



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at *wvOASIS.gov*. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at *WVPurchasing.gov* with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header @ 1

[List View](#)

## General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1494815

SO Doc Code: CEOI

Procurement Type: Central Purchase Order

SO Dept: 0603

Vendor ID: 000000206169

SO Doc ID: ADJ2500000010

Legal Name: PICKERING ASSOCIATES INC

Published Date: 8/19/24

Alias/DBA:

Close Date: 9/3/24

Total Bid: \$0.00

Close Time: 13:30

Response Date: 09/03/2024

Status: Closed

Response Time: 10:23

Solicitation Description: CFMO (Building 1707) HVAC Renovation Design  
EOI

Responded By User ID: PickeringAssoc

Total of Header Attachments: 1

First Name: Stephanie

Total of All Attachments: 1

Last Name: Donahoe

Email: sdonahoe@pickeringusa.c

Phone: 304-345-1811



Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 1494815  
**Solicitation Description:** CFMO (Building 1707) HVAC Renovation Design EOI  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-09-03 13:30	SR 0603 ESR09032400000001638	1

**VENDOR**  
 000000206169  
 PICKERING ASSOCIATES INC

**Solicitation Number:** CEOI 0603 ADJ2500000010  
**Total Bid:** 0  
**Response Date:** 2024-09-03  
**Response Time:** 10:23:53  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	CFMO (Building 1707) HVAC Renovation Design EOI				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:**

**Extended Description:**

Provide professional architectural and engineering design services per the attached documentation.

# A/E Services for West Virginia Army National Guard



## **CFMO (BUILDING 1707) HVAC RENOVATIONS CEOI 0603 ADJ2500000010**

SEPTEMBER 3, 2024



EST. 1988

# OUR PURPOSE...

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

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



Mr. Pauline,

Pickering Associates is pleased to submit this proposal for providing architectural and engineering services for the West Virginia Army National Guard CFMO (Building 1707) HVAC Renovation Design located at the WV National Guard Base in Charleston, West Virginia. Our design team is uniquely positioned to provide design services for this project because of our team of qualified experts, our depth of experience with similar projects in the area, and our ability to build strong and lasting relationships with the project team.

As a firm, Pickering Associates has been privileged to work with a variety of government agencies like yourself to design, improve and renovate city halls, municipal offices and judicial centers. We have a long, successful history of delivering similar designed projects for the West Virginia Army National Guard, West Virginia Department of Natural Resources, City of Parkersburg, and many others. We have completed similar renovation and HVAC work for the Eleanor Armed Forces Center and for the State at Building 22.

As the leading architectural and engineering firm in the state, our experience is unparalleled. We understand the intricacies and details that are involved with renovating and upgrading an existing office. In addition, we have extensive experience working with the West Virginia Department of Highways, West Virginia Department of Environmental Protection, and the City of South Charleston directly, allowing us a familiar understanding of their requirements and how to address them.

Through the years, we have taken pride in finding unique solutions to some of the industry's most challenging problems. We have delivered a variety of different projects ranging from short-notice schedule requirements for emergency work, to limited or stretched budgets. You will find a growing list of repeat clients who come back to Pickering time and time again because of the importance we place on meeting the specific requirements of every single client we work with.

The following proposal outlines our qualifications, technical expertise, management and staffing capabilities, and related experience providing high-quality engineering and architectural services for your proposed project. As you know, teamwork is the spirit and foundation of any project, and our organization operates accordingly. We are dedicated to providing timely, excellent quality services in congruence with our administrative procedures, overall organization and depth of experience. Our focused approach offers advantages in methodology and delivery, elevating the success of your project both now and for years to come.

Our expertise sets our team head and shoulders above any other. 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, we are available to swiftly respond to your needs.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sp Kimble", is positioned below the text "Respectfully submitted,".

Spencer Kimble, PE  
Director of Municipal Design  
skimble@pickeringusa.com

# TABLE OF CONTENTS

---

## SECTIONS

1	OUR HISTORY
2	YOUR PROJECT
6	YOUR TEAM
7	PICKERING IDEA
8	OUR EXPERIENCE
9	OUR WORK
21	RESUMES
28	REFERENCES

# 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 over 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 clients and featuring innovative, customized solutions. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters, as well as administrative leadership and support personnel.

Our service disciplines include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration; with project types ranging from education, government, healthcare, industrial, oil and gas, and the private sector.



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

# ABOUT THE PEOPLE

When you choose to partner with Pickering Associates, you can move forward with complete confidence that your project will be performed to your specifications, with frequent and efficient communication to keep you up-to-date on the status of the project. Our sole focus is your full satisfaction.

Our team has successfully executed more than 10,000 projects in our history, building a tremendous wealth of experience and gaining insight into what works for each unique client. Those lessons learned add depth of knowledge and substance to our product, enabling us to provide our clients with unparalleled value.

Our objective is to seamlessly interface with our clients' team to improve performance, flexibility, life-cycle cost, sustainability, and ultimately, the well-being of our communities.



# WHAT FULL SERVICE MEANS

## GOVERNMENT BUILDINGS

For owners and designers, government buildings 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 civic building projects involve the adaptive reuse of an existing facility or an addition to an existing facility in order to facilitate the owner's continued demand for growth. Performing extensive evaluations, prior to design, is key in providing our clients with a design that is effective and efficient in daily operation.

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.

Throughout the years, Pickering Associates has been able to engage with many government agencies to provide design and consultant services on multiple projects including court room designs, upgrades and renovations, 911 Command Centers, office facilities, and fire stations — not to mention several projects for the WV Army National Guard.

