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## Header 1

List View

## General Information

Contact

Default Values

Discount

Document Information

Clarification Request

Procurement Folder: 1464651

Procurement Type: Central Contract - Fixed Amt

Vendor ID: 000000206169

Legal Name: PICKERING ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 08/13/2024

Response Time: 9:33

Responded By User ID: PickeringAssoc

First Name: Stephanie

Last Name: Donahoe

Email: sdonahoe@pickeringusa.com

Phone: 304-345-1811

SO Doc Code: CEOI

SO Dept: 0211

SO Doc ID: GSD2500000001

Published Date: 8/6/24

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Close Time: 13:30

Status: Closed

Solicitation Description: Building 74 Design Renovations Project

Total of Header Attachments: 1

Total of All Attachments: 1



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:** 1464651  
**Solicitation Description:** Building 74 Design Renovations Project  
**Proc Type:** Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2024-08-13 13:30	SR 0211 ESR08132400000001055	1

**VENDOR**  
000000206169  
PICKERING ASSOCIATES INC

**Solicitation Number:** CEOI 0211 GSD2500000001  
**Total Bid:** 0  
**Response Date:** 2024-08-13  
**Response Time:** 09:33:57  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
Melissa Pettrey  
(304) 558-0094  
melissa.k.pettrey@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	Architectural engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:**

**Extended Description:**

Building 74 Design Renovations Project



## **BUILDING 74 DESIGN RENOVATIONS PROJECT**

### **CEOI GSD2500000001**

AUGUST 13, 2024



EST. 1988

# OUR MISSION

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

Department of Administration, Purchasing Division  
Melissa Pettrey  
2019 Washington Street East  
Charleston, WV 25305-0130



Ms. Pettrey,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for Building 74 Design Renovations Project. 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, WV DNR, City of Parkersburg, and many others. We have completed similar renovation and building envelope work for the State at Building 22 and Building 32.

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 WVDOH, WVDEP, OFLAC 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.

We feel that 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, which appears to read "Mark A. Welch", is positioned below the "Respectfully submitted," text.

Mark Welch, PE  
Director of Commercial and Municipal Design  
mwelch@pickeringusa.com



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# ABOUT THE COMPANY

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

## MUNICIPAL

For owners and designers, municipal 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 municipal projects allow a design team to start from the ground up, many municipal 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. 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.

Municipal buildings 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 in other facility designs. Pickering throughout the years has been able to engage with many civic organizations to provide design and consultant services on multiple projects including court room designs, upgrades and

renovations, 911 Command Centers, office facilities, fire stations, and conference 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 ADA compliance, higher security through knowledgeable design practices and the use of technology, greater occupancy safety while providing our clients with scheduled phase gate review points for proper oversight and approval,

## OUR APPROACH

concise project management to maintain budget and schedule oversight and assistance throughout the review and approval process with governing agencies.

With more than 70 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. All projects are scheduled out through all phases of delivery by our resource manager and the project manager, assigning the necessary resources to perform to the schedule necessary for that project and highlight major milestones long before they could become an issue.

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 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, Mark Welch, will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the GSD and other stakeholders informed throughout

## **OFFICE LOCATION: HEADQUARTERS**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

Mark Welch, P.E.  
Project Manager  
(P) (304)464-5305 EXT: 1301  
(E) mwelch@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*

the entire process and confirm information gets distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Mark will also lead in the development of the project schedule in conjunction with GSD and necessary stakeholders.

Pickering's project approach for each goal outlined below will look for any opportunity to reduce the overall projected schedule as well as project budget.

#### **Goal/Objective 1:**

**Vendor will assess the current conditions of the building envelope, interior and exterior finishes, windows, roof, mechanical and electrical systems. Vendor shall address and provide options for resolving found building code and life safety issues. The Vendor to also include within their assessment an evaluation of the facility's structural integrity.**

Pickering's design process will begin with examining the existing conditions equipment and facilities. We will review all exterior and interior conditions including the building's interior and exterior finishes, windows and ribbon window systems, HVAC equipment, roof, and exterior building envelope. A structural assessment will be conducted during this stage as well.

After review of the site conditions, we will produce a report of our findings along with recommendations on how to correct the issues. This would be very similar to what we did at the Governors Mansion, Building 22 and Building 32. The exterior envelope evaluation of the Governors Mansion and Building 32 projects were very successful projects. Included in the attached project sheets are additional examples which include interior renovations, accessibility corrections, fire code corrections and structural assessment and design of corrections.

We always involve the authorities-having-jurisdiction during the early stages of a project 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.

We are also familiar with several of the life safety systems that are in other State buildings. We will evaluate and compare the current system in Building 74 to others and recommend updates or a new system to serve the entire building. The recommendation will be based on the most economical choice for the project.



In order to provide estimates for probable construction costs with accuracy, Pickering 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.

