

A/E Services for West Virginia Army National Guard



05/17/22 12:00:37
WV Purchasing Division

**VOLKSTONE PERIMETER FENCE -
DESIGN CAMP DAWSON
CEOI 0603 ADJ2200000013**

MAY 17, 2022



EST. 1988

OUR MISSION

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

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Department of Administration, Purchasing Division
David Pauline
2019 Washington Street, East
Charleston, WV 25305-0130



Dear Mr. Pauline,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/ Engineering/ Surveying for the Volkstone Perimeter Fence Design project at Camp Dawson. We are a full-service A/E Design Firm and will be managing your project under one company. As you will see, we have extensive experience with water and electrical system renovations and improvements.

The professional team at Pickering Associates provides both single and multiple discipline projects ranging in size and scope. By providing the design for a project from within one company, we are able to maintain open communication, coordination and create a strong partnership with our clients.

Pickering Associates begins each project with an initial meeting with project stakeholders, who out-line the projects goals. During this planning phase, our team will assist staff members and other stakeholders to define the project scope, determine budget, develop a schedule and identify any risks.

After this initial meeting, our Project Manager will review the requirements with our management team, develop a resource plan based on current workload, sequence activities to dedicate these resources, estimate costs, and provide the Division of Natural Resources with the assurance that we can meet project expectations. This allows our team to plan projects without overbooking and scheduling deadlines we can't meet.

Next, the Project Manager will oversee project execution through close monitoring and control. Progress tracking, coordination, review and maintaining tight control of the scope, schedule and budget are integral parts of the design development phase, as well as continuous communication with the Owner and other stakeholders. The Project Manager will conduct several phase gates and reviews during the project and highlight major milestones, ensuring potential issues will be identified early and addressed.

If needed, once the WVANG, necessary Camp Dawson Staff and the project team have finalized the design for the project, Pickering Associates will assist with bidding, negotiating, and contracting. Clear instructions and control of the bidding process will allow contractors to provide accurate pricing and reduce the number of contractor requested change orders.

The attached statement of qualifications will offer you a small glimpse of our company and professional employees. 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. Should you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,



Spencer Kimble, P.E.
Project Manager, Department Manager
304-464-5305 EXT:1305
skimble@pickeringusa.com

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 Algin, AIA, NCARB

Construction Administration

Sean Simon, AIA, NCARB

Surveying

Bill Showalter, P.S.

PROJECT APPROACH

It is our understanding the scope of the project requested by the WVANG consists of, but may not be limited to the following:

Goal/Objective 1:

Provide a complete design including all engineering and architectural disciplines to prepare construction bid documents for advertising and awarding a construction contract using West Virginia State Purchasing procedures.

Goal/Objective 2:

Designer is to provide a preliminary survey that locates all building on the training site and delineates all wetland areas near the site. Designer is to update existing design drawings with survey information.

Goal/Objective 3:

Designer to provide all geotechnical work to include any necessary drill borings, designer shall be responsible for researching and investigating the location of existing underground and above ground utilities as applicable, and to provide drawings and specifications of any and all utility and road infrastructure as needed and directed by the owner and/or state agency, utility company or other utility approval authority for Kingwood, W.Va.

Goal/Objective 4:

Designer to provide culvert design for all areas within the West Virginia Army National Guard's responsibility at the Volkstone site.

Goal/Objective 5:

Drawings, specifications and cost estimates are to be submitted at 35%, 65%, 95% and 100% design milestones. Cost estimates are to be revised and submitted with each submittal at 35%, 65% and 95% and 100%.

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

Our project manager, Spencer Kimble, will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the WVANG and the Armory management staff informed throughout the entire process and confirm information gets distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Pam will also lead in the development of the project schedule in conjunction with WVANG and the Armory management staff.



PROJECT APPROACH

Pickering's project approach outlined below will seek opportunities to reduce the overall projected schedule as well as project budget.

Program Verification and Project Schedule:

This phase will begin with a project kick-off meeting with all stakeholders to gather information on team expectations, visions, and dreams for the project. Considerations may include:

- a) Age and maintenance record of the existing fencing
- b) Any terrain and erosion issues?
- c) Fencing location changes due to facility changes or potential future expansion?
- d) Any obvious structural issues?
- e) Are there major changes in required code since the original fencing was installed?