Our depth of experience and staffing provides owners with the knowledge and resources to complete their projects effectively. We understand and execute projects to create facilities which meet ADA compliance, higher security through knowledgeable design practices and the use of technology, and greater

occupancy safety. To do this, we provide 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.

***We strive to deliver consistent projects that exceed 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 informed throughout the entire process and confirm information is distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Spencer will also lead in the development of the project schedule in conjunction with WVANG.

### Goal/Objective 1:

**Provide a complete design including all engineering, including mechanical, electrical and plumbing and architecture disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements include utilizing energy efficient, economically sustainable and maintenance friendly equipment.**



Pickering Associates endeavors to produce an accurate and well-coordinated set of construction documents for every project that we work on. We are very familiar with West Virginia State Purchasing procedures and guidelines.

Our design process will begin with examining the existing conditions any equipment and facilities. The results of the examination will be incorporated into a schematic design. We feel that time spent with your staff to better understand the project, will allow us to be more efficient in completing the schematic design phase for this project and progress us to the next phase in a timely manner, therefore allowing us to meet your anticipated design schedule.

We always involve the authorities-having-jurisdiction during the schematic design to make certain that we address any and all concerns that they may have, thus reducing costly changes during design and/or construction. We have a close working relationship with agencies such as the West Virginia State Fire Marshal's Office and are familiar with the local and state requirements that need addressed for a wide range of projects.

At the end of the schematic design phase Pickering will present draft sketches to the owner for approval. These sketches will provide the owner with the opportunity to verify that we have correctly interpreted your desired functional relationships between various activities and spaces.

The design development phase is a transitional phase where the design team moves into developing the contract documents. In this phase, the architects and

## **OFFICE LOCATION: HEADQUARTERS**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

Spencer Kimble, PE  
Director of Municipal Design  
(P) (800) 954-5305 EXT: 1305  
(E) [skimble@pickeringusa.com](mailto: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*



engineers prepare drawings and other presentation documents to crystallize the design concept and describe it in terms of architectural, electrical, mechanical, and structural systems. In addition, we will also prepare an estimate of probable construction costs so you will have a better indication of anticipated project costs. By preparing this estimate early in the design process, it will allow us to identify potential cost savings that may be required to keep the project within your anticipated budget. At the end of the design development phase, the architect will provide the client with drafted-to-scale drawings that will illustrate the project as it would look when it's constructed. These drawings will specifically define the site plan, floor plans and exterior elevations. It is important that the client provide input to the project manager at this time as the design development drawings are used as the basis for the construction drawings and used to further develop and refine the estimate of probable construction costs for the project.

Once the team prepares detailed working drawings, we progress into the construction document phase of the project. During this time, final drawings and specifications are produced for the project. These documents will be used for bidding the project to contractors. These drawings and specifications become part of the construction contract. The construction documents will include all necessary information to

ensure that the project will be constructed as conceived by the owner and design team.

#### **Goal/Objective 2:**

**Designer shall be responsible for researching and investigating the location of existing utilities, and to provide drawings and specifications of any and all aspects of the project as needed and directed by the owner and/or state agency, utility company or other approval authority for Charleston, West Virginia.**

Pickering Associates will use our survey crew to document the existing utilities. The design documents will show all locations and required changes to the existing utilities.

#### **Goal/Objective 3:**

**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 35%, 65%, 95% and 100%.**

We know the importance of not only understanding our client's budget, but also ensuring that the project is designed to fit into (and stay within) that budget. We utilize cost control methods to make sure that the overall project budget does not increase without the client's prior approval. We will provide an updated estimate of probable construction costs for 35%, 65%, 95% and 100% phases of design, thus monitoring and providing control for the project budget. Drawings and specifications will be submitted along with the cost estimates at the designated milestones. If scope items are added to the project during the design phase, we make certain that the client understands the implications and costs associated with each change or addition — prior to officially adding it to the project.

We submit cost estimates with the document submissions. Our cost estimates are line item estimates. We do not use square foot cost estimates. In order to provide estimates for probable construction costs with accuracy, Pickering Associates subscribes to and utilizes RS Means CostWorks On-Line. This tool provides comprehensive, localized, and up-to-date construction costs to help us create reliable estimates for our projects.

#### **Goal/Objective 4:**

**Provide construction administration and bidding services to the owner.**

Pickering Associates can handle the bidding & negotiation phase of the project with our experienced in-house construction administration team. We have systems in place, and are equipped to electronically distribute the bidding documents to contractors and equipment suppliers interested in bidding the project, as well as produce hard copies as required. We will assist in contacting contractors to get interest in bidding

the project; answer requests for information during the bidding process; assemble addendums; schedule, coordinate and lead a pre-bid meeting; and assist the owner with bid opening and contractor evaluation.

During construction administration Pickering Associates can be an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. Pickering will assist the owner in awarding the contract, lead and coordinate weekly construction meetings, produce meeting agendas and meeting minutes, answer RFI's from contractors, review submittals, process change orders and pay applications, perform regular site visits, complete a punch list at the end of the project, and keep the owner informed throughout the entire process. This closely monitored approach helps to ensure that the final project represents the intended design as indicated in the construction documents.

### *Our Unique Qualities:*

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 design projects similar to your HVAC 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 with the WVANG 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.



## YOUR PROJECT TEAM

---



### **Project Owner**

WV Army National Guard  
Construction and Facilities Management Office



## LEADERSHIP

---

### **Project Manager**

Spencer Kimble, PE  
Director of Municipal Design  
Civil Engineer

---

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, utility layout, street design and permitting assistance.

## DESIGN TEAM

---

### **Architecture**

Chris Mancuso, AIA

### **Structural Engineering**

Joe Tucker, P.E.