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 knowledge or 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 35%, 65%, 95% and 100% 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.

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

**Upon submission of the building assessment, the Vendor shall be requested to provide a design services consisting of construction bidding documents, a cost estimate with design options, and construction administration services for a comprehensive renovation of the facility. The Vendor should resolve building code and life safety issues within the construction documents bringing the building up to current office building standards. Vendor shall also include site improvements consisting of parking lot repaving and upgrading the existing site lighting.**

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. We have completed several projects governed by the WV State Purchasing Division guidelines. In the past four years we have completed Building 8 Governor's Mansion and Building 22 Tax and Revenue HVAC, Building 22 Ejector Pump, Building 22 First Floor



Renovations, Building 32 Water Infiltration, and currently Building 22 Interior Renovations, all under WV State Purchasing guidelines. All the projects came in on time, in budget and scope.

The team will move into the design development phase and expand the building assessment into contract and construction bidding documents. We will create final designs that will best fit with the Owner's needs and budget. Pickering will create a bid package with all required code specification updates and address all life safety issues. We will include the cost projections for the renovation in the cost estimate provided with the evaluation report. Site improvements to the parking lot lighting and paving will also be included in the construction documents.

During construction administration Pickering Associates will 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. In addition, Pickering will attend any committee meetings to discuss the project. This closely monitored process helps to ensure that the final project represents the intended design as indicated in the construction documents.

Pickering uses the construction management software Procore during the Construction Administration Phase of the project. Drawings and Specifications are uploaded to the program and can be accessed from your phone, tablet, or computer, whether you are at your desk or in the field you have access to the construction documents. Contractor's upload RFIs and Submittals through Procore. Meeting Minutes, Job Site visits and Field Reports are uploaded and distributed to the stakeholders. General Services staff and any other stakeholders will have access to the project through Procore and will be able to monitor the progress of construction.

### *Our Unique Qualities:*

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

1) Full Service Firm: Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. We can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) Our Experience: We have completed other similar design projects 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 State of West Virginia 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

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### Project Owner

West Virginia State  
Department of Administration  
General Services Division



## LEADERSHIP

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### Project Manager

Mark Welch, PE  
Director of Commercial and  
Municipal Design  
Civil/Structural Engineer

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Mark coordinates and manages teams that provide site planning and development to industrial and commercial accounts.

He has contributed to 100s of projects and has a wealth of experience with stormwater management, erosion control, site utility layout, and permit assistance.

## DESIGN TEAM

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### Civil Engineering

Spencer Kimble, P.E.

### Structural Engineering

Joe Tucker, P.E.

### Mechanical Engineering

Mindi Moore, P.E.

### Electrical Engineering

Carl Henson, P.E.

### Plumbing Engineering

David Boggs, P.E.

### Surveying

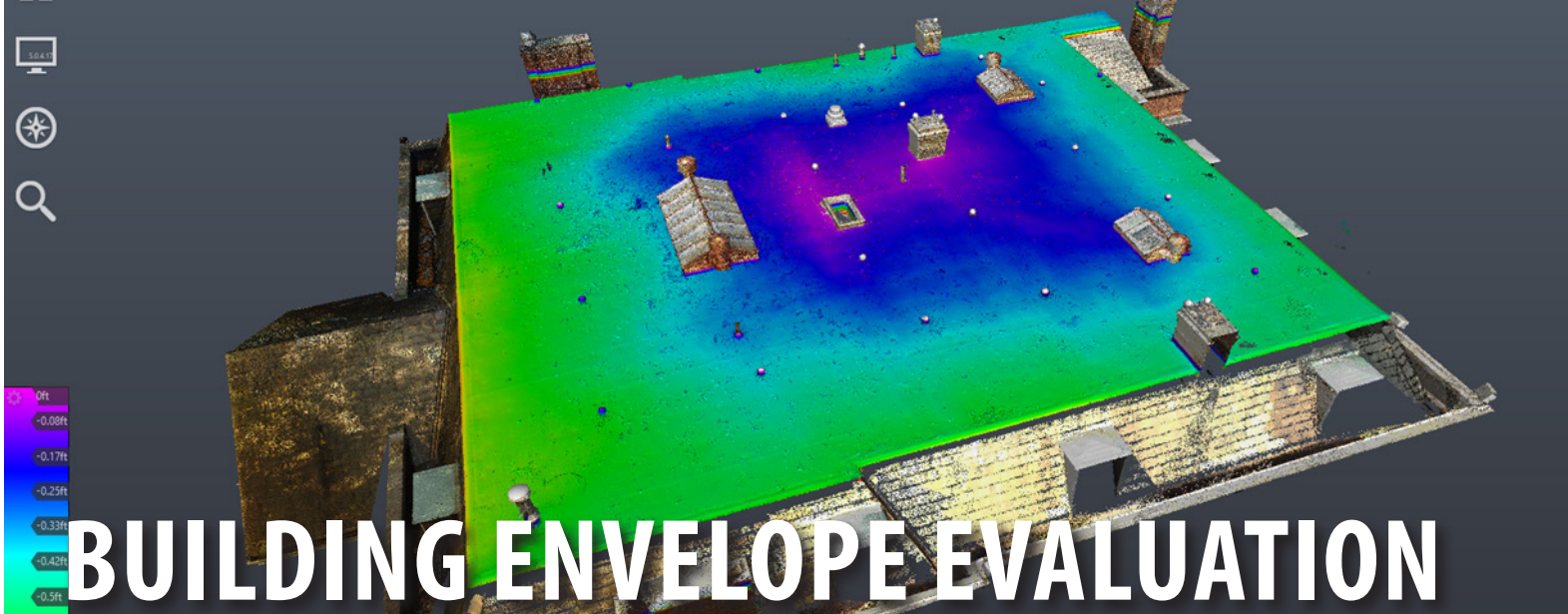
Bill Showalter, P.S.

