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## Header 1

 List View

**General Information** | [Contact](#) | [Default Values](#) | [Discount](#) | [Document Information](#) | [Clarification Request](#)

Procurement Folder: 1498432

SO Doc Code: CEOI

Procurement Type: Central Purchase Order

SO Dept: 0603

Vendor ID: 000000206169 

SO Doc ID: ADJ2500000011

Legal Name: PICKERING ASSOCIATES INC

Published Date: 9/5/24

Alias/DBA:

Close Date: 9/12/24

Total Bid: \$0.00

Close Time: 13:30

Response Date: 09/11/2024 

Status: Closed

Response Time: 17:07

Solicitation Description: Multi-Site EV (Electric Vehicle) Charging System 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.com

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:** 1498432  
**Solicitation Description:** Multi-Site EV (Electric Vehicle) Charging System Design EOI  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-09-12 13:30	SR 0603 ESR09112400000001858	1

**VENDOR**  
 000000206169  
 PICKERING ASSOCIATES INC

**Solicitation Number:** CEOI 0603 ADJ2500000011  
**Total Bid:** 0  
**Response Date:** 2024-09-11  
**Response Time:** 17:07:57  
**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	Multi-Site EV (Electric Vehicle) Charging System 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



## **MULTI-SITE EV (ELECTRIC VEHICLE) CHARGING SYSTEM DESIGNS CEOI 0603 ADJ2500000011**

SEPTEMBER 12, 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 Multi-Site EV (Electric Vehicle) Charging System designs for new construction of stations located at various National Guard facilities throughout the state of 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 delivering similarly designed projects for the West Virginia Army National Guard, West Virginia Department of Natural Resources, City of Parkersburg, and many others.

As the leading architectural and engineering firm in the state, our experience is unparalleled. We have installed several EV charging stations as part of other projects, in addition to two stations at our corporate office in Parkersburg. We understand the intricacies and details that are involved with adding charging stations to existing locations. In addition, we have extensive experience working with the West Virginia Department of Highways, West Virginia Department of Environmental Protection, and utility providers throughout the state, allowing us a familiar understanding of their requirements and how to address them.

We take 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 Associates 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 "Spencer Kimble", is positioned below the "Respectfully submitted," text.

Spencer Kimble, PE  
Director of Municipal Design  
skimble@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 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

## EV CHARGING STATIONS

Embedded in our culture and actions are the concepts of altruism, social responsibility, and sustainability. At Pickering Associates, we are committed to doing what is right. We do so by demonstrating environmental, economic, and social accountability and by actively promoting a culture of health and safety for our employees and clients.

In collaboration with our renewable energy company, Pickering Energy Solutions, we have designed and installed numerous solar power systems in the US and Africa over the past decade. In addition to designing systems for local and global partners, we installed our own photo voltaic systems which provide the majority of power used by two of our office buildings and includes four fast-charging EV stations. Pickering Associates has a long history of supporting the addition of EV charging stations into existing facilities as well as new construction.

The following proposal outlines our qualifications, technical expertise, management and staffing capabilities, and related experience providing high-quality engineering and architectural services for your project.

We understand the goal for the Multi-Site EV Charging Station design project is to add charging stations to various National Guard facilities throughout the state of West Virginia. Pickering Associates has offices located in Parkersburg, Charleston and Fairmont, allowing us to easily support the different locations.

We also understand the project will be awarded in two phases, with the first being investigation and design and construction administration added via change order for the second phase. Our project manager, Spencer Kimble, is prepared to negotiate and work on the project in that capacity.

***We believe in creating a culture of sustainability within our company and through the services we provide to our clients.***

Spencer 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.

#### **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*



At the end of the schematic design phase, Pickering Associates 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 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 to further develop and refine the estimate of probable construction costs.

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, and 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 and negotiation phase of the project with our experienced in-house construction administration team. We have systems in place 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 Associates will assist the owner in awarding the contract, lead and coordinate weekly construction meetings, produce meeting agendas and meeting minutes, answer RFIs 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 EV Charging Station 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

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### Project Owner

WV Army National Guard  
Construction and Facilities Management Office



## LEADERSHIP

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### Project Manager

Spencer Kimble, PE  
Director of Municipal Design  
Civil Engineer

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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.



### Solar/EV Consultant

Chip Pickering, P.E.

## DESIGN TEAM

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### Architecture

Chris Mancuso, AIA

### Structural Engineering

Joe Tucker, P.E.

