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Header 1

 List View

General Information

Contact

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Document Information

Clarification Request

Procurement Folder: 1995723

Procurement Type: Central Contract - Fixed Amt

Vendor ID: 000000206169 

Legal Name: PICKERING ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 07/14/2026 

Response Time: 11:44

Responded By User ID: PickAssoc 

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Solicitation Description: Building 5 Interior Renovation Project (EOI)

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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: 1995723
Solicitation Description: Building 5 Interior Renovation Project (EOI)
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Solicitation Closes	Solicitation Response	Version
2026-07-14 13:30	SR 0211 ESR07142600000000227	1

VENDOR
000000206169
PICKERING ASSOCIATES INC

Solicitation Number: CEOI 0211 GSD2600000002
Total Bid: 0
Response Date: 2026-07-14
Response Time: 11:44:42
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	Architectural engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Building 5 Interior Renovation Project (EOI)



WV DEPARTMENT OF ADMINISTRATION BUILDING 5 INTERIOR RENOVATIONS

JULY 9, 2026

EST. 1988

OUR MISSION

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

TABLE OF CONTENTS

SECTIONS

4	COVER LETTER
6	EXPERIENCE
9	PROJECT TEAM
18	PROJECT APPROACH
27	3D SCANNING
29	OCCUPIED SPACES
30	FEATURED PROJECTS
42	REPUTATION

DAVE PAULINE
DEPARTMENT OF ADMINISTRATION
2019 WASHINGTON ST E
CHARLESTON WV 25305
DAVID.H.PAULINE@WV.GOV



Dear Mr. Pauline,

Pickering Associates is pleased to submit our Statement of Qualifications for professional architectural and engineering services associated with the Building 5 Interior Renovations Project for the West Virginia Department of Administration. With deep roots throughout West Virginia and a proven track record of delivering thoughtful, high-quality design solutions, we welcome the opportunity to support the Department in modernizing one of the State Capitol Complex's most important office facilities. As demonstrated throughout this submission, our team possesses extensive experience with complex building renovations, occupied facility improvements, multidisciplinary building system design, and phased construction projects of similar scope and complexity.

We take pride in developing innovative solutions to some of the industry's most challenging projects. Our team has successfully delivered projects with compressed schedules, occupied building constraints, aging infrastructure, and budget considerations while maintaining a strong focus on client goals and long-term building performance. Many of our clients return to Pickering Associates time and again because of our commitment to understanding and meeting the unique needs of every project and stakeholder.

The following Statement of Qualifications outlines our firm's capabilities, technical expertise, project management approach, and relevant experience providing comprehensive architectural and engineering services. We understand the importance of maintaining safe and continuous operations within an occupied government facility while coordinating phased construction, integrating building system upgrades, and addressing hazardous material abatement. Our team is well-equipped to develop practical, phased solutions that support the Department's operational objectives while improving the functionality, safety, and longevity of Building 5.

Teamwork is the foundation of every successful project, and our organization is structured to provide responsive communication, efficient coordination, and exceptional service from programming and design through construction administration. Our integrated approach to architectural planning, engineering design, construction phasing, and project support offers advantages in methodology and delivery that will help ensure the long-term success of the Building 5 Interior Renovations Project.

The attached Statement of Qualifications provides a brief overview of our company and the experienced professionals who will contribute to this effort. We look forward to the opportunity to discuss our qualifications further and demonstrate how Pickering Associates can deliver this project on schedule, within budget, and to the high standards expected by the West Virginia Department of Administration. Should you have any questions regarding our qualifications or approach, please do not hesitate to contact us.