### Construction Administration

Sean Simon, AIA, NCARB

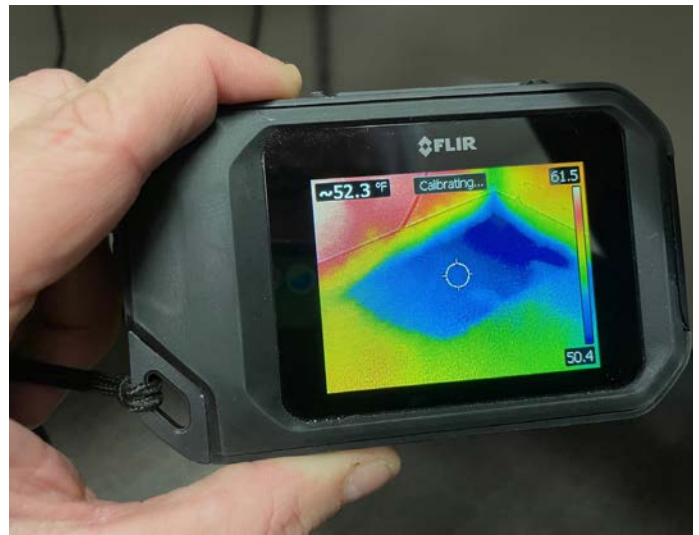
### Architecture

Chris Mancuso, AIA



Pickering uses technology and experience to help find source(s) of water infiltration and other building envelope issues. When reviewing roof drainage issues, our 3D scanner helps highlight ponding areas. While on site we can pay particular attention to these problematic areas.

When reviewing windows and general wall construction, our thermal camera and moisture meter help pin point the source of infiltration. Sometimes limited demolition is required to verify our assumptions. Pickering uses these tools to minimize demolition and to clarify the issues.



# PAST PROJECTS

\* More Project examples available upon request

## **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

## **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 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

## **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

## **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

## **Parkersburg Utility Board**

### **Parkersburg, West Virginia**

Repair Martown Reservoir Communication  
Add radio & PLC to Pettyville site  
Quincy Street SCADA

## **Parkersburg & Wood County Library**

### **Parkersburg, West Virginia**

Library Sign Foundation  
Emerson Library Roof Replacement  
Emerson Library Renovation & New Entry Addition

## **Lubeck Utility Board**

### **Lubeck, West Virginia**

Troubleshooting Device Net  
Lookout HMI to Panelview SE Display  
Install Pressure Filtration Sys PLC

# FEATURED PROJECTS

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# STATE OF WEST VIRGINIA

## BUILDING 32 WATER INFILTRATION

### PROJECT SPECS:

PROJECT COST  
EST \$450,000

DESIGN COMPLETION  
JUNE 2022

CONSTRUCTION COMPLETION  
NOVEMBER 2022

Pickering Associates was hired to investigate the water infiltration of Building 32 - DHHR, determine the causes and solutions.

The investigation included windows, wall panel joints (both interior and exterior), top of roof parapets and wall reglet above one story roof.

As part of our investigation, we had a roofer remove some of the metal wall coping to verify that the roof membrane extended past the face of the parapets. Our design will address cracking in the precast concrete panels with injected epoxy to make them more water resistant. The project will also include cleaning and painting of the entire building.

### SERVICES PROVIDED

STRUCTURAL  
ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

TIM LEE  
ARCHITECTURE AND ENGINEERING SECTION  
P) (304) 352-5536  
E) TIMOTHY.M.LEE@WV.GOV





# STATE OF WEST VIRGINIA

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## 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.