These topics will be used as a starting point for our conversations and will be used as a tool to allow for in-depth conversations of programming requirements. Once the program has been vetted and confirmed, our design team will go to work to develop a project construction schedule in coordination with the budget. We will work closely with all stakeholders in order to capture valuable ideas and perceptions of the project, and present options that capture the vision of WVANG. This phase will conclude with consensus of the team on the proposed design approach. We will also facilitate conversations for project delivery methods and schedule to determine which option will be best for your project, and provide an estimate of probable construction costs that can be discussed with the team.

Design Development:

This phase of design will build upon the work that was completed and agreed upon in the program verification and construction schedule stage of the project. Modifications will be made to the design and scope of work, if needed, to synchronize the scope with the Client's project budget, looking for any opportunity to reduce the budget and/or schedule. Drawings and specifications will be submitted at 35%, 65%, 95% and 100%. Cost estimates will be revised and submitted at the same time. Systems for the building will be discussed, defined and coordinated with all other

disciplines and all plans will be further refined. With additional information and development of the project, we will provide an updated estimate of probable construction costs for the team to review and discuss.

Construction Documents:

This phase of the project will include creating the final plans and technical specifications that will be used for bidding and permitting of the project. Our design documents will be reviewed by the project team and will go through an internal constructability review by principal professionals in our firm, to provide a well-coordinated project. Again, the estimate of probable construction costs will be reviewed and more firmly established at the conclusion of this phase.

Construction:

Pickering Associates will work with WVANG Construction and Facilities management team and the Armory to execute the established construction schedule. Bi-monthly construction progress meetings are anticipated and will be important throughout the project to keep the entire team informed of progress, discuss stakeholder feedback, and to provide for a means of consistent communication. Quality of construction will also be monitored by our team throughout this phase by weekly site visits, to assure that all work is in compliance with the project bid documents. Our construction administration team will perform the necessary tasks associated with the construction and management of the project as well as coordination of record documents at the completion of construction.

We are confident that with our extensive Renovation and Government experience, we can deliver a successful project that both WVANG and the Camp Dawson can be proud of. We believe our experience, along with our ability to listen and understand the needs of our clients, makes Pickering Associates an excellent choice for your design partner. We look forward to working with the WVANG team to improve the Volkstone Training Site at Camp Dawson.

YOUR PROJECT



Project Owner

West Virginia Army National Guard
Constructions and Facilities
Management

LEADERSHIP



Project Manager

Spencer Kimble, P.E.
Project Manager
Civil Engineering

Spencer coordinates and manages a team that provides site planning and development to civic, commercial and institutional accounts. He has a wealth of experience with storm water management, erosion control, site utility layout, site design and permitting assistance.

DESIGN TEAM

Architecture

Pam Wean, AIA

Structural Engineering

Eric Smith, P.E.

Electrical Engineering

Mark Moore, P.E.

Construction Administration

Sean Simon, AIA, NCARB

Surveying

Bill Showalter, PS



WHAT FULL SERVICE MEANS

CIVIC FACILITIES

For owners and designers, civic facilities present a unique set of challenges and opportunities in an effort to maintain, renovate and expand services provided within the facility as well as service a wide range of individuals all with different needs and abilities. While some projects allow a design team to start from the ground up, many building projects involve the adaptive reuse of an existing facility or an addition in order to facilitate the owner's continued demand for growth. It is also important for owners to find a team with the depth of experience in dealing within the restrictions of limited budgets, governing regulations, multiple phase oversight and approving agencies.

Civic facilities also present a unique design for the team selected for a project by the fact that potentially every component of the design will be subjected to an expanded range of users that are normally not present during the design phase as well as specific or unique standards and specifications. Pickering throughout the years has been able to engage with many organizations to provide design and consultant services on multiple projects including military facility upgrades and renovations, civic offices and industrial centers.