Respectfully submitted,

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

Mark Welch, P.E.
Director of Commercial and Municipal Design
304-464-5305 EXT:1301
mwelch@pickeringusa.com

EXPERIENCE



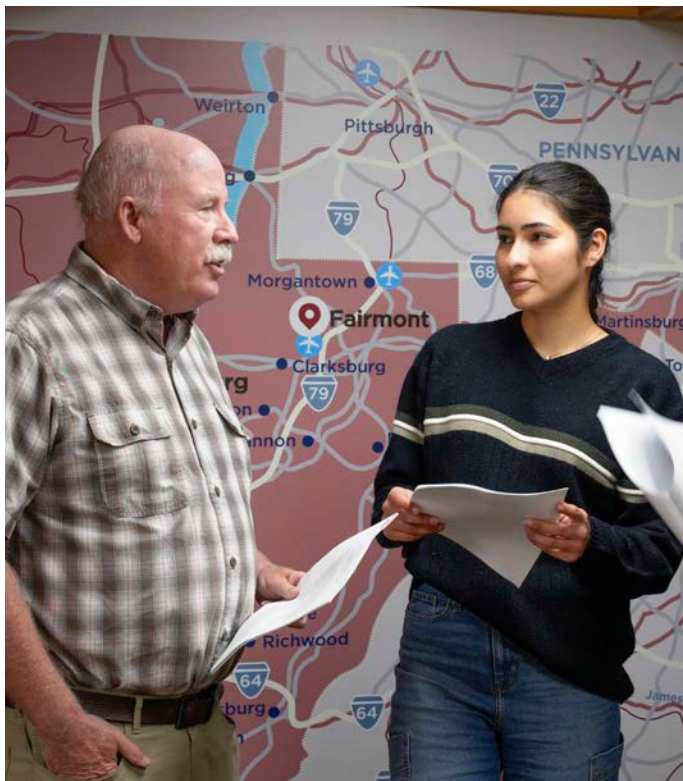
ABOUT THE COMPANY

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.

Pickering Associates, Inc. is a C Corporation.



**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.

PROJECT TEAM



YOUR PROJECT

Project Owner



West Virginia State
Department of Administration
General Services Division



LEADERSHIP

Project Manager

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

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

Civil Engineering

Spencer Kimble, P.E.

Structural Engineering

Joe Tucker, P.E.

Mechanical Engineering

Jeff Hosek, P.E. LEED AD+C

Electrical Engineering

Carl Henson, P.E.

Plumbing Engineering

David Boggs, P.E.

Surveying

Bill Showalter, P.S.

Construction Administration

Sean Simon, AIA, NCARB

Architecture

Sean Simon, AIA, NCARB



MARK WELCH, P.E.

DIRECTOR OF COMMERCIAL AND MUNICIPAL
DESIGN
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

21 YEARS

- Project manager for Waste Water Treatment Plant Phase's 1 and 2 expansion at Marietta, Ohio.
- Designed a new storm sewer system for a higher education roadway project in Athens, Ohio.
- Designed storm water system and new grading layout for a fire department annex in Vienna, W.Va.
- Project Manager for approximately 2 miles of new waterline and sewer installation in Williamstown, W.Va.
- Project Manager and Construction Manager for a \$16 million-dollar capital improvement project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for a \$14 million 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 NGL storage facility in Louisiana.
- 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.
- Lead Civil Engineer for a new 930 square foot equipment room addition for a cath lab renovation at a hospital in Parkersburg, W.Va.

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



SPENCER KIMBLE, P.E.

CIVIL ENGINEER
PROJECT MANAGER

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY

M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY

B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER

W.VA., OHIO

YEARS EXPERIENCE

20 YEARS

- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, Ohio.
- Civil Engineer for approximately 2 miles of new waterline and sewer line installation in Williamstown, W.Va.
- Civil Engineer for approximately 4,600 linear foot of waterline and meter replacement in Marietta, Ohio.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Civil Engineer for a new subdivision in Marietta, Ohio.
- Civil Engineer for a new retail business in Utica, Ohio.
- Civil Engineer for a new restaurant in Vienna, W.Va.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, W.Va.
- 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.
- Civil Engineer for addition and renovation for the Emerson Public Library in Parkersburg, W.Va.
- Civil Engineer for addition and renovation for Mid Ohio Valley Technology Institute in Saint Marys, W.Va.
- Civil Engineer for addition and renovation for the Emerson Public Library in Parkersburg, W.Va.
- Civil Engineer for the addition of a new Chiller Plant to a hospital in Huntington, W.Va.
- Civil Engineer for the renovations to existing parking lots for a hospital in Parkersburg, W.Va.