### Mechanical Engineering

Jeff Hosek, P.E., LEED AP

### Electrical Engineering

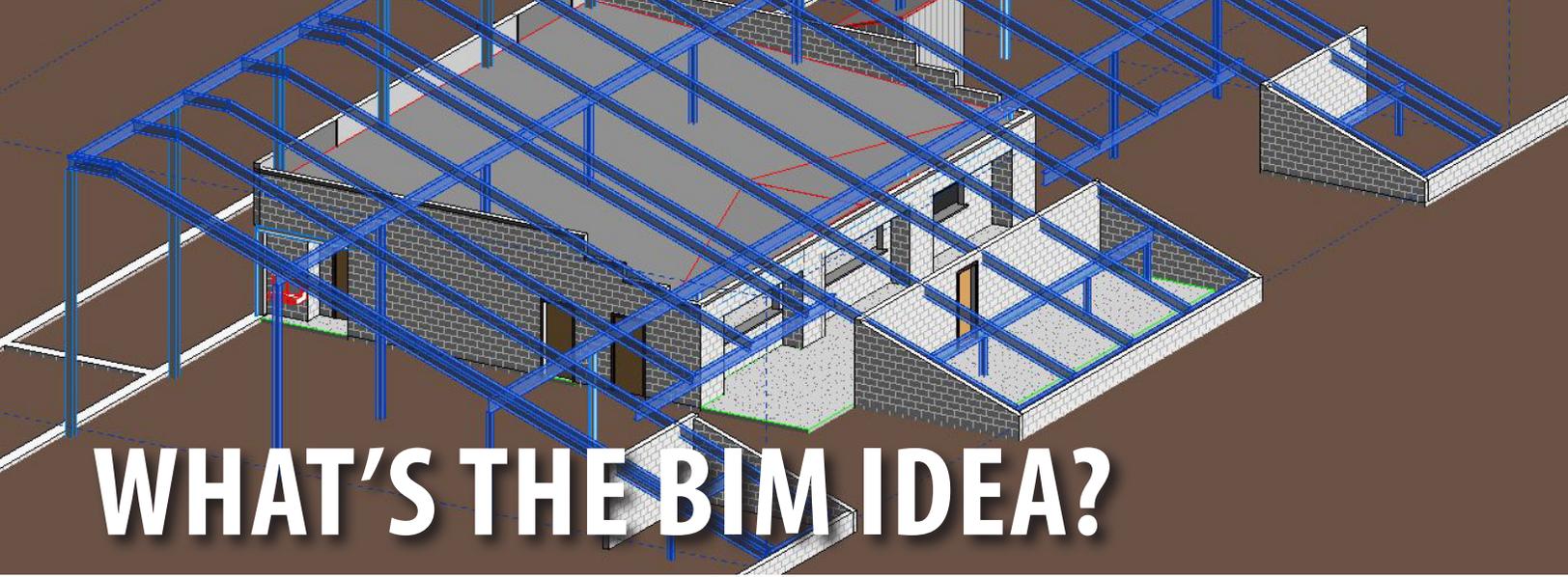
Carl Henson, P.E.

### 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 most updated information, better decisions are made.

**Design Execution** — we focus on the questions that have the most impact and assign the right staff with the right tools to develop and optimize your project.

**Approach** — we recognize 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 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 helps 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 Associates' Integrated Design Execution Approach, and we can't wait to show you BIM and our "IDEA!"

# MUNICIPAL PROJECT EXPERIENCE

## **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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# NOURSE ACQUISITIONS NEW HONDA DEALERSHIP

## PROJECT SPECS:

**PROJECT BUDGET**  
\$5.5 MILLION

**SQUARE FOOTAGE**  
15,000 SF

**DESIGN COMPLETION**  
FEBRUARY 2022

**CONSTRUCTION COMPLETION**  
MARCH 2023

Nourse Acquisitions purchased property in Parkersburg, W.Va. in an area commonly known as the traffic circle. The Client planned to construct a new 15,000 +/- SF building for a Honda Dealership. The Client completed Design Intent Documents (DID) of the planned building and obtained approval from Honda for the project. The DID documents served as the basis of design for the project.

Pickering Associates provided services for the project based upon the deliverables associated with the DID documents and discussions with the Client. Designs included a showroom, sales offices, restrooms, maintenance bays, customer waiting room, and site layout, including three EV charging stations.