Our depth of experience and staffing provides owners with the knowledge and resources to execute their projects effectively. We understand and execute projects to create facilities which meet code compliance, greater occupancy safety through knowledgeable design practices and the use of technology, while providing our clients with scheduled phase-gate review points for proper oversight and approval, concise project management to maintain budget and schedule oversight and assistance

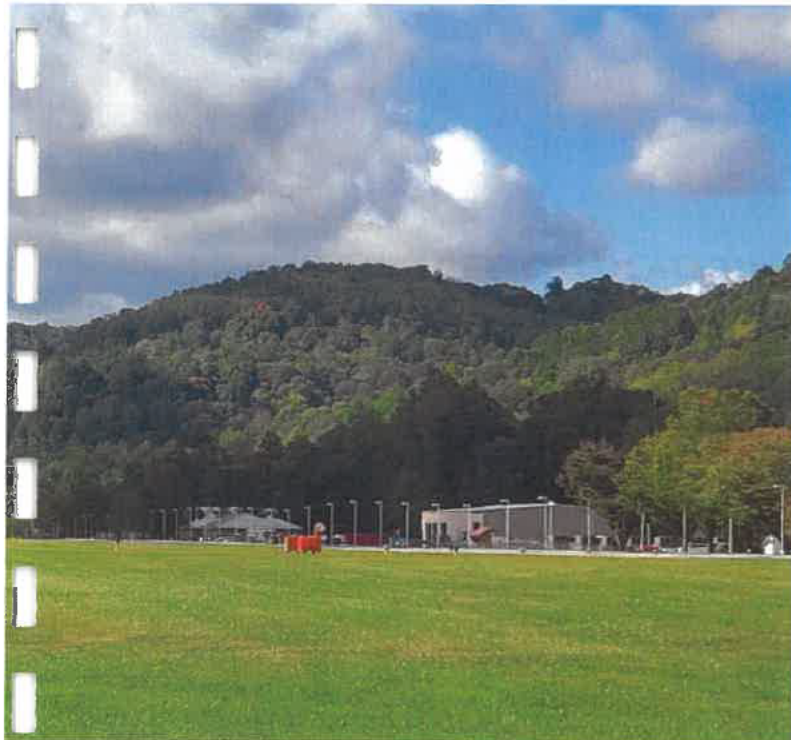
throughout the review and approval process with governing agencies. Our expertise includes several different methods of project delivery including D-B, D-B-B and CMR.

OUR PLEDGE

With the selection of Pickering Associates, your organization gains the full depth of our organization. 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 that need to be met. With more than 50 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 during design.

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 like many firms using consultants are required to do.



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.

Pickering's commitment goes beyond the final design stage. Our team continues to work with you during project bidding, construction and final walk-through.

We hold pre-bid meetings, answer all the bidder's questions and help evaluate each bid received so you can select the contractors best suited for your project. Our architects and engineers answers questions during construction to eliminate delays due to uncertainty. We inspect construction workmanship to make sure you receive the highest quality installation and to ensure that all work conforms to the bid documents. We tour the site with you to compile a punch list of outstanding tasks that need attention before the contractor leaves the site and work with the contractors to ensure all of the punch list items are resolved. Finally, we incorporate all changes to the drawings resulting from construction to create as-builts, so you have an accurate depiction of the project for your records.

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 poised to provide you. As reflected in 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: **FAIRMONT**

320 Adams St. Suite 102
Fairmont, WV 26554
70 Miles from Project Site

CONTACT INFORMATION:

Spencer Kimble/Contact
Project Manager
(P) (304) 464-5305 EXT: 1305
(E) skimble@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



Pickering Associates "IDEA" is our Integrated Design Execution Approach.

Integrated - we want our clients, contractors and end users engaged in the process of design. When the right people are involved, accessing the best information, good decisions are made.

Design Execution- refers to how we develop and optimize your project. We focus on the questions that have the most impact. We assign the right staff with the right tools

Our Approach- recognizes that projects are constantly changing and evolving as the project progresses. We tailor a plan for the project objective, maintain and monitor it so it remains optimized to achieve project goals, faster.

Pickering Associates' Integrated Design Execution Approach - our "IDEA", is a big deal, and will help your project be successful.

Building Information Modeling is a process that aligns to all aspects of our "IDEA". It is integrated, allowing easy access to project information. The software we use help understand the proposed design, coordinate, and identify the critical problems that need answers. Most importantly, Building Information Modeling is a process that fits with our Approach. Allowing the project team to evolve seamlessly as more information is available and new stakeholders are brought onto the team.

Efficient visual communication and an in-depth design understanding are the greatest assets that BIM brings to the table at Pickering Associates. The composite model allows our team to accelerate project development and simplify conversations during design reviews. Having the capability to visualize all of the design models together in a single review session aides both inter- and

intra-department collaboration with all project stakeholders like never before. Capturing all client and designer comments and feedback within a 3D model live during a review session saves countless hours of paging through "redlines" generated from traditional 2D physical paper reviews. The added capacity to search and export reports of these digital comments allows our team to capture and track design communications more efficiently than ever before.