### **Mechanical Engineering**

Jeff Hosek, P.E., LEED AP

### **Electrical Engineering**

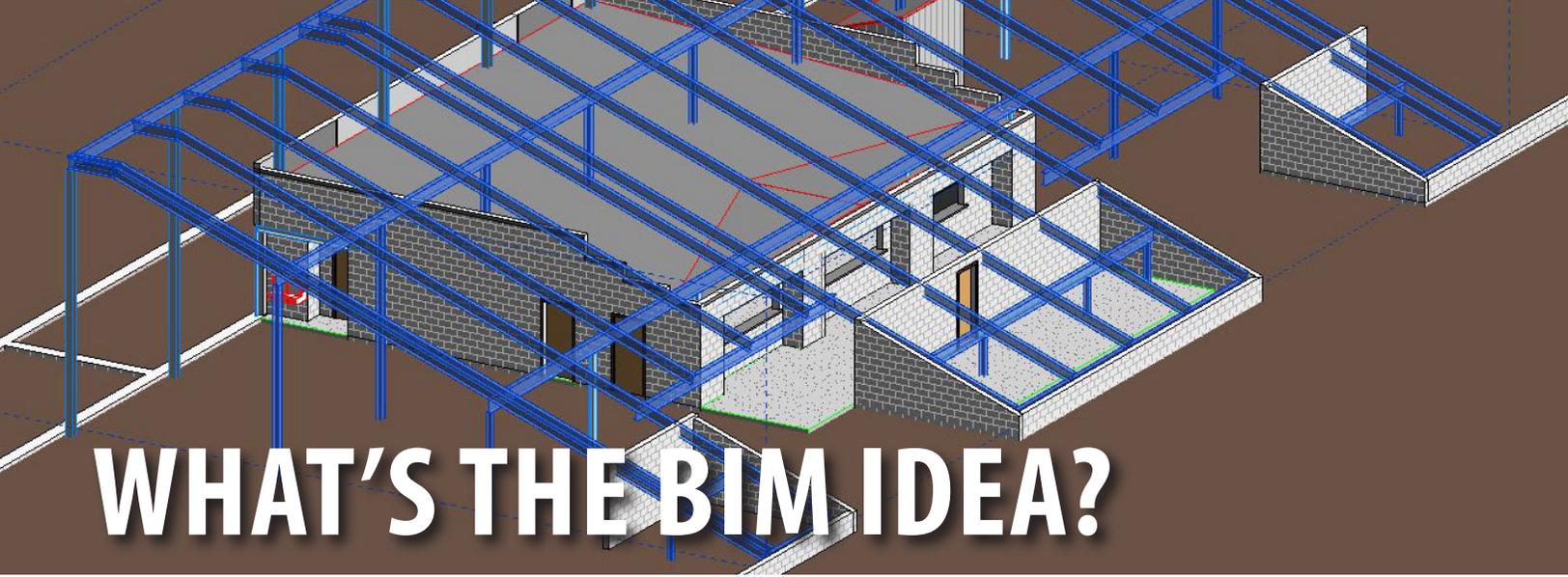
Mark Moore, P.E.

### **Plumbing Engineering**

David Boggs, P.E.

### **Construction Administration**

Sean Simon, AIA, NCARB



# WHAT'S THE BIM IDEA?

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

**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

**Approach**- recognizes that projects are constantly changing and evolving as the project progresses. We tailor a plan for the project objective then maintain and monitor the plan so we remain optimized to achieve project goals efficiently.

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 us understand the proposed design and coordinate to 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 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 that 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. 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!"

# MUNICIPAL AND HVAC EXPERIENCE

## **West Virginia Army National Guard Charleston, West Virginia**

Huntington Tri-State Armory-HVAC Renovation  
Kenova Vehicle Exhaust HVAC Upgrades  
Eleanor Readiness Center HVAC Renovations  
Camp Dawson Building 215 Windows and Door Replacements  
Camp Dawson Rappel Tower Renovation  
Camp Dawson Structural Repairs  
Camp Dawson Airfield Support Facility  
Camp Dawson Cottages 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 State Capital Complex Charleston, West Virginia**

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

## **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

## **Wood County Schools West Virginia**

Parkersburg High School Library HVAC Renovation  
Jefferson Elementary School 2nd Floor HVAC Renovation  
Blennerhassett Middle School Kitchen HVAC  
Jackson Middle School HVAC Replacement  
Franklin Elementary HVAC Renovations (Multi-year Phased)  
Martin Elementary HVAC Renovations (Multi-year Phased)  
PHS Library HVAC Renovations  
Parkersburg High School Auxiliary Gym HVAC Replacement  
Emerson Elementary HVAC Replacement

## **Wirt County Schools Elizabeth, West Virginia**

Wirt County Middle School HVAC Renovations

## **WVU - Parkersburg Parkersburg, West Virginia**

4th Floor HVAC Replacement  
IT Room HVAC Systems  
4th Floor HVAC VFD  
Caperton Center HVAC Renovation

## **Charleston Area Medical Center Charleston, West Virginia**

CDL 2 HVAC  
W&C Patient Room HVAC Renovation  
OR HVAC Air Exchange Design

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

OHFLAC HVAC Resolution  
Oxygen Storage Room HVAC

## **City of Parkersburg Parkersburg, West Virginia**

Engineering Assistance with Boiler I  
Old Sumner School Site and Building Evaluation  
Downtown Electrical Lighting Design  
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  
New Recreation Center

## **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  
Police Station Generator Renovation

# FEATURED PROJECTS

---



# WV ARMY NATIONAL GUARD

---

# KENOVA SHOP VEHICLE EXHAUST

## PROJECT SPECS:

PROJECT COST  
\$130,000

SQUARE FOOTAGE  
N/A

DESIGN COMPLETION  
APRIL 2019

CONSTRUCTION COMPLETION  
JANUARY 2020

Pickering Associates provided professional engineering services to The West Virginia Army National Guard for the renovations to an existing vehicle exhaust system in the field maintenance shop (FMS) at their Kenova facility. The renovations had to meet the HEMTT vehicle exhaust flow rate of 500 cubic feet per minute (CFM).