Due to poor soils encountered on the site, the design was required to be modified to a deep foundation system. In addition, the soils were found to be so poor during construction that the floor slab itself needed to be supported by deep foundations. This required Pickering Associates to design the deep foundation, support system for the floor slab, and perform additional drawing submittals and reviews.

## SERVICES PROVIDED

- ARCHITECTURE
- CIVIL
- ELECTRICAL
- MECHANICAL
- STRUCTURAL
- SURVEYING
- PIPING
- CONSTRUCTION MANAGEMENT
- PROJECT MANAGEMENT

## CLIENT CONTACT

DICK NOURSE  
MANAGER  
P) 614.496.8607  
E) RPNOURSE@AOL.COM





# MONDO BUILDING AND EXCAVATING HYUNDAI DEALERSHIP

## PROJECT SPECS:

**PROPOSED BUDGET**  
\$2.8 MILLION

**SQUARE FOOTAGE**  
12,000 SF

**DESIGN COMPLETION**  
PRELIMINARY DESIGN OCTOBER 2023

**CONSTRUCTION COMPLETION**  
TBD

## SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
SURVEYING  
PIPING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

JOHN ANDERSON  
PROJECT MANAGER  
P) 740.376.9396  
E) JOHN@MONDOBUILDING.COM

Superior Hyundai plans to construct a new Hyundai dealership on their existing property along 7th Street in Parkersburg, W.Va. Superior has engaged Mondo Building & Excavating to perform the construction of the project. The Client asked Pickering Associates to provide the surveying, engineering, and architectural services for the project.

Hyundai has provided the following documentation that will serve as the basis of design:

- GDSI 2.0 Design Manual (version 3.3)
- Facility brand standards
- Dealer equipment program
- Hyundai DID presentation document
- Proposed renderings and diagrams

Pickering Associates is providing designs for a new showroom, sales offices, customer lounge, restrooms, breakroom, service areas, and site layout including lighting and EV charging stations.





# UNIVERSITY OF CHARLESTON

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# GORMAN HALL RENOVATION

## PROJECT SPECS:

### PROJECT BUDGET

\$6.5 MILLION

### SQUARE FOOTAGE

17,500 SF

### DESIGN COMPLETION

DECEMBER 2023

### CONSTRUCTION COMPLETION

EST MAY 2025

## SERVICES PROVIDED

ARCHITECTURE  
BIM DESIGN  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
SURVEYING  
PIPING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