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 the blends well with our 3D modeling and BIM work flows.

This tool allows us to send a small scanning team into an existing building/space and digitize the as-built conditions of the area in three dimensions, including detailed color photographs throughout the scanned area for design teams to reference throughout the project. This data capture implementation is safer and more efficient for our designers. It reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years. Granting our designers the ability to measure from a 360 degree image or point cloud with higher accuracy and faster than field measurements.

Building Information Modeling is a process that starts at integrating the team, provides access to project information, incorporates tools to understand design execution, and allows teams to focus on what matters most for the project. It perfectly complements Pickering's Integrated Design Execution Approach, and we can't wait to show you BIM and our "IDEA"s!

PAST PROJECTS

* More Project examples available upon request

West Virginia Army National Guard

Charleston, West Virginia

Camp Dawson Building 215 Windows and Door Replacements
Camp Dawson Rappel Tower Renovation
Camp Dawson Cottage Renovations
Camp Dawson Airfield Support Facilities
Camp Dawson Structural Repairs
Kenova Vehicle Exhaust HVAC Upgrades
Eleanor Readiness Center HVAC Renovations
Camp Dawson Bldg 215 Medical Wing Renovation

West Virginia Air National Guard

Charleston, West Virginia (Yeager Airport)

Fire/Crash Rescue Station 130th Airlift Wing

West Virginia DNR

Parkersburg, West Virginia

District 6 Office Complex Conceptual Concepts and Construction Designs

Chief Logan State Park

Park Recreation Center

North Bend State Park

Lodge Renovations

West Virginia State Capital Complex

Charleston, West Virginia

Governor's Mansion Roof Replacement
Building 8 Evaluation
Building 22 HVAC Renovations
Building 13 Parking Garage Evaluation

WV Department of Agriculture

Cedar Lakes, West Virginia

Conceptual Master Planning Design
Assembly Hall Addition

City of Vienna

Vienna, West Virginia

New Building Addition for Police Phase 1&2
Police Department Redesign
New Senior Center Addition

Vienna Volunteer Fire Department

Vienna, West Virginia

Vienna Volunteer Fire Station Addition

City of Parkersburg

Parkersburg, West Virginia

Old Sumner School Site and Building Evaluation
Emerson New Fire Station Design & Construction Administration
Covert Street New Fire Station Design & Construction Administration
Liberty Street New Fire Station Design
City of Parkersburg Master Planning Design

City of Marietta

Marietta, Ohio

Phase 1,2,3 Marietta City Hall Renovations
City Hall Roof Replacement
Armory Structural & Reroofing
Duckbill Outfall
Water Treatment Plant Solids Contact Tank Painting
North Hills Elevated Water Tank
Channel Lane Culvert
Harmar & 676 Elevated Water Tanks
Sherry Dr/Hadley Ln Water LN Replacement
Additional Survey-Sherry Dr/Hadley Water
Greene ST/Colegate Dr Waterline Replacement
Armory Ground Floor Renovations
Marietta Waste Water Treatment Plant Phase 2 Services
Armory Elevator

People's Bank

Marietta, OH & Vienna, West Virginia

New Division Street Office
Division Street Detailed Design
Marietta Office Renovation Des & Con Docs
Marietta Office Elevator Upgrade

Williamstown National Bank

Parkersburg, West Virginia

Parkersburg Branch Renovations
Williamstown Expansion Estimation
Building Renovations
Lubeck Branch Renovations

Charton Management

Vienna, West Virginia

Qdoba Mexican Grill Phase 1 &2 Design
Vienna & Belpre Burger King
Movie Gallery Drainage Modification



PROJECT SPECS:

PROJECT COST
PART OF A \$7,800,000 PROJECT

LINEAR FEET
1,250 LF OF FENCING

DESIGN COMPLETION
JUNE 2018

CONSTRUCTION COMPLETION
OCTOBER 2019

SERVICES PROVIDED

CIVIL
ELECTRICAL
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

ROBERT L. MORRIS, JR.
EXECUTIVE DIRECTOR
P) 304-637-0803
E) ROBBIE@RCDAWV.ORG

Pickering Associates was hired to design a perimeter fencing for a Armstrong Flooring Industrial Facility in Elkins, W.Va. This project included installation of a chain link security fence surrounding the entire facility. The security fencing had three control access gate and multiple man gates that also were control accessed. This design also included a industrial access road to allow access to various points throughout the facility.