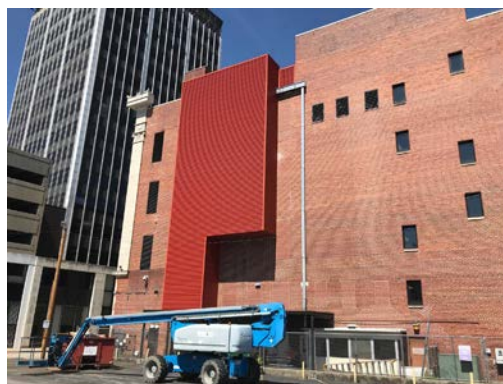
### SERVICES PROVIDED

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





# STATE OF WEST VIRGINIA

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## 1ST FLOOR RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$591,325

DESIGN COMPLETION  
AUGUST 2021

CONSTRUCTION COMPLETION  
EST JUNE 2022

Pickering Associates met with State Tax and designed a public meeting space on the first floor of Building 22.

The new space included 8 personal meeting rooms, conference room, security office, public waiting area, 5 private offices and public restrooms. The existing space was demolished and all finishes removed. The new design included all new finishes and new LED lights. Also, a new entry door from the vestibule into the public meeting area was included.

Due to IRS and State Tax requirements it was very important to keep staff and public separated. The new design lets both groups interact, but the public never has access to restricted areas of the building.

### SERVICES PROVIDED

ARCHITECTURE  
PLUMBING  
MECHANICAL  
ELECTRICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

TIM LEE  
ARCHITECTURE & ENGINEERING MANAGER  
P) (304) 558-2317  
E) TIMOTHY.M.LEE@WV.GOV





# CITY OF PARKERSBURG

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## DOWNTOWN OFFICE BUILDING RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$750,000

SQUARE FOOTAGE  
6,148 SF

DESIGN COMPLETION  
JUNE 2016

CONSTRUCTION COMPLETION  
NOVEMBER 2016

### SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PIPING  
STRUCTURAL


### CLIENT CONTACT

LAURIE FAIRCHILD  
TITLE  
P) (703) 887-7299  
E) FPSGOV13@GMAIL.COM

Pickering Associates was hired to conduct renovations to a communal office building location in Parkersburg, WV. The facility houses three different government agencies including, the Department of Labor, Social Security Administration, and the Internal Revenue Service. The team worked with all of the clients to develop a renovation design for the entire facility. This required demolition plans, overall fire safety and code review services, and a completely new design layout for the entire work space, including most of the common space areas, toilet room renovations, storage spaces, data and communications rooms.

The renovations included providing a replacement for an existing split system for a new central air handler station with VAV zones. Design also included updates to the kitchenette area for new plumbing and sink installation, as well as a coffee bar station. The team also developed a new electrical plan for the entire floor to ensure installation of a new lighting system and emergency/egress lighting would meet requirements. A new security system was installed and all the specifications for a new communications and wiring system.





# WOOD COUNTY SCHOOLS

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## SCHOOL BOND ROOF REPLACEMENTS

### PROJECT SPECS:

PROJECT COST  
APPROX \$16MM

SQUARE FOOTAGE  
TOTAL ESTIMATED 1,000,500

DESIGN COMPLETION  
2017 - 2019

CONSTRUCTION COMPLETION  
2017 - 2019

### SERVICES PROVIDED

ARCHITECTURE  
PROJECT MANAGEMENT  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

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

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

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

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

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



# 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

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.

### CLIENT CONTACT

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

A photograph of a modern, single-story concrete building with several windows, situated in a grassy field. In the foreground, there is a covered picnic area with wooden benches and tables. The background shows a line of trees and a clear blue sky with some clouds.

# 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.



# WEST VIRGINIA DIVISION OF NATURAL RESOURCES

## NORTH BEND STATE PARK LODGE RENOVATION

### PROJECT SPECS:

PROJECT COST  
EST \$4.07 MILLION

SQUARE FOOTAGE  
26,288 SF

DESIGN COMPLETION  
APRIL 2020

CONSTRUCTION COMPLETION  
JANUARY 2022

### SERVICES PROVIDED

ARCHITECTURE  
BIM DESIGN  
CIVIL  
LANDSCAPE ARCHITECTURE  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
PLUMBING  
PROJECT MANAGEMENT  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

BARROW KOSLOSKY  
CHIEF, PLANNING, ENGINEERING AND MAINTENANCE  
P) (304) 558-2764  
E) [BARROW.A.KOSLOSKY@WV.GOV](mailto:BARROW.A.KOSLOSKY@WV.GOV)

Pickering Associates worked with the West Virginia Division of Natural Resources (WVDNR) to perform design services for redecorating and renovating the North Bend State Park Lodge in Cairo, West Virginia. The project includes replacement of the existing membrane roofing system (approximately 16,000 SF), total ADA upgrades, modifications to improve the exterior facade and landscaping, window replacement and addition of new window locations, as well as design of a pergola structure at the existing outdoor dining area.