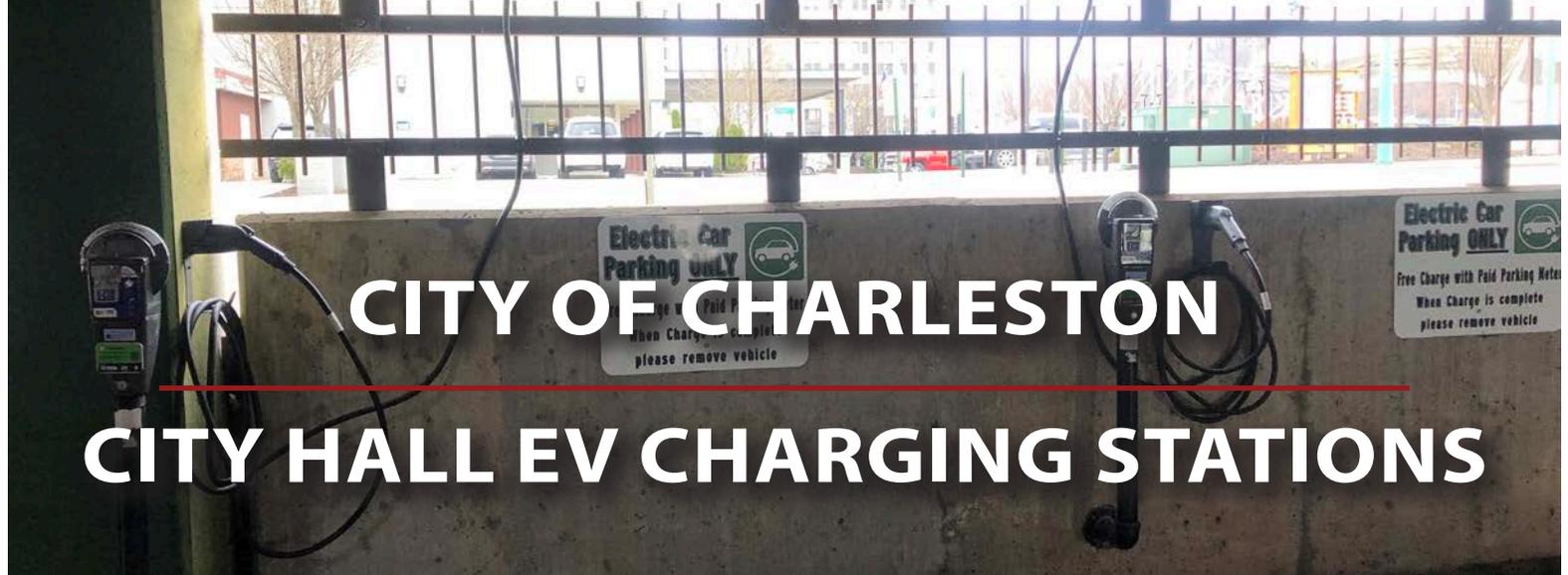
## CLIENT CONTACT

CLETA HARLESS  
EXECUTIVE VICE PRESIDENT  
P) 304.357.4738  
E) CLETAHARLESS@UCWV.EDU

The University of Charleston completed a conceptual design study in late 2020 for Gorman Hall. The objective of the study was to re-purpose and renovate portions of the existing Gorman Hall building to accommodate their new and growing Physical and Occupational Therapy programs. The study outcome yielded approximately 17,500 sq ft of renovations, a new exterior building entrance, and new exterior windows for the building. The final design concept kept renovations to the first floor and the front part of the third floor; added a small area to the front of the building (south elevation) to create a new main entrance at the first-floor level and to upgrade this area of the building to blend in better with the new innovation center façade; and provided site improvements and EV charging stations.

The project will be phased to meet funding limitations and requirements and has a goal of completion before the 2nd Quarter of 2025. Project is anticipated to be federally funded that could require additional tracking and management to meet funding requirements and guidelines. The current project approach for construction procurement is Design-Bid-Build.





# CITY OF CHARLESTON

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# CITY HALL EV CHARGING STATIONS

## PROJECT SPECS:

PROJECT BUDGET  
PRIVATE

SQUARE FOOTAGE  
EV CHARGING STATIONS

DESIGN COMPLETION  
DECEMBER 2021

CONSTRUCTION COMPLETION  
MARCH 2022

## SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
STRUCTURAL  
CONSTRUCTION MANAGEMENT

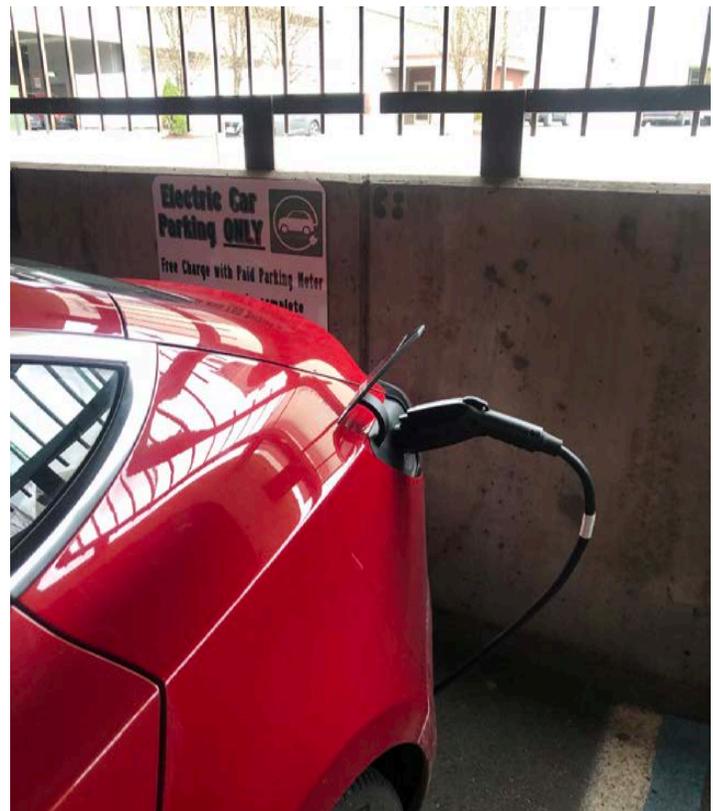
## CLIENT CONTACT

AMY GOODWIN  
MAYOR  
P) 304.348.8174  
E) MAYORSOFFICE@CITYOFCHARLESTON.ORG

Pickering Associates worked with the City of Charleston to unveil two new electric vehicle charging stations on the first floor of the Shanklin Parking Garage located at 501 Virginia Street East.