Additionally the facility needed a complete mechanical, electrical and plumbing design for each building is included in the design. The scope includes provisions for cooling water piping systems, polyethylene glycol piping, and instrument air. Electrical scope not only includes power, lighting, communication systems and life safety but also plant-wide security, lightning protection and arc flash analysis.





MILLWOOD INDUSTRIAL FACILITY

PERIMETER FENCING

PROJECT SPECS:

PROJECT COST
\$100,000

LINEAR FEET
3,225 LF

DESIGN COMPLETION
2010

CONSTRUCTION COMPLETION
2012

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
PIPING
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

DAVID BRAKSATOR
PRINCIPLE ENGINEER
P) (717) 396-5922
E) DMBRAKSATOR@ARMSTRONG.COM

Armstrong World Industries (AWI) had a desire to develop a brownfield facility for the manufacture of mineral wool. Pickering Associates was hired to help AWI evaluate potential sites throughout the area and research potential processing systems.

Pickering Associates was hired to design a perimeter fencing for a Wool Industrial Facility in Millwood, WV. This project included installation of a chain link security fence surrounding the entire facility. The security fencing had three control access gate and multiple man gates that also were control accessed. This design also included a industrial access road to allow access to various points throughout the facility

Additionally the facility needed a complete mechanical, electrical and plumbing design for each building is included in the design. The scope includes provisions for cooling water piping systems, polyethylene glycol piping, and instrument air. Electrical scope not only includes power, lighting, communication systems and life safety but also plant-wide security, lightning protection and arc flash analysis.

As a separate contract, Pickering Associates designed the primary service and distribution for the new facility.



PROJECT SPECS:

PROJECT COST
\$8M-10M PER PROJECT

SQUARE FOOTAGE
N/A

DESIGN COMPLETION
APRIL 2018

CONSTRUCTION COMPLETION
SPRING 2020

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

DWIGHT NEELY, PROGRAM ADMINISTRATOR
ODOT STATEWIDE FACILITIES OPERATIONS
P) (614) 466-4108
E) DWIGHT.NEELY@DOT.OHIO.GOV

Pickering Associates worked with the Ohio Department of Transportation and OFCC on Full-Service Maintenance Facilities in Washington, Vinton, and Monroe Counties in Southeastern Ohio. These facilities included a truck storage building with an administrative section and a mechanical services section, cold storage, salt storage and material storage structures, an 8,000 gallon above ground fuel storage tank, a vehicle wash bay, a decanting area, and a brine/calcium system. Two of the projects were located at existing DOT sites and included demolition of existing structures, the third site was a new build. Also included in these projects was the renovation of an existing maintenance building to be converted into the District's testing lab facility.

These projects required that a Program of Requirements (POR) be developed in close conjunction with ODOT to determine the requirements for each facility. The facilities required site circulation for all types and sizes of trucks and equipment, to ensure maneuverability throughout the site. The projects included separate bid packages for each structure to aid in the permitting process. Additionally, the sites required a secure utility fence surrounding the entire property and the installation of two automated gates and two man gates at each site for entrance onto the facility. Our team provided full architectural, mechanical, electrical, plumbing, structural, and civil engineering design as well as environmental engineering, surveying, and construction administration services. We managed the construction photography services and quality assurance & testing services during construction.



MONDO BUILDING & EXCAVATING

HERON'S NEST UTILITY INFRASTRUCTURE

PROJECT SPECS:

PROJECT COST
PRIVATE

PROJECT LENGTH
9,260 LINEAR FEET (SEWER)
6,000 LINEAR FEET (WATER)

DESIGN COMPLETION
JANUARY 2017

CONSTRUCTION COMPLETION
JUNE 2018

SERVICES PROVIDED

CIVIL
SURVEY
PROJECT MANAGEMENT
CONSTRUCTION
ADMINISTRATION

CLIENT CONTACT

JOHN ANDERSON
PROJECT MANAGER
740-376-9960
JOHN@MONDOBUILDING.COM

Pickering Associates created construction drawings for the installation of over 1.0 miles of new water and sewer lines for Heron's Nest Marina in Williamstown, West Virginia.

The project included coordination with both WVDOH and the City of Williamstown officials for the new utilities along WV Route 14. Design services included all sizing, routing and elevation determinations for the new utilities to cross local streams, roadways and to miss existing utility lines. The final project had to be permitted through the West Virginia Department of Health and Human Services as a mainline extension.