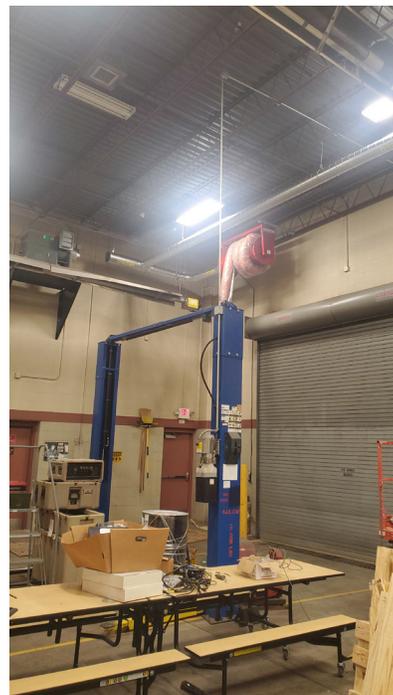
The scope of work included replacement of two existing engine exhaust fans with two new fans including two hose reels per system, for a total of four. Project included documentation of existing building, development of construction documents, preparation of probable construction cost, bidding, contracting and construction administration.

## SERVICES PROVIDED

MECHANICAL ENGINEERING  
ELECTRICAL ENGINEERING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

DAVID UNRUE  
PROJECT MANAGER  
P) (304) 561-6775  
E) DAVID.R.UNRUE.NFG@MAIL.MIL





# WVANG - ELEANOR ARMED FORCES CTR

---

## HVAC RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$646,400

DESIGN COMPLETION  
AUGUST 2020

CONSTRUCTION COMPLETION  
FEBRUARY 2021

### SERVICES PROVIDED

ELECTRICAL  
MECHANICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

DAVID UNRUE  
PROJECT MANAGER  
P) (304) 561-6775  
E) DAVID.R.UNRUE.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design improvements to their HVAC equipment.

The existing shower and locker room incorporated a new cooling unit and two other existing units were also replaced due to age. Pickering Associates worked with the client to select an energy recover unit with a cooling coil and heating coil to save on energy as well as control humidity within the shower and locker space. Two large packaged rooftop units were included in the design as alternates.

During the design the client desired to include a control sequence to close off all openings into the building as well as de-energize all air moving equipment.

The equipment and controls were awarded, and constructed on time and under budget.





# 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.

# WV ARMY NATIONAL GUARD

## CAMP DAWSON BUILDING 215 WINDOW AND DOOR REPLACEMENT AND MEDICAL WING RENOVATIONS

### PROJECT SPECS:

ESTIMATED PROJECT COST  
\$365,500 - WINDOWS & DOORS  
EST \$613,246 - MEDICAL WING

DESIGN COMPLETION  
SPRING 2019

CONSTRUCTION COMPLETION  
FALL 2021 - WINDOWS & DOORS  
OWNER TO DETERMINE - MEDICAL  
WING

### SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PLUMBING  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

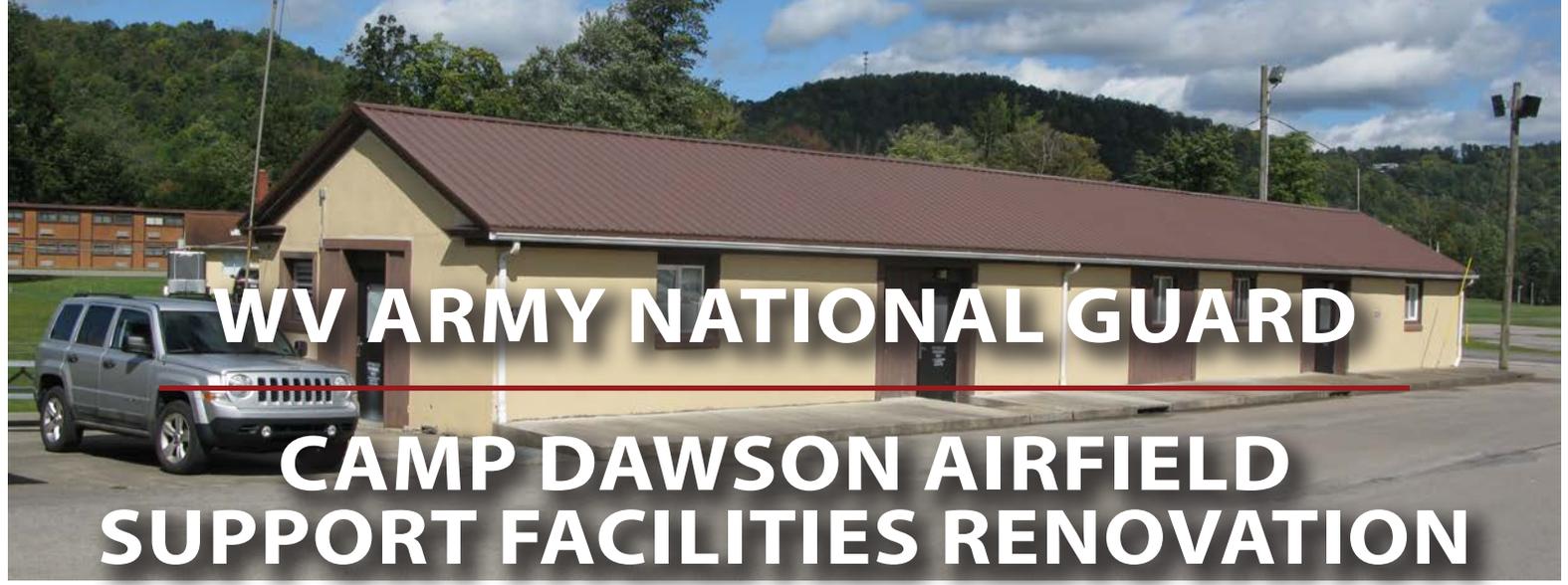
JONATHAN NEAL  
DEPUTY BRANCH CHIEF  
TRAINING SITE BRANCH  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

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

One project included complete replacement of doors and windows with new blast-resistant exterior doors and windows and all new interior doors.