The parking spaces with chargers, located near the City offices in the metered parking area, are used exclusively for e-charging. There is no fee for using the charging stations; however, parking rates still apply during enforcement hours.

The goal was to add options to charge electric vehicles for folks that may live, work or visit the area.





# PEOPLES BANK NEW VIENNA BRANCH

## PROJECT SPECS:

**PROJECT BUDGET**  
\$1 MILLION

**SQUARE FOOTAGE**  
4,700 SF

**DESIGN COMPLETION**  
NOVEMBER 2011

**CONSTRUCTION COMPLETION**  
AUGUST 2012

Pickering Associates worked with Peoples Bank to complete bidding and construction documents for a new one-story 4,700 SF building to accommodate their new Vienna Bank Branch.

The building was constructed of a concrete slab-on-grade foundation, load-bearing wood studs with brick veneer walls, wood roof trusses, and asphalt shingles. The floor plan was based on a prototype plan from Peoples Bank. Pickering Associates made revisions to accommodate an entrance vestibule, a lobby/seating area, one conference room, six offices, two restrooms, one break room, teller area, ATM/storage/countdown room, and miscellaneous support areas. A three-vehicle drive-thru was located on the side of the building and two EV charging stations were incorporated in the site design.

## SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
SURVEYING  
PIPING  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