Pickering also performed all necessary surveying services for the project including initial topographical survey, boundary survey, existing utility location survey, property annexation documentation, wetland mitigation survey, ROW plans and construction layout staking.





WV ARMY NATIONAL GUARD

CAMP DAWSON COTTAGE RENOVATIONS

PROJECT SPECS:

PROJECT COST
EST \$1.25 MILLION

SQUARE FOOTAGE 3 COTTAGES:
1300 SF
2700 SF
3400 SF

DESIGN COMPLETION
75% COMPLETE

CONSTRUCTION COMPLETION
TBD

SERVICES PROVIDED

ARCHITECTURAL
STRUCTURAL
CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

JONATHAN NEAL
PROJECT MANAGER
WVARNG-CFMO
P) (304) 791-4138
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design improvements to three residential cottages at their Camp Dawson facility in Kingwood, W.Va. The cottages are used by traveling staff and visitors at the base. Each cottage has its own style, ranging from rustic to elegant, and will receive upgrades and improvements inside and out.

Renovations include new exterior siding and stone, windows, doors, and site improvements such as new patios and ADA ramps. Interior upgrades include total energy-efficient HVAC and lighting replacement, electrical improvements, new plumbing fixtures, fully remodeled restrooms and kitchens, and new interior doors. Some rooms will be redesigned to create an open floor plan in the living/kitchen areas, and some guest rooms will be provided with new private bathrooms where they were originally shared between rooms. In addition, all flooring and trim will be replaced, and all walls and ceilings will be painted or covered. New gas fireplaces will be installed in all three cottages.

Once complete, the cottages will be virtually entirely renovated for improved comfort, energy efficiency and safety for all guests and visitors.



PROJECT SPECS:

ESTIMATED PROJECT COST
\$992,240

DESIGN COMPLETION
FALL 2021

CONSTRUCTION COMPLETION
TO BE DETERMINED BY OWNER

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
STRUCTURAL
CONSTRUCTION ADMINISTRATION
PROJECT MANAGEMENT

CLIENT CONTACT

JONATHAN NEAL
PROJECT MANAGER
WVARNG-CFMO
P) (304) 791-4138
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design renovations to two existing buildings which serve as support facilities for the airfield at Camp Dawson.

One building is a single story structure that provides temporary lodging for pilots while on-site. Renovations will include all new blast-resistant exterior doors and windows, new interior doors, upgraded plumbing, HVAC and electric, and all new interior finishes.

The other building is also one story, and houses the control room for the airfield, and miscellaneous offices. Renovations will include all new blast-resistant doors and windows, a new roof, new interior doors, construction of new offices, a conference room, a new ADA restroom, and a garage for a utility vehicle. In addition, the building will receive all new interior finishes and ADA improvements, and the plumbing, HVAC and electric will be upgraded.



WVANG - CAMP DAWSON

BUILDING 215 RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$705,361

DESIGN COMPLETION
MAY 2019

CONSTRUCTION COMPLETION
SUMMER 2021

The West Virginia Army National Guard Command was seeking architectural and engineering professional services to renovate Building 215 at Camp Dawson by replacing all windows and doors. This facility houses West Virginia National Guard troops for training.

The key design elements for the project included new windows and doors that are better suited to protect against transference of heat and cold. The new windows included window shades that have the option of light filter and black out. The project also included the replacement of all exterior and interior door hardware. The new door hardware is of high security type per the West Virginia National Guard specifications.

SERVICES PROVIDED

ARCHITECTURE
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

TODD REYNOLDS
PROJECT MANAGER
P) (304) 561-6658
E) MATTHEW.T.REYNOLDS18.NFG@MAIL.MIL





WVANG - CAMP DAWSON

RAPPEL TOWER SUPPORT RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$425,962

DESIGN COMPLETION
APRIL 2019

CONSTRUCTION COMPLETION
JUNE 2021

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

TODD REYNOLDS
PROJECT MANAGER
P) (304) 561-6658
E) MATTHEW.T.REYNOLDS18.NFG@MAIL.MIL

The West Virginia Army National Guard Command was seeking architectural and engineering professional services for the restoration of the Rappel Tower Support Facilities at Camp Dawson. The Rappel Tower Support Facilities consists of two (2) pre-fabricated concrete buildings; one of which is a classroom building, and the other restroom facilities. Each building has some structural and sustainment issues that need to be addressed both structurally and mechanically. This facility will be used by soldiers in training.