The second project included complete demo and reconstruction of the medical wing to provide new waiting rooms, exam rooms, a dental suite, EKG room, hearing testing and multiple private offices, consultation rooms and restrooms.





# WV ARMY NATIONAL GUARD CAMP DAWSON AIRFIELD SUPPORT FACILITIES RENOVATION

## PROJECT SPECS:

ESTIMATED PROJECT COST  
\$992,240

DESIGN COMPLETION  
FALL 2021

CONSTRUCTION COMPLETION  
TO BE DETERMINED BY OWNER

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.

## 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



# STATE OF WEST VIRGINIA BUILDING 22 HVAC RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
\$2,308,775

DESIGN COMPLETION  
MAY 2020

CONSTRUCTION COMPLETION  
APRIL 2021

General Services Division’s Building 22 houses WV State Tax Department. The building is four floors with a mezzanine and a full basement.

The project included removal of an existing roof top chiller, installation of two new roof top units, installation of a dry cooler, replacement of all VAV’s through out the building, removal of all existing air handlers, installation of new ductwork from the roof top units down to each floor in an exterior enclosure, and new controls for all VAV’s and roof top units. There are CRAC units on the second floor which were changed over to operate with the roof mounted dry cooler since the chiller was removed.

## SERVICES PROVIDED

- ARCHITECTURE
- STRUCTURAL
- PLUMBING
- ELECTRICAL
- MECHANICAL
- CONSTRUCTION MANAGEMENT
- PROJECT MANAGEMENT

The work was completed while the building was occupied. With a great deal of pe-planning and a team approach each bi-weekly job meeting included discussion of progress and any needed changes were made relating to the schedule and relocation of staff. The most important factor was to keep the Tax operations working and this was accomplished.

## CLIENT CONTACT

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





# WV ARMY NATIONAL GUARD 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.



# CHARLESTON AREA MEDICAL CENTER

## WOMEN & CHILDREN'S HVAC

### PROJECT SPECS:

#### PROJECT COST

\$1,166,400

#### SQUARE FOOTAGE

N/A

#### DESIGN COMPLETION

FEBRUARY 2019

#### CONSTRUCTION COMPLETION

JANUARY 2020

### SERVICES PROVIDED

ELECTRICAL  
MECHANICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

DAVID CHILDERS  
CORPORATE DIRECTOR  
P) (304) 388-4930  
E) DAVID.CHILDRES@CAMC.ORG

The hospital desired flexibility/redundancy to switch from one of two plants in the event of maintenance or equipment failure. Chilled water pumps serving each side were separated with a cross connection between the existing 350 ton and 250 ton chiller plants at the Charleston Area Medical Center (CAMC) Women and Children's Facility.

The 350 ton unit is currently feeding 200 gallons per minute (GPM) to the 250 ton chiller loop. With the additional chilled water demand and the future cross over to the 250 ton chiller on the existing pumping system the existing duty/stand-by pumps were not sufficient. Both the duty and stand-by pumps will be upgraded to meet the new flow requirements. The pumps were designed operate in tandem to supply the total connected flow. The pumps were provided with VFD's for future modulating control of the future cross over piping system.

The intent of the future cross over piping is to remove the existing cross connection and abandon it in place and install a new cross connection sized for 100% of the current load served by the 250 ton chiller. The new cross connection will continually feed the 250 ton chiller loop and during emergency situations feed 100% of the demand on the 250 ton chiller plant.



# WOOD COUNTY SCHOOLS

---

## HVAC UPGRADES - 2021

### PROJECT SPECS:

PROJECT COST  
EST \$21 M

SQUARE FOOTAGE  
VARIOUS

DESIGN COMPLETION  
JAN 2022 - OCT 2023

CONSTRUCTION COMPLETION  
VARIOUS

### SERVICES PROVIDED

MECHANICAL  
ELECTRICAL  
ARCHITECTURAL  
STRUCTURAL  
PIPING  
PLUMBING  
CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

MICHAEL FLING  
ASSISTANT SUPERINTENDENT  
P) (304) 420-9670 X172  
E) MFLING@K12WV.US

Wood County Schools (WCS) desired to renovate existing HVAC systems in at least eight (8) facilities throughout the county. All projects were tied to Federal ESSERF Grants. The priority of the facilities were decided on Basic Services.

Pickering Associates provided design and construction administration (CA) services for each of the projects and bid each one out in separate packages. The original scope included Emerson Elementary, Edison Middle School, Jefferson Elementary, Martin Elementary, Parkersburg South High School, Parkersburg High School, Kanawha Elementary, Lubeck Elementary. Controls optimization for the fieldhouses of two high schools was added to the project At a later date.

Improvements include but are not limited to demolition of existing systems, procurement and installation of new equipment, associated architectural improvements, and electrical improvements to complete the HVAC Improvements to each facility.