Interior improvements include: Door replacement and access control, new flooring throughout the building, toilet room upgrades, wall and ceiling finish replacement, plumbing fixture replacement, water heater replacement, new LED lighting throughout, addition of a fire alarm system, replacement of kitchen hood system, replacement of PTAC units in guest rooms, new mechanical system in dining room and lobby areas to replace existing PTAC units, add HVAC/fresh air to existing corridor spaces, addition of a standby generator, and material, color & furniture selection.

Virtually every interior and exterior feature was replaced or improved to create a comfortable and modern lodge.



# STATE OF WEST VIRGINIA

## GOVERNOR'S MANSION EXTERIOR ENVELOPE RENOVATIONS

### PROJECT SPECS:

#### PROJECT COST

\$451,125

#### SQUARE FOOTAGE

VARIOUS

#### DESIGN COMPLETION

JUNE 2020

#### CONSTRUCTION COMPLETION

MARCH 2021

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

### SERVICES PROVIDED

ARCHITECTURE

STRUCTURAL

CONSTRUCTION MANAGEMENT

PROJECT MANAGEMENT

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

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

### CLIENT CONTACT

SCOT R. CASDORPH, P.E.

ARCHITECTURE & ENGINEERING MANAGER

P) 304-957-7145

E) SCOT.R.CASDORPH@WV.GOV





# 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

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## 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

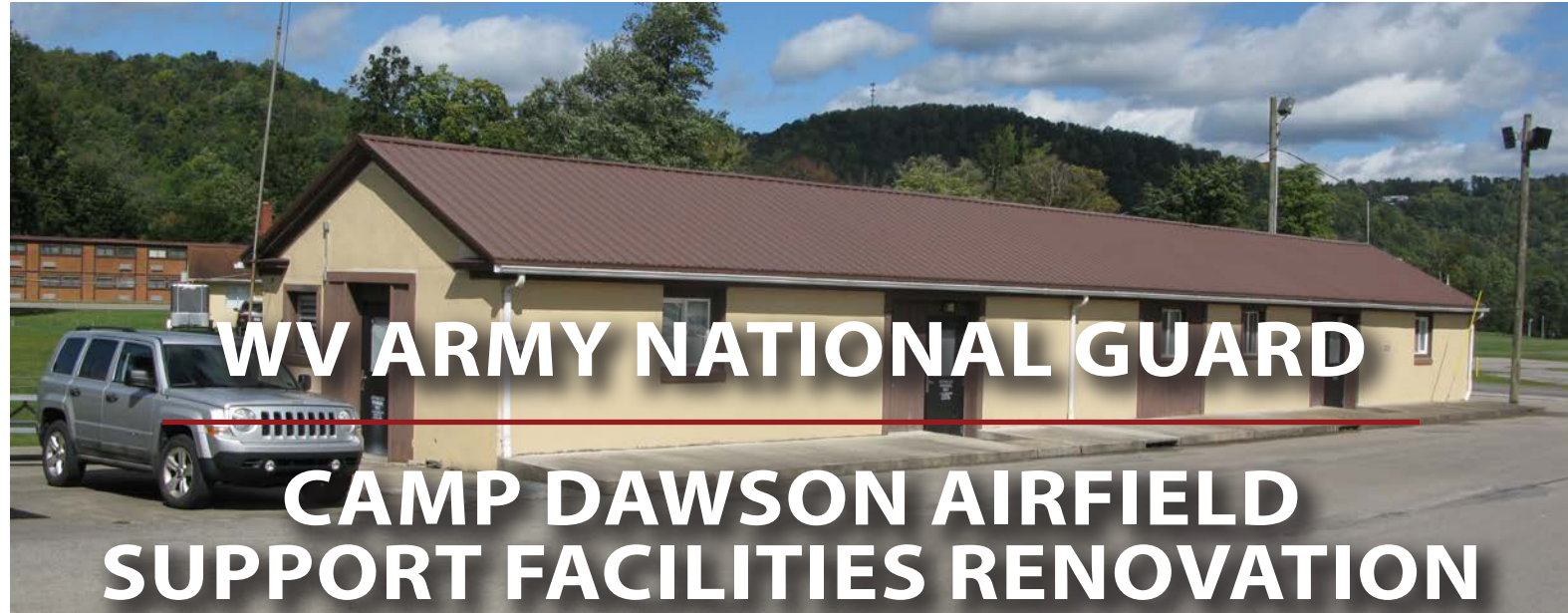
### CLIENT CONTACT

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.



# PARK CENTER, LLC

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## PARKING LOT REPAIRS

### PROJECT SPECS:

PROJECT BUDGET  
\$170,000

SQUARE FOOTAGE  
90,000 SF

DESIGN COMPLETION  
2015

CONSTRUCTION COMPLETION  
2016

### SERVICES PROVIDED

CIVIL  
ELECTRICAL  
SURVEYING  
PROJECT MANAGEMENT

Pickering Associates was hired by Park Center LLC to repair the parking lot for the American National University located in the Park Shopping Plaza in Parkersburg, West Virginia. The existing concrete parking lot was cracked and did not drain properly.