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

Rear Admiral Grace Hopper



SEAN G. SIMON, AIA, NCARB

GROUP MANAGER
PRINCIPAL ARCHITECT

BACKGROUND:

EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE
PROFESSIONAL BACHELOR OF ARCHITECTURE
10 HOUR OSHA CERTIFICATION

LICENSES

PROFESSIONAL ARCHITECT
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

34 YEARS

- Contract Consultant for various projects at Marshall University.
- Project Manager of JCE Fine Arts Renovation at Marshall University.
- Project Manager for MAMC Renovation at Marshall University.
- Architect for re-roof projects at JCE Fine Arts, Drinko Library, and Prichard Hall at Marshall University.
- Project Manager for several Henderson Center projects at Marshall University.
- Project Manager for Morrow Library ADA Renovations at Marshall University.
- Project Manager for bathroom renovations in Harris Hall, Drinko Library, Science Building and Morrow Library at Marshall University.
- Construction Administrator for WVU-P 2nd Floor Nursing Renovation Project in Parkersburg, West Virginia.
- Construction Administrator for Camden Clark Medical Center for a new Pharmacy and Respiratory Clinic in Parkersburg, West Virginia.
- Construction Administrator for X-Ray replacement at CAMC Imaging Center, Kanawha City, West Virginia.
- Construction Administrator for CAMC Women & Children HVAC installation for floors 3, 4, and 5 in Charleston, West Virginia.
- Project Architect for a new Urgent Care Facility in Moorefield, West Virginia.
- Project Architect for a new 2 story medical office building, Moorefield, West Virginia.
- Project Architect for GDL 2 Imaging replacement at CAMC Memorial Hospital in Charleston, West Virginia.

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

Aristotle



JOE TUCKER, P.E.

STRUCTURAL ENGINEER
CONSTRUCTION ADMINISTRATION

BACKGROUND:

EDUCATION

OHIO UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
W.VA. AND OHIO

YEARS EXPERIENCE

45 YEARS

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

Thomas A. Edison

- 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.



CARL HENSON, P.E.

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

44 YEARS

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

Robert A Heinlein

- Electrical Engineer of record and lead designer of commercial power systems.
- Electrical Engineer of record and designer for fire alarm systems.
- Lead Electrical Engineer in designing high voltage (138-69kV) substations.
- Electrical Engineer for the design and installation of two new cooling towers on the main hospital and the installation of a redundant tower on the adjacent medical office building.
- Electrical Engineer of record for the South Pavilion Expansion at Marietta Memorial Hospital.
- Provided Electrical design of a new quality control laboratory with combined administrative facilities and adjacent firehouse for a local industrial client in Belpre, Ohio.
- Provided Electrical design for a new \$7MM medical office facility in Parkersburg, West Virginia.
- New \$20M Emergency Department Expansion with private acute care rooms connected with the hospital's North and South Tower.
- Program Manager for all Arc Flash studies done for various industrial companies throughout the Mid-Ohio Valley utilizing SKM software.
- Supervising Engineer for leading polymer manufacturing facilities in Belpre, Ohio for six years and Marietta, Ohio for eight years.



DAVID BOGGS, P.E.

PRESIDENT
PRINCIPAL MECHANICAL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA AND OHIO

YEARS EXPERIENCE

30 YEARS

- 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, West Virginia.
- Project Manager and Plumbing Engineer of record for a triple boiler system replacement to a school in Parkersburg, West Virginia.
- Mechanical/Plumbing Engineer of record on the design of a new science facility at Ohio Valley University in Vienna, West Virginia.
- 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.
- Project Manager and Plumbing Engineer of record for a dual boiler system replacement to a school in Parkersburg, West Virginia.
- Project Manager and Plumbing Engineer of record for a potable water system repair in an elementary school in Vienna, West Virginia.
- Plumbing Engineer of record for a new branch of National College in Parkersburg, West Virginia.
- Lead Mechanical/Plumbing Engineer of record for a new \$7MM medical office facility in Parkersburg, W.Va.
- Project Manager and Piping Engineer of record for a new manufacturing facility in Millwood, West Virginia.