# NOBLE LOCAL SCHOOL DISTRICT HVAC RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
\$2.3M

SQUARE FOOTAGE  
63,000 SF

DESIGN COMPLETION  
JUNE 2017

CONSTRUCTION COMPLETION  
SEPTEMBER 2017

## SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PIPING  
PROJECT MANAGEMENT

Pickering Associates was hired by the Noble Local School District to renovate the K-8 Building to completely redo the entire HVAC and cooling systems for the entire building. Pickering Associates performed a complete evaluation of the structure and the conditions it was in as well as a development plan of where to put the new systems.

The project required the skill set of the Structural, Mechanical, Architectural, Plumbing, and Electrical design. The entire system was completely replaced and upgraded to improving heating efficiency as well as install a new cooling system that the school did not have prior to the renovations. Pickering Associates performed all the Bidding and Construction Administration for the construction phase of the project, and it was completed in the summer of 2017 and was completed within the three-month period while administrative staff occupied the facility.

## CLIENT CONTACT

DAN LEFFINGWELL  
SUPERINTENDENT  
P) (740) 732-2084  
E) DAN.LEFFINGWELL@GOZEPS.ORG





# CITY OF CHARLESTON

---

# COMMUNITY CENTERS HVAC RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
VARIOUS

SQUARE FOOTAGE  
APPROX 6,800 SF PER FACILITY

DESIGN COMPLETION  
VARIOUS

CONSTRUCTION COMPLETION  
VARIOUS

## SERVICES PROVIDED

MECHANICAL  
ELECTRICAL  
PROJECT MANAGEMENT  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

JAMIE BOWLES  
PURCHASING DIRECTOR  
P) (304) 348- 8014 X176  
E)JAMIE.BOWLES@CITYOFCHARLESTON.ORG

Pickering Associates completed design services for renovation projects for three of the City of Charleston's Community Centers. The renovations provided HVAC and Electrical upgrades plus adding Air Conditioning to all 3 gymnasiums. The design was done in the most economical way in order for the City to gain the most impact with the least amount of construction dollars.

The MLK Community Center and the North Charleston Community Center were completed in September 2022. The Kanawha City Community Center was completed in August of 2023.





# WEST VIRGINIA UNIVERSITY AT PARKERSBURG

CAPERTON CENTER  
FOR APPLIED TECHNOLOGY

## CAPERTON CENTER HVAC REWORK

### PROJECT SPECS:

#### PROJECT COST

\$320,000

#### SQUARE FOOTAGE

10,000 SF

#### DESIGN COMPLETION

JANUARY 2010

#### CONSTRUCTION COMPLETION

AUGUST 2010

### SERVICES PROVIDED

ARCHITECTURE

ELECTRICAL

MECHANICAL

PIPING

CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

ALICE HARRIS

P) (304) 424-8225

E) AHARRI13@WVUP.EDU

Pickering Associates worked with WVU at Parkersburg to rework HVAC in four classroom bays in the Caperton Center for Applied Technology Building. Existing rooftop air handling units originally installed for a group of hands-on, heavy machinery training bays had become inefficient as a result of educational programming changes. Space are now set up for more traditional style classrooms and labs. WVU-P sought out our services to consolidate the HVAC system for these areas into a single unit to more efficiently and quietly service the bays.

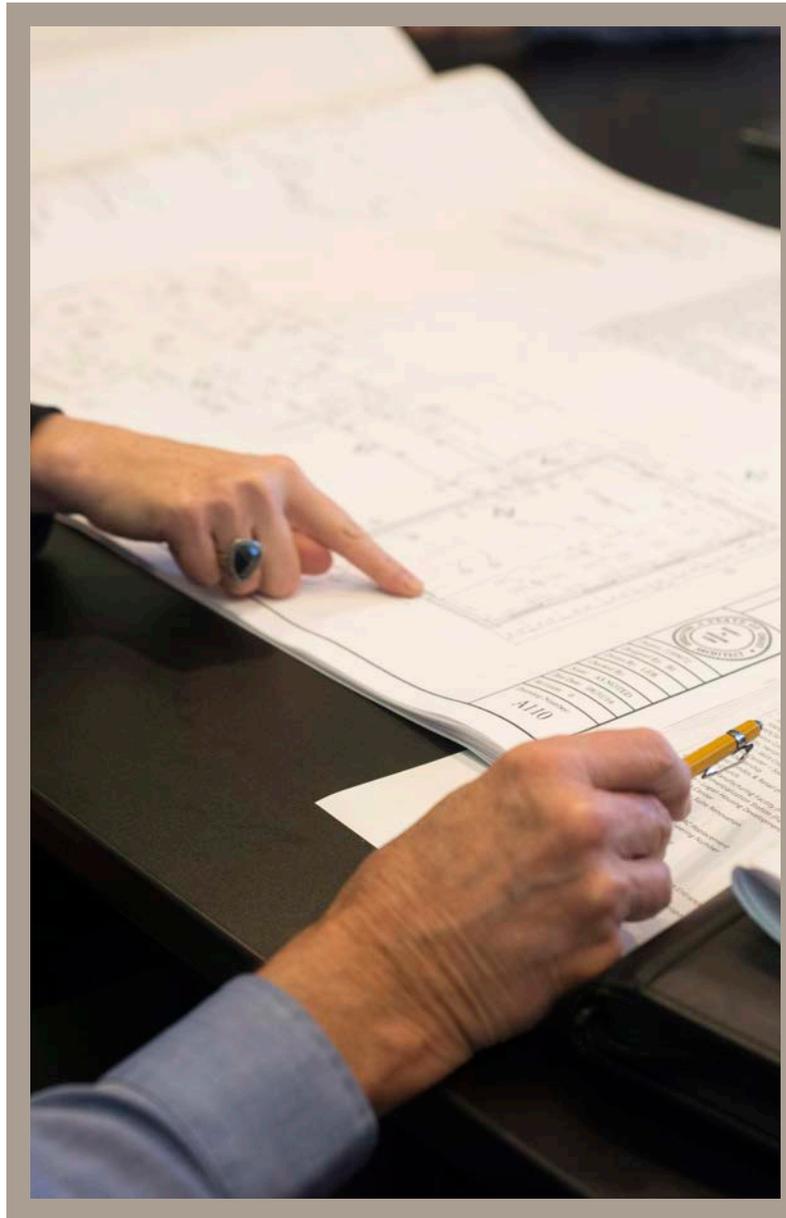
The existing bays were served by individual roof mounted air handlers. The four main rooms consisted of training areas for either high school students or college students for the training of firefighters, electrical, computer, and lab training rooms. Each of the four bays had a training area and an individual office. It had been the experience of the faculty and staff that this setup proved difficult to easily keep a comfortable, learning atmosphere.