The project included repairing the cracked concrete of the existing lot before resurfacing with asphalt. Repairs and adjustments to the catch basins and drainage were also incorporated. The team provided all the design development and surveying services for the project. The project scope included topographic surveying of the project area, above and below the ground for utility maintenance. Additionally, the team developed the site grading and drainage, as well as overseeing all of the bidding and contracting requirements.

During construction, additional scope was requested from Pickering to assist with site lighting upgrades.

### CLIENT CONTACT

BRAD GLAZER

P) 513-936-4801  
E) BRAD@GLAZER.NET





# WV DHHR

## EASTRIDGE HEALTH SYSTEMS MASONRY REPAIRS

### PROJECT SPECS:

PROJECT BUDGET  
\$374,083

SQUARE FOOTAGE  
NA

DESIGN COMPLETION  
APRIL 2019

CONSTRUCTION COMPLETION  
NOVEMBER 2020

### SERVICES PROVIDED

ARCHITECTURE  
STRUCTURAL  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

KRISTOPHER R. WILCOXEN  
P) (304) 993-0480  
E) KRISTOPHER.R.WILCOXEN@WV.GOV

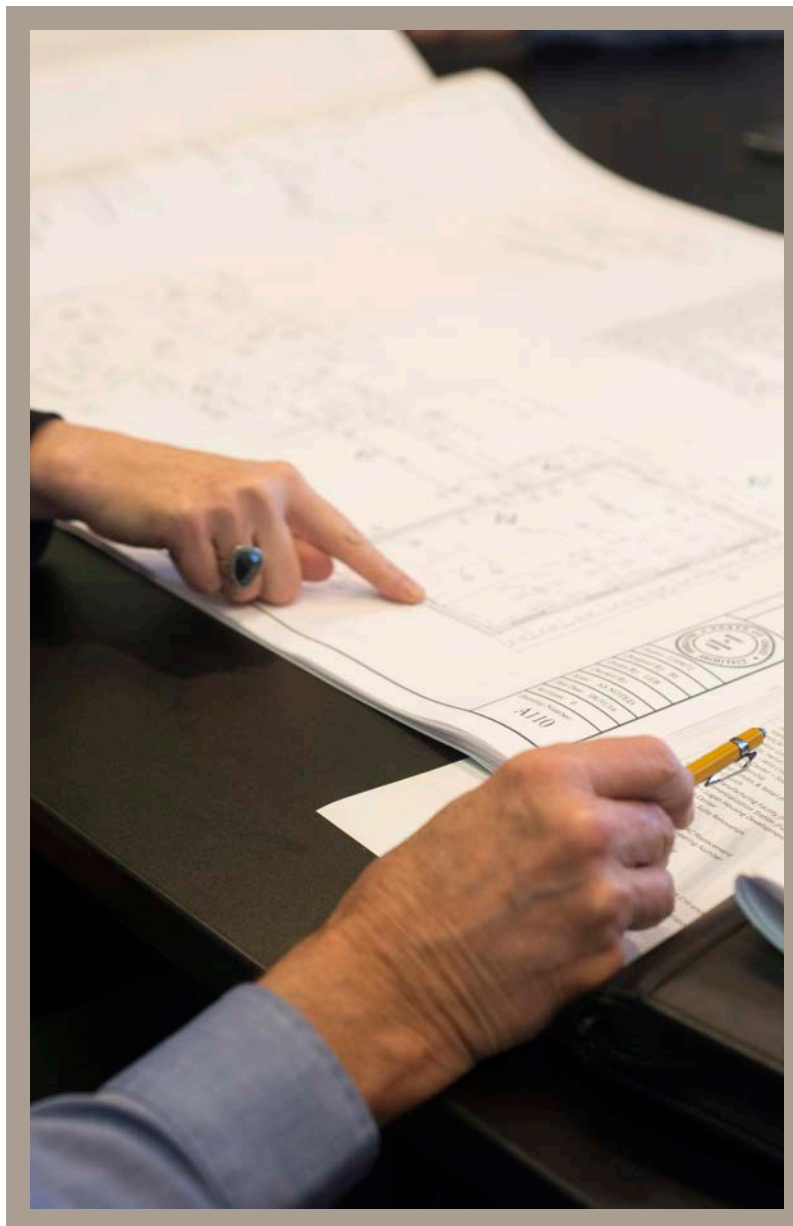
The West Virginia Department of Health and Human Resources Bureau for Behavioral Health & Health Facilities hired Pickering Associates to perform an inspection and to provide designs for the masonry repairs at Eastridge Health Systems located in Martinsburg, West Virginia.