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

Abraham Lincoln

PROJECT APPROACH





PROJECT MANAGEMENT

Pickering Associates' in-house team of Architects, Engineers, Surveyors and Construction Administrators are managed by a single Project Manager. The Project Manager schedules routine meetings with the team as a whole so that coordination between disciplines can be at its best. Our project manager will ensure that the proper communications are maintained by our team and with all project stakeholders, throughout the entire design and construction process for your project.

Once the project is awarded, our Construction Administrator works closely with the Project Contract Manager. The Contract Manager will export a complete worksheet of submittals and shop drawings, including all testing, warranty and maintenance materials from our Specification software. Submittals are then received by Pickering Associates through a single contact, the Contract Manager, who then distributes it to the appropriate design professional for review, with an expected return date. The design professional then returns the reviewed submittal to the Contract Manager, who then logs the review on the worksheet and returns it to the Contractor. The worksheet is reviewed at each Construction Meeting, so that the timing of submittals can be addressed appropriately and returned efficiently.

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. Contractors upload RFIs and Submittals through Procore. Meeting Minutes, Job Site visits and Field Reports are uploaded and distributed to the stakeholders. Marshall's staff will have access to the project through Procore and will be able to monitor the progress of construction.

Pickering Associates has all the architecture and engineering design services available in-house, so the use of outside consultants will not be necessary. It is our experience that this allows design to be completed in a more efficient and coordinated manner. Our team of experienced design professionals have regular project meetings during the design process to ensure that a coordinated set of bidding and construction documents is provided to our client. We also meet with the Client on a regular basis and involve them for periodic design reviews. Our Project Manager will provide consistent communication with all project stakeholders throughout the project design and make sure that the project scope and schedule are aligned with SBA requirements, and the client's desires and expectations.

We also know and understand the importance of continually updating the estimate of probable construction costs for the project so the owner and SBA can ensure that the scope of work does not go over the funds that have been allocated for the project. If at any time, we feel that the budget is a concern, we will notify the SBA and Client immediately to determine the appropriate steps necessary to get the project back within budget.



WHAT FULL SERVICE MEANS

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

Our design process will begin with working with all necessary stakeholders to define a building program and floor plan development. These documents will be a key reference tool while examining the existing conditions, equipment, and utilities of the building. The facility conditions assessment will include the following broken out by disciplines.

Basic Services:

1. Review existing project documentation as provided by the owner.
2. Provide a prioritized list of repairs and/or upgrades per discipline:
 - a. Following the field assessment, the items noted during the field survey will be listed and prioritized per discipline.
3. Cost Estimates (+/-30 %) will be provided.
 - a. Once the list of repair/upgrade items is created and prioritized according to the criteria above, costs will be assigned to each item.
 - b. Cost estimates will be prioritized for areas needing maintenance or repairs.

Architectural Scope of Services:

1. Review the existing condition of all doors, windows and curtainwalls and make recommendations for doors and any opening devices that need to be replaced.
2. Evaluate the condition of existing windows and sealant and make recommendations on replacements and/or maintenance requirements.
 - a. A sampling of windows will be evaluated in each building per floor.

We strive to deliver consistent projects that exceed our client's expectations

- b. Evaluation will be completed by inspection from the interior side of the window. Additional exterior visual inspection will be completed only in areas where windows are accessible from the ground, roof, etc. w/o the need of a ladder and/or lift.



3. Evaluate major public circulation areas and review for ADA accessibility compliance.
4. Evaluate the surface conditions of existing roof materials, determine the existing life of each roof system and provide recommendations for replacement and/or repair.
 - a. Item will be completed by visual inspection only of the observable surface conditions.
5. Provide a cursory review of the interior finish materials (hardware, ceilings, walls, and floors) and other architectural components and make recommendations for repair and replacement of finishes where necessary.
6. Review building visually for potential fire/life safety issues including hazards, alarms and fire escapes.
7. Review building visually for potential environmental concerns, including asbestos and provide a list of potential areas that may need to be addressed.