As part of the project, a suspended ceiling and modified lighting was designed for each bay/ classroom. This helped both acoustics and aesthetics by better containing a dense network of drains, electrical busses and ductwork. Four existing transformers, previously located within these classrooms, were relocated to storage areas.

Pickering Associates also provided design & specifications for replacing the entire roof area that was affected as a result of the work. This was bid as an alternate to only patching affected areas.

# RESUMES

---





# SPENCER KIMBLE, P.E.

DIRECTOR OF MUNICIPAL DESIGN  
PRINCIPAL CIVIL ENGINEER

## BACKGROUND:

### EDUCATION

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

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA, OHIO

### YEARS EXPERIENCE

18 YEARS

- Civil Engineer for Wood County Schools 2022 Paving Projects, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Tech Center New Parking Lot and Bus Drive Repair and Repaving, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Jefferson and Criss New Parking Lots, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Emerson Elementary Parking Lot, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools for Blennerhassett Addition, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Edison Middle School Additions and Renovations, Parkersburg, W.Va.
- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, Ohio.
- Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout WV 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.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, W.Va.
- Civil Engineer for two new \$8M full service maintenance facilities for state DOT operations.
- Lead Civil Engineer for construction of a new 4 story hotel 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



## CHRISTOPHER MANCUSO, AIA

ARCHITECT  
PROJECT MANAGER

### BACKGROUND:

#### EDUCATION

UNIVERSITY OF KENTUCKY  
MASTERS OF ARCHITECTURE  
BACHELOR OF ARTS IN ARCHITECTURE

#### LICENSES

PROFESSIONAL ARCHITECT  
WEST VIRGINIA, OHIO, KENTUCKY

#### YEARS EXPERIENCE

7 YEARS

- Architect for State of West Virginia Building 32 Water Infiltration Issues.
- Architect for State of West Virginia Building 22 HVAC Replacement.
- Architectural design for State of West Virginia Building 22 Interior Renovations.
- Architectural designer conceptual and schematic design on the Washington County Courthouse Renovation in Marietta, Ohio
- Project Architect for the new Public Library in Williamstown, West Virginia.
- Architectural designer for the new classroom additions and secure entrance on the elementary side of the Blennerhassett School Facilities.
- Architectural designer for Master Plans for the YMCA in Parkersburg, West Virginia.
- Architect for the 6,500 SF roof replacement of Washington Elementary school roof in Marietta, Ohio.
- Architectural designer for renovations to a 7,500 SF old school building into a new community health clinic in Arnoldsburg, West Virginia.
- Architectural designer for a new 5,600 SF building for Harbor Point in Williamstown, West Virginia.
- Architectural designer for locker room renovations for YMCA in Parkersburg, West Virginia.
- Architect for multiple HVAC renovations for Wood County Schools.
- Architectural designer for conceptual and schematic designs on a golf club renovation with a spa and resort addition in New Mexico.

BUILDINGS ARE DEEPLY EMOTIVE STRUCTURES WHICH FORM OUR PSYCHE. PEOPLE THINK THEY'RE JUST THINGS THEY MANEUVER THROUGH, BUT THE MAKEUP OF A PERSON IS INFLUENCED BY THE NATURE OF SPACES.

David Adjaye



## JOE TUCKER, P.E.

PRINCIPAL STRUCTURAL ENGINEER  
CONSTRUCTION ADMINISTRATION

### BACKGROUND:

#### EDUCATION

OHIO UNIVERSITY  
B.S. CIVIL ENGINEERING

#### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA, OHIO

#### YEARS EXPERIENCE

45 YEARS

- Structural Engineer for exterior masonry wall replacement for Meigs County Highway Department.
- Structural Engineer for the renovations of the Capitol Market in Charleston, W.Va.
- Structural review for equipment replacements at Cabell Huntington Hospital in Huntington, W.Va.
- Structural review of existing conditions for permit drawing to renovate shopping space for new tenant.
- Structural Engineer for elevator addition to the Arc of the Mid-Ohio Valley offices in Parkersburg, W.Va.
- Structural Engineer for elevator addition to the Oil and Gas Museum in Parkersburg, W.Va.
- Structural Engineer for water line upgrades to the Minnie Hamilton Health Services Grantsville Campus in Grantsville, W.Va.
- Civil and Structural review of Construction Documents for the Mountaineer Food Bank Expansion in Gassaway, W.Va.
- Structural assessment and review of college dormitory building to address slippage due to storm water in Parkersburg, W.Va.
- Civil and Structural design and site development for Marietta College softball and soccer fields in Marietta, Ohio.
- Structural engineering designs for renovations to install an elevator in a private residence.
- Project Manager for new pedestrian bridge crossing Sandy Creek and connecting the City of Ravenswood W.Va. to Ravenswood River Front Park.