The brick façade on the exterior portions of the building were becoming deteriorated and beginning to come apart. Pickering's Architecture and Structural team worked with the client to set up the project scope and design for the repairs to be developed in a two-phase approach. Phase one included the initial inspections of the project site. The team did a thorough inspection of the existing conditions and used a 3D scanner to capture accurate measurements and photographs of the current site conditions. This technology allowed for more accurate measurements and data, with less of the travel time and budget scope. In addition to the inspection a cursory survey was performed to develop the limits of the project site. This information was used to develop the contractor's site plan and help to show the layout areas of material storage for construction.

After the inspections and surveys were completed Pickering's project team assembled the constructions documents to repair the masonry issue with consideration to the structures existing façade requirements.

# RESUMES

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# MARK WELCH, P.E.

DIRECTOR OF COMMERCIAL AND MUNICIPAL  
DESIGN  
PRINCIPAL CIVIL/STRUCTURAL ENGINEER

## BACKGROUND:

### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO, LA., PA., IN., TENN.

### YEARS EXPERIENCE

19 YEARS

- Project Manager for State of West Virginia Building 22 Interior Renovations.
- Project Manager for State of West Virginia Building 32 Water Infiltration Issues.
- Project Manager and Construction Manager for a \$16 million-dollar capital improvement project at a manufacturing facility in West Virginia.
- Civil/Structural Engineer and Project Manager for a \$1.5 million-dollar environmental compliance project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for over 20 different capital improvement and maintenance projects at a manufacturing facility in West Virginia.
- Civil/Structural lead and Project Manager for the construction of a \$25 million-dollar LNG storage facility in Louisiana.
- Lead Civil and Structural Engineer and project manager for development of numerous oil and gas well pads and production facilities throughout the Ohio/W.Va.
- Lead Civil and Structural Engineer in designing high voltage (138-69kV) substations.
- Project Manager and Civil Engineer for a brownfield development of approximately 30 acres for a new manufacturing facility.
- Civil Engineer for a polymer recycling facility located in the Polymer Alliance Zone in Davisville, W.Va.
- Civil Engineer for an expansion of operations at a refinery in Marietta, Ohio.
- Designed storm water system and new grading layout for a fire department annex in Vienna, W.Va.

“THE JOY OF ENGINEERING IS TURNING TODAY’S DREAM INTO TOMORROW’S REALITY.”



# SPENCER KIMBLE, P.E.

PRINCIPAL CIVIL ENGINEER  
PROJECT MANAGER

## BACKGROUND:

### EDUCATION

WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA, OHIO

### YEARS EXPERIENCE

18 YEARS

“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

- 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.



## 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



# MINDI MOORE, P.E.

MECHANICAL ENGINEER

## BACKGROUND:

### EDUCATION

WEST VIRGINIA UNIVERSITY  
B. S. OF MECHANICAL ENGINEERING

WEST VIRGINIA UNIVERSITY  
B.S. OF AEROSPACE ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA

### YEARS EXPERIENCE

24 YEARS

- Mechanical Engineer for State of West Virginia Building 22 HVAC Replacement.
- Lead Mechanical Engineer for various renovation projects for Wood County Schools in West Virginia.
- Lead Mechanical Engineer for renovations conducted for People's Bank in Marietta, Ohio.
- Lead Mechanical Engineer for various renovation projects for Ohio State University in Athens, Ohio.
- Lead Mechanical Engineer for renovations Mechanical Engineer for projects at Camden Clark in Parkersburg, W.Va.
- Mechanical Engineer for new Fire Station in Parkersburg, W.Va.
- Mechanical Engineer for HVAC replacement at Marietta College in Parkersburg, W.Va.
- Mechanical Engineer for new crematorium in Parkersburg, W.Va. Mechanical Engineer for Eramet in Marietta, Ohio. Project included installing a dust/fume collection system to meet EPA regulations.
- Lead Mechanical Engineer for Solvay in Willow Island, W.Va.
- Mechanical Engineer for Kuraray in Parkersburg, W.Va. Project scope included everything from designing and installing chillers for process, sizing process pumps and piping, and designing and installing HVAC units for office and process areas.
- Mechanical Engineer for American Styrenics in Marietta, Ohio. Project scope included designing a new chilled water system for the process, including a new air-cooled chiller.

“FOR WE WALK BY FAITH,  
NOT BY SIGHT.”

2 Corinthians 5:7



# CARL HENSON, P.E.

PRINCIPAL ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

NEW JERSEY INSTITUTE OF TECHNOLOGY

M.S. ELECTRICAL ENGINEERING

WEST VIRGINIA INSTITUTE OF TECHNOLOGY

B.S. ELECTRICAL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER

W.VA., OHIO, PA., IN., LA.

### YEARS EXPERIENCE

42 YEARS

“ONE MAN’S ‘MAGIC’ IS AN-  
OTHER MAN’S ENGINEER-  
ING.  
‘SUPERNATURAL’ IS A  
NULL WORD.”

