school.
- Project Manager and Mechanical Engineer for renovations performed at Ohio University's Glidden Hall in Athens, Ohio.

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss



REFERENCES



West Virginia General Services

State of WV General Services Charleston, WV

Scot Casdorff, PE
Architecture & Engineering Manager
(P) (304) 957-7145



Wood County Schools Parkersburg, West Virginia

Martin Best, Physical Plant Director
(P) (304) 420-9568
(E) martin.best@k12.wv.us



Kanawha County Schools Charleston, WV

Chuck Smith, Director of Facilities
(P) (304) 348-6148
(E) dcsmith@mail.kana.k12.wv.us



WASHINGTON STATE COMMUNITY COLLEGE Be Inspired. #BeWSCC

Washington State Community College Marietta, Ohio

Jess Raines, CPA, VP of Finance & Operations
(P) (740) 885-5621
(E) jraines@wscc.edu



Marietta College

Marietta College Marietta, Ohio

Fred Smith, Director of Facilities
(P) (740) 376-4367
(E) smithf@marietta.com



City of Marietta Marietta, Ohio

Joseph Tucker, P.E., City Engineer
(P) (740) 373-5495

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI EBA22*3

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Pickering Associates

Company



Authorized Signature

February 2, 2022

Date

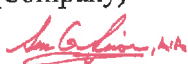
NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

Revised 6/8/2012

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

Sean G. Simon, AIA, NCARB - Charleston Branch Manager
(Name, Title)
Sean G. Simon, AIA, NCARB - Charleston Branch Manager
(Printed Name and Title)
318 Lee Street, West; Charleston, WV 25302
(Address)
Phone Number: 304-345-1811 Fax Number: 304-345-1813
(Phone Number) / (Fax Number)
ssimon@pickeringusa.com
(email address)

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

Pickering Associates
(Company)
 Charleston Branch Manager
(Authorized Signature) (Representative Name, Title)

Sean G. Simon, AIA, NCARB - Charleston Branch Manager
(Printed Name and Title of Authorized Representative)

February 2, 2022
(Date)

Phone Number: 304-345-1811 Fax Number: 304-345-1813
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Pickering Associates

Authorized Signature: *Travis Datto* Date: February 2, 2022

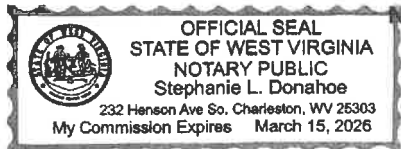
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 2 day of February, 2022

My Commission expires March 15, 2026

AFFIX SEAL HERE



NOTARY PUBLIC *Stephanie L. Donahoe*