The design elements for the project generally included abating mildew and molded wall board and material from classroom area, addressing roof issues, storm drainage, design for new HVAC systems, new instantaneous domestic hot water system, restroom renovations, and new interior and exterior LED lighting for both buildings.

During the development and progression of design scope it was determined that the electrical service to the classroom building and the electrical distribution panel in the restroom building were insufficient to power the necessary and needed HVAC systems to meet the request to air condition the restroom building of the project. Pickering Associates addressed this additional scope with no delay in the schedule.



SPENCER KIMBLE, P.E.

CIVIL ENGINEERING DEPARTMENT MANAGER
PROJECT MANAGER
CIVIL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
W.VA., OHIO

YEARS EXPERIENCE

14 YEARS

- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, Ohio.
- Civil Engineer for approximately 2 miles of new waterline and sewer line installation in Williamstown, W.Va.
- Civil Engineer for approximately 4,600 linear foot of waterline and meter replacement in Marietta, Ohio.
- Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout W.Va. and Ohio.
- Construction manager for multiple oil and gas projects throughout Ohio and West Virginia.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, West Virginia.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, W.Va.
- Lead Civil Engineer for renovation and reconstruction of a caustic tank loading/unloading facility at a local chemical plant.
- Lead Civil Engineer for construction of an mobile tank farm at a local chemical plant.
- Civil Engineer for three new \$8M ODOT Full Service Maintenance Facilities state DOT operations.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Civil Engineer for a new subdivision in Marietta, Ohio.
- Civil Engineer for the addition of a new Chiller Plant to a hospital in Huntington, W.Va.
- Civil Engineer for the renovations to several existing parking lots for a hospital in Parkersburg, W.Va.

“A SHIP IN PORT IS SAFE,
BUT THAT IS NOT WHAT
SHIPS ARE FOR. SAIL OUT
TO SEA AND DO NEW
THINGS.”

Rear Admiral Grace Hopper



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

35 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



ERIC SMITH, PE

DEPARTMENT MANAGER
STRUCTURAL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
WV & OH

YEARS EXPERIENCE

14 YEARS

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

Vince Lombardi

- 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.



MARK MOORE, P.E.

ELECTRICAL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
WV, MD

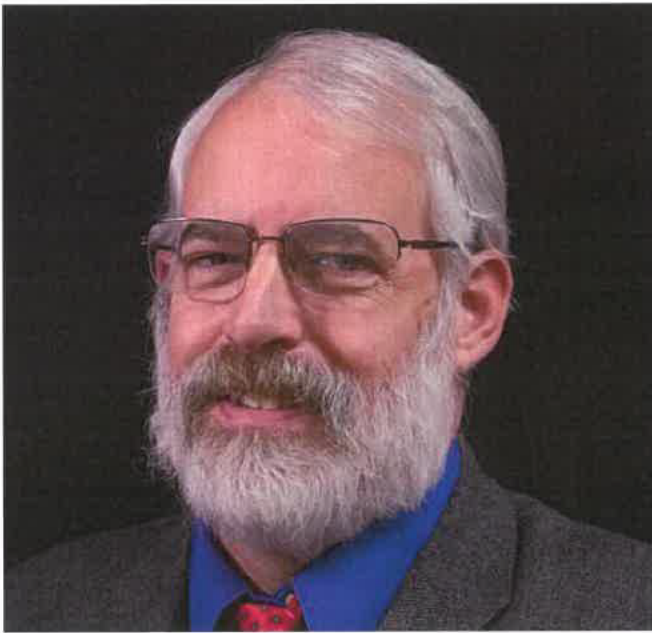
YEARS EXPERIENCE

18 YEARS

- Electrical Engineer on WVANG Eleanor Armed Forces Center in Red House, W.Va.
- Electrical Engineer on WVANG Kenova Shop Vehicle Exhaust in Kenova, W.Va.
- Electrical Engineer on WVANG Camp Dawson Rappel Tower in Kingwood, W.Va.
- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, WV.
- 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 of 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.