Robert A Heinlein

- Lead Electrical Engineer for State of West Virginia Building 22 HVAC Replacement.
- Responsible for the electrical design and auditing of safety systems in industrial and commercial facilities.
- Trained by the National Fire Protection Association (NFPA) in evaluation of industrial hazardous area classification for flammable liquids and vapors, NFPA 497, and combustible dust, NFPA 499.
- Responsible for evaluation of industrial process documentation and determination of area classification for both hazardous vapors and dust.
- Over 15 year of hazardous area review and classification at local industries such as KRATON Polymers, American Styrenics, Solvay Specialty Polymers, Markwest, Zoetis and other industrial and commercial clients.
- Trained by NFPA 70E Electrical Safe Work Practices.
- Over 15 year experience in utilizing SKM Power Tools software for electrical system modeling to produce short-circuit, arc-flash, coordination and equipment evaluation studies for industrial and commercial applications.
- Over 15 of experience in developing NFPA 70E compliant arc-flash tags and training of qualified and non-qualified personnel for industrial and commercial safety programs.
- Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- Lead Electrical Engineer in designing high voltage (138-69kV) substations.



# 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



# WILLIAM SHOWALTER, P.S.

SURVEYING DEPARTMENT MANAGER  
PROFESSIONAL SURVEYOR

## BACKGROUND:

### EDUCATION

B.S., CIVIL ENGINEERING

### LICENSES

PROFESSIONAL SURVEYOR  
WV #2141/ OH #8376

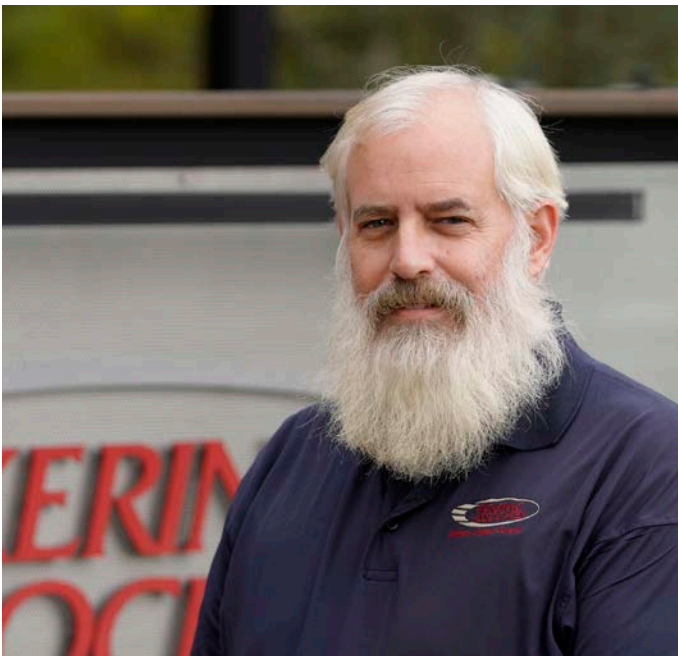
### YEARS EXPERIENCE

27 YEARS

- Lead Surveyor for Wood County Schools for 2022 Paving Projects, Parkersburg, W.Va.
- Lead Surveyor for Wood County Schools Tech Center New Parking Lot and Bus Drive Repair and Repaving, Parkersburg, W.Va.
- Lead Surveyor for Wood County Schools Jefferson and Criss New Parking Lots, Parkersburg, W.Va.
- 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 Broughton Commercial Properties Complex 1, 2 & 3 Development.
- Lead Surveyor for Miller Addition to Devola
- Lead Surveyor on Camden Clark Memorial Hospital South Tower Expansion.
- Lead Surveyor on Camden Clark Memorial Hospital Transportation & Phlebotomy Project.
- Lead Surveyor on St. Joseph Hospital Office Annex (DeSales Medical Center).
- Lead Surveyor on First Colony Center commercial development, Marietta, Ohio.
- Lead Surveyor on City of Vienna Water Tanks Renovation Project, Vienna, W.Va.

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

Konrad Adenaur



## 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  
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 Mathiasis/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



## 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

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

- 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.

# REFERENCES



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



West Virginia  
General Services

State of WV General Services  
Charleston, WV

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



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



Mark Mondo- Building and  
Excavating, Inc.  
City, Ohio

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

Larry Lang Excavating, Inc.  
Beverly, Ohio

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

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:

*(Check the box next to each addendum received)*

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

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

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Company



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Authorized Signature

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Date

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

**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) Mark Welch, PE Director of Commercial and Municipal Design

(Address) 11283 Emerson Ave. Parkersburg, WV 26104

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

(email address) mwelch@pickeringusa.com

**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.

Pickering Associates

(Company)



(Signature of Authorized Representative)

Mark Welch, PE Director of Commercial and Municipal Design

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

304-464-5305 / 304-464-4428

(Phone Number) (Fax Number)

mwelch@pickeringusa.com

(Email Address)