“OPPORTUNITY IS MISSED  
BY MOST PEOPLE  
BECAUSE IT IS DRESSED  
IN OVERALLS AND LOOKS  
LIKE WORK.”

Thomas A. Edison



## JEFFREY HOSEK, P.E. LEED AP

ARCHITECTURAL AND ENGINEERING MANAGER  
PRINCIPAL MECHANICAL ENGINEER  
LEED PROJECT ENGINEER

### 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

- Project Manager and Mechanical Engineer on WVANG Eleanor Armed Forces Center in Red House, W.Va.
- Project Manager on WVANG Kenova Shop Vehicle Exhaust in Kenova, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Cottages in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Building 215 Medical Wing Renovation in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Rappel Tower Support Renovation in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Airfield Support Facility in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Wood County Schools 2021 HVAC Upgrades Wood County, W.Va. (Approx \$21 Million)
- Project Manager CAMC Womens & Children HVAC Renovation Charleston, W.Va.
- Lead Mechanical Engineer - HVAC State of WV Building 22 HVAC Renovations in Charleston, W.Va.
- Project Manager for Noble Local School District K-8 Building HVAC Replacement Noble County, Ohio
- Lead Mechanical Engineer West Virginia University - Parkersburg Caperton Center HVAC Rework in Parkersburg, W.Va.
- Lead Mechanical Engineer for West Virginia Dept of Natural Resources District 6 Complex in Parkersburg, W.Va.
- Lead Mechanical Engineer for West Virginia Dept of Natural Resources North Bend Lodge Renovation in Parkersburg, WV in Cairo, W.Va.

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss



# 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

20 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 State of WV Building 22 HVAC Renovations in Charleston, W.Va.
- Electrical Engineer for West Virginia Dept of Natural Resources North Bend Lodge Renovation in Parkersburg, WV in Cairo, W.Va.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, W.Va.
- 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, 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.

“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



# DAVID BOGGS, P.E.

EXECUTIVE VICE PRESIDENT OF DESIGN  
PRINCIPAL MECHANICAL ENGINEER,  
SENIOR PLUMBING ENGINEER

## BACKGROUND:

### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT  
VIRGINIA TECH.  
B.S. MECHANICAL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA, OHIO

### YEARS EXPERIENCE

29 YEARS

- Lead Plumbing Engineer for State of West Virginia Building 22 Interior Renovations.
- Lead Plumbing Engineer for State of West Virginia Building 22 HVAC Replacement.
- Project Manager and Plumbing Engineer of record for the MEP services on a \$25MM high-rise dormitory in Glenville, W.Va.
- Project Manager and Plumbing Engineer of record for a dual boiler system replacement to a school in Parkersburg, W.Va.
- Project Manager and Plumbing Engineer of record for a potable water system repair in an elementary school in Vienna, W.Va.
- Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system on a university campus in Parkersburg, W.Va.
- Project Manager and Lead Mechanical/Plumbing Engineer for multiple dormitory bathroom renovation projects at a college in Marietta, Ohio.
- Project Manager and Lead Mechanical Engineer for multiple projects at Ohio University in Athens, Ohio.
- Lead Mechanical/Plumbing Engineer of record for a new \$7MM medical office facility in Parkersburg, West Virginia.
- Lead Mechanical/Plumbing Engineer of record for a \$1MM medical/dental office facility in Parkersburg, West Virginia.
- Lead Mechanical/Plumbing Engineer of record on the design of a new science facility on a university campus in Vienna, W.Va.

“DETERMINE THAT THE  
THING CAN AND SHALL  
BE DONE, AND THEN WE  
SHALL FIND THE WAY.”

Abraham Lincoln



## SEAN G. SIMON, AIA, NCARB

DIRECTOR OF CONSTRUCTION ADMINISTRATION  
SENIOR PROJECT ARCHITECT

### BACKGROUND:

#### EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE  
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE  
PROFESSIONAL BACHELOR OF ARCHITECTURE

#### LICENSES

PROFESSIONAL ARCHITECT  
WEST VIRGINIA, OHIO

#### YEARS EXPERIENCE

32 YEARS

- Project and Construction Administration for State of West Virginia Building 22 Interior Renovations.
- Project Manager for State of West Virginia Building 32 Water Infiltration Issues.
- Project Manager for State of West Virginia Building 22 HVAC Replacement.
- 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 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.

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

Aristotle



# REFERENCES



**CITY OF  
PARKERSBURG**  
City of Parkersburg  
Parkersburg, W.Va.

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



**Randolph County Development  
Authority**  
Elkins, W.Va.

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



**West Virginia  
General Services**

**State of WV General Services**  
Charleston, W.Va.

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



**Mark Mondo- Building and  
Excavating, Inc.**  
Reno, Ohio

John H. Anderson, Project Manager, Business  
Development  
(P) (740) 376-9396  
(E) john@mondobuilding.com



**City of Vienna**  
Vienna, W.Va.

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

**Larry Lang Excavating, Inc.**  
Beverly, Ohio

Larry Lang, President  
(P) (740) 984-4750  
(E) doubledozer@lidozer.com

**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.

(Printed Name and Title) \_\_\_\_\_

(Address) \_\_\_\_\_

(Phone Number) / (Fax Number) \_\_\_\_\_

(email address) \_\_\_\_\_

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Signature of Authorized Representative)

\_\_\_\_\_  
(Printed Name and Title of Authorized Representative) (Date)

\_\_\_\_\_  
(Phone Number) (Fax Number)

\_\_\_\_\_  
(Email Address)