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



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
28 YEARS

- Project Architect for WV Governor's Mansion exterior evaluation and renovations.
- Project Architect for WV State Tax and Revenue Building Renovations.
- Project Architect for Mathias/Baker Fire Station.
- Project Architect for USDA Offices in Moorefield, WV.
- Project Architect for South Branch Cinema 6. This project included a 6 screen movie theater, which included 3 different theater sizes and a total of 800 seats.
- Project Architect for over 10 different banking facilities located throughout Virginia and West Virginia.
- Project Architect for a one story facility for the Beckley State Police/ Department of Motor Vehicle.
- Project Architect for a new Urgent Care facility in Moorefield, W.Va.
- Project Architect for the Monumental sign for Robert C. Byrd Courthouse in Charleston, W.Va.
- Project Architect for a renovation project for the Social Security and Department of Labor Office in Parkersburg, W.Va.
- Project Architect for construction a new vet clinic for the Lost River Vet Clinic.
- Project Architect for the construction of the original Eastern Community College.
- Project Architect for the construction of an 8,400 sf facility for the Moorefield National Guard Armory.
- Project Architect for an office headquarter design that was 2 stories at 35,000 sf and designed for a future 3rd floor.
- Project Manager for the replacement of a Linear Accelerator at Camden Clark.

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

Aristotle



WILLIAM SHOWALTER, PS

SURVEYING DEPARTMENT MANAGER
PROFESSIONAL SURVEYOR

BACKGROUND:

EDUCATION

B.S., CIVIL ENGINEERING

LICENSES

PROFESSIONAL SURVEYOR
WV [REDACTED] OH [REDACTED]

YEARS EXPERIENCE

22 YEARS

- Lead Surveyor for Marietta Waste Water Treatment Plant
- Lead Surveyor for City of Marietta Waterline Expansion Projects
- Lead Surveyor on First Colony Center commercial development, Marietta, Ohio.
- Lead Surveyor for MPH Hotels Comfort Suites project.
- Lead Surveyor for Ohio University Steam Plant Line Expansion project.
- Lead Surveyor for Bens Run Industrial Park Teal Alloy Facility
- Lead Surveyor for City of Marietta Green Street Widening Project.
- Lead Surveyor for new Masonic Lodge 36th Street
- Lead Surveyor for Newberry Apartments
- Lead Surveyor for City of Vienna Pond Run Alignment
- Lead Surveyor for City of Vienna Johns Manville Acquisition
- Lead Surveyor for City of Vienna Carbon Unit Additions
- Lead Surveyor for Harbor Point Marina and Business Park
- Lead Surveyor for Courtyards Addition to Williamstown
- Lead Surveyor for The Fields Addition to Williamstown
- Lead Surveyor for Donatos Pizza Marietta Facility
- Lead Surveyor for City of Marietta Alley Reconstruction Projects
- Lead Surveyor for City of Marietta Nelson Property Acquisition

“WE ALL LIVE UNDER THE
SAME SKY, BUT WE DON'T
ALL HAVE THE SAME
HORIZON.”

Konrad Adenaur



REFERENCES



Tom Joyce, Mayor of Parkersburg
(P) (304) 464-5282



Joseph Tucker, P.E., City Engineer
(P) (740) 373-5495
(E) josephtucker@mariettaoh.net



City of Vienna
Vienna, W.Va.

Randall Rapp, Mayor of Vienna
(P) (304) 295-5070
(E) rcrapp@suddenlink.net



Randolph County Development Authority
Elkins, WV

Robert L. Morris, Jr., Executive Director
(P) (304) 637-0803
(E) ROBBIE@RCDA.ORG



West Virginia General Services

State of WV General Services
Charleston, WV

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

Washington County Department of Jobs and Family Service
Marietta, Ohio

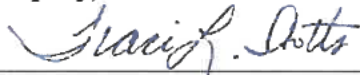
Flite Freimann, Director
(P) (740) 434-0763

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.

Traci Stotts, AIA VP of Marketing and Development
(Name, Title)
Traci Stotts, AIA VP of Marketing and Development
(Printed Name and Title)
11283 Emerson Ave. Parkersburg, WV 26104
(Address)
(304) 464-5305 / (304) 464-4428
(Phone Number) / (Fax Number)
tstotts@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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

Pickering Associates
(Company)

(Authorized Signature) (Representative Name, Title)

Traci Stotts, AIA VP of Marketing and Development
(Printed Name and Title of Authorized Representative)

5/17/2022
(Date)

(304) 464-5305 / (304) 464-4428
(Phone Number) (Fax Number)