Civil Engineering Scope of Services:

1. Perform limited visual inspections of exposed/readily accessible existing conditions to evaluate the following items:
 - a. Utilities tie-ins in conjunction with other disciplines.
 - b. Storm Sewers and Drainage Structures

**OFFICE LOCATION:
HEADQUARTERS**

11283 Emerson Ave.
Parkersburg, WV 26104

CONTACT INFORMATION:

Mark Welch, P.E.
Project Manager
(P) (304)464-5305 EXT: 1305
(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

- c. External Sanitary Sewers
 - d. Topography including Sidewalks, Curbs, and Retaining Walls – Surface conditions (cracking, settlement, separation, horizontal movement, etc.)
 - e. Exterior Lighting – Condition of structures
 - f. Access/Egress and on-site parking
2. Determine and identify repair/maintenance issues.

Structural Engineering Scope of Services:

1. Assess Current Conditions with the following items to be evaluated:
 - a. Exterior brick and mortar. Damage to brick, lintels, and other structural items will be included.
 - b. General condition of concrete elements including walls, columns, beams, and slabs.
 - c. Foundations.
2. Evaluation of the above items will generally be performed through visual observation and the use of small hand tools, if necessary. Evaluation will only be performed on exposed structural elements. Each potential repair item will be photographed, quantified, and generally identified on the existing drawing plans and/or elevations. Exclusions will include geotechnical investigations, material sampling, and the use of x-ray or radar devices.

Plumbing Engineering Scope of Services:

1. Assess building by completing the following:
 - a. Review potable hot water system equipment.
 - b. Review potable cold water system supplies, valves and drainage.
 - c. Review of sprinkler system piping- if applicable.
 - d. Review of sanitary waste drainage and vent piping.
2. Evaluation of the above items will generally be performed through visual observation and the use of small hand tools, if necessary. Each potential repair item will be photographed. Exclusions will include video scope inspection of piping, pressure testing of any piping systems or equipment, non-destructive testing techniques such as inspections of piping welds, and any type of water sampling or testing.

Mechanical Engineering Scope of Services:

1. Identify and assess heating/cooling equipment systems, controls, and exhaust equipment.
2. Assess piping systems (hot/chilled, steam, condensate, refrigerant, etc.) as applicable.

Electrical Engineering Design:

1. Review existing incoming Electrical Service Entrance Existing Campus Switchgear, Transformers, Electrical Distribution Equipment



2. Review existing light fixtures and lighting systems
3. Review existing Fire Alarm System if applicable.

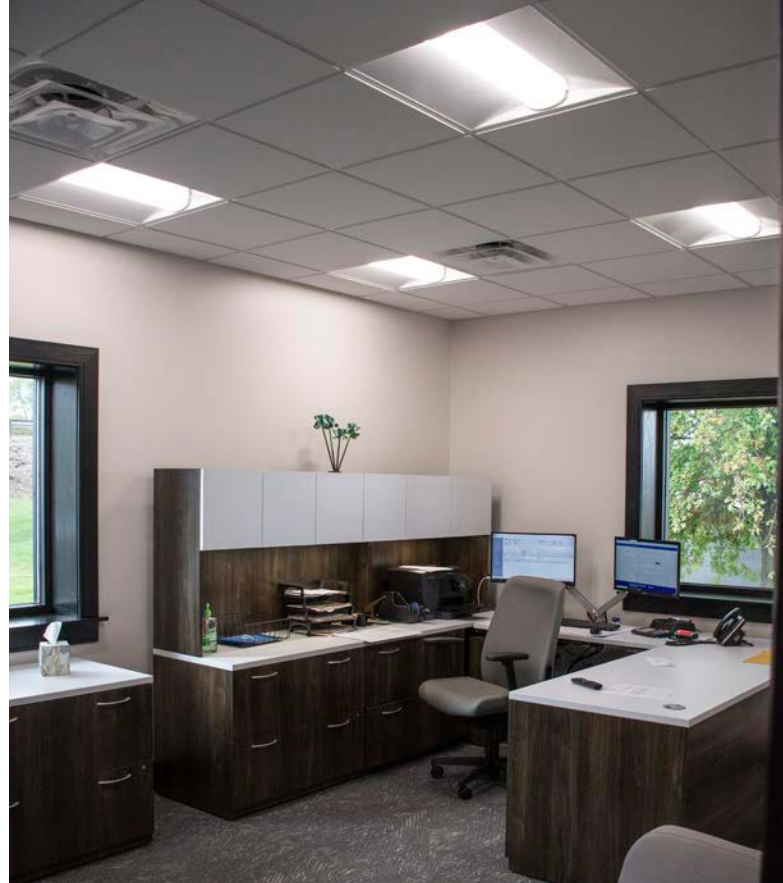
Project Deliverables:

1. A written report outlining all evaluated items/ systems as defined in this proposal will be turned over to the client at the end of the project. The report will address the current condition of the existing facilities, contain a prioritized list of repairs and/or upgrades per discipline, that are required to bring the current facility to proper working conditions, and provide estimated costs (+/- 30%) associated with various repair/s and/or upgrades.
2. Simple 2-D floor plans of all three floors.
3. High-level cost estimates for rehabilitation, building systems, interior improvements and all identified needs.
4. Phasing options that account for floodplain issues, cost efficiencies and equipment sequencing.

After a thorough review of all site conditions, we will produce a report of our findings along with recommendations on how to address the issues within the scope of the desired renovations. Some of the observations of known issues made during the cursory review include the need to address multiple building additions constructed over the years, which can complicate future floorplan modifications.

Included in the attached project sheets are additional examples of experience with interior renovations, accessibility corrections, fire code corrections, design corrections and garage additions.

The team will move into the schematic design phase and use the building assessment as our starting point. We will work with your designated staff to discuss any potential changes to the program that may need to be made as a result of scope change, or in an effort to reduce anticipated project costs. We feel that time spent with your staff to better understand their issues, will allow us to be more efficient in completing this phase of design. During this phase, we will hold meetings,



as necessary, to gather information and coordinate with your staff. Emails and phone conversations will be used as needed, to communicate between meetings. At the end of the schematic design phase, Pickering will present progress plans to the University for review and approval. These plans will provide the school with the opportunity to verify that we have correctly interpreted the desired functional relationships between various activities and spaces. Once schematic design is complete and accepted by all necessary stakeholders, we will move into the design development phase for the project.

The Design Development phase is a transition where the design team moves into developing the contract documents. In this phase, the architects and engineers will prepare the drawings and other presentation documents to advance the design concept and describe it in terms of architectural, structural systems and electrical, plumbing, mechanical, and civil if needed. At the end of this phase, the design team will provide the West Virginia Department of Administration with to-scale drawings that will illustrate the project as it would look when it's constructed. These drawings will specifically define the floor plans and the work of all other trades such as mechanical, electrical and plumbing. It is important that all stakeholders



be involved with and provide input to the design team 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 for the project. Again, regular project meetings will be held with the Department of Administration during this phase of design to present design progress, gather additional information and design decisions from WV Department of Administration, get feedback and comments from all stakeholders, and to discuss any issues or concerns that may arise. The schedule and project budget will also be formally addressed to ensure that the project is still on track to meet all of the school'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 WV Department of Administration and other stakeholders informed throughout the entire process and confirm that information is 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 WV Department of Administration and necessary stakeholders.

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.

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 to be addressed for a wide range of projects.

Once the West Virginia Department of Administration and other stakeholders have approved the design development phase, the design team will prepare detailed working drawings, thus progressing 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. The construction documents will include all necessary information to ensure that the project will be constructed as conceived by the WV Department of Administration and design team. Meetings with the Authority will continue during this phase as needed and weekly updates will be provided to all necessary stakeholders to keep