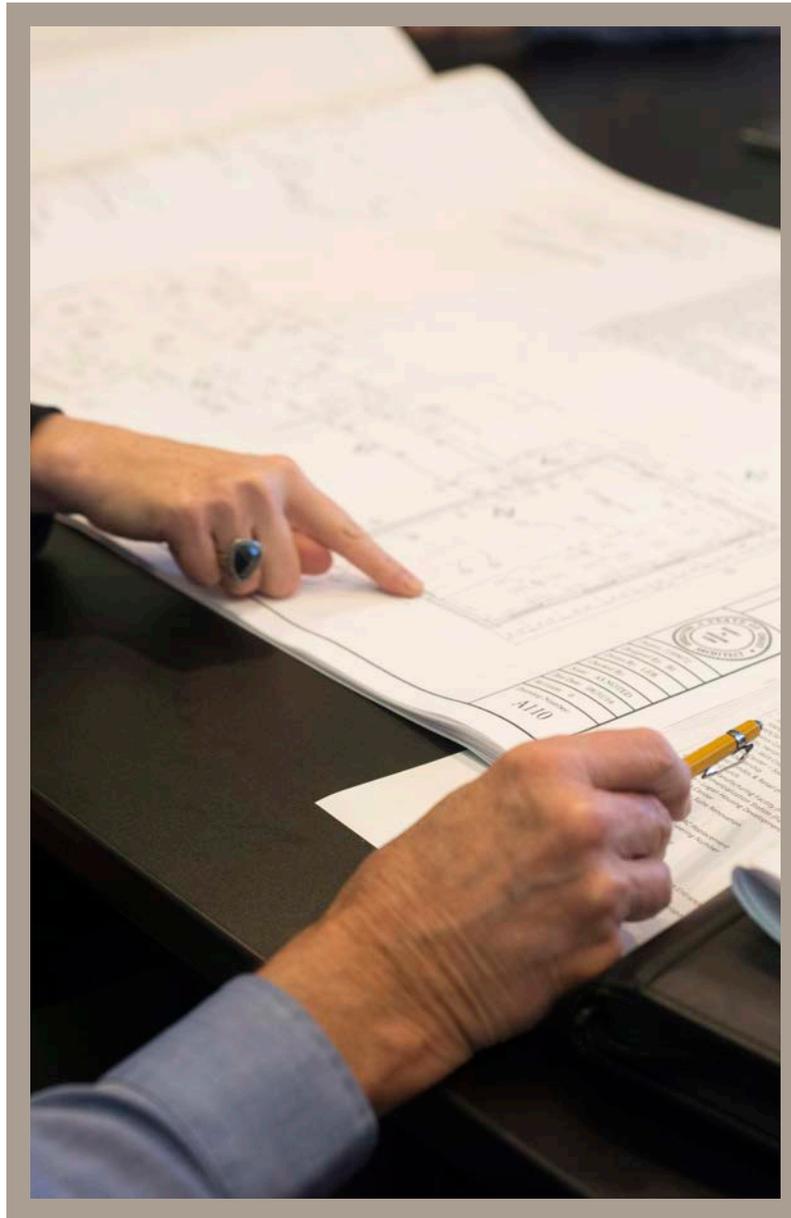
ED BOGGS  
P) 740.350.2374





# RESUMES

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# 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 W.Va. and Ohio.
- Construction manager for multiple oil and gas projects throughout Ohio and W.Va.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, W.Va.
- 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 Ohio 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, W.Va.
- 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, W.Va.
- Architectural designer for a new 5,600 SF building for Harbor Point in Williamstown, W.Va.
- Architectural designer for locker room renovations for YMCA in Parkersburg, W.Va.
- 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 N.M.

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.
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Monroe County Full Service Maintenance Facility
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Washington County Full Service Maintenance Facility
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Vinton County Full Service Maintenance Facility
- Mechanical Engineer for the WV Dept of Natural Resources District 6 New Office Complex
- Mechanical Engineer for Addition and Renovations for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Project Manager and Mechanical Engineer for the revision of exhaust duct system in the Welding Shop of Wood County Technical Center.
- Project Manager and Mechanical Engineer for renovations to Wood County Schools in W.Va.

SOMETIMES THE  
QUESTIONS ARE  
COMPLICATED AND THE  
ANSWERS ARE SIMPLE.

Dr. Seuss



# CARL HENSON, P.E.

SENIOR 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

- 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 electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- 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.

“ONE MAN’S ‘MAGIC’  
IS ANOTHER MAN’S  
ENGINEERING.  
‘SUPERNATURAL’ IS A  
NULL WORD.

Robert A Heinlein



# 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

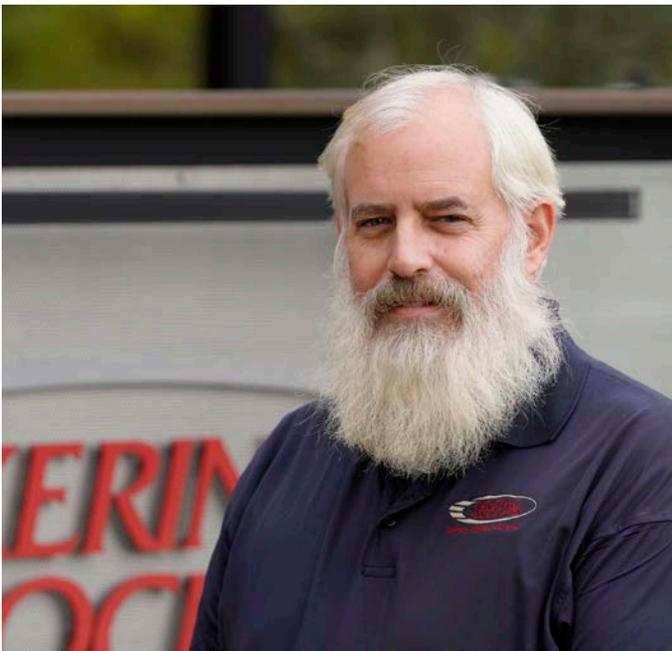
### YEARS EXPERIENCE

29 YEARS

- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Monroe County Full Service Maintenance Facility.
- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Washington County Full Service Maintenance Facility.
- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Vinton County Full Service Maintenance Facility.
- Plumbing Engineer for Addition and Renovations for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Plumbing Engineer for the WV Dept of Natural Resources District 6 New Office Complex
- Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system at the Caperton Center located on the campus of West Virginia University at Parkersburg.
- Project Manager and plumbing engineer of record for the Mechanical, Electrical and Plumbing (MEP) services on a \$25MM high-rise dormitory at Glenville State College in Glenville, W.Va.
- Project Manager and Plumbing Engineer of record for a triple boiler system replacement to a school in Parkersburg, W.Va.
- Lead Mechanical/Plumbing Engineer of record on the design of a new science facility at Ohio Valley University in Vienna, W.Va.
- Project Manager and Lead Mechanical/Plumbing Engineer for multiple dormitory bathroom renovation projects at Marietta College in Marietta, Ohio.
- Project Manager and Lead Mechanical Engineer for multiple projects at Ohio University in Athens, Ohio.

“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 Va. and W.Va.
- 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)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI ADJ250000011**

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

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

**Addendum Numbers Received:**

(Check the box next to each addendum received)

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

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

Pickering Associates

Company



Authorized Signature

September 11, 2024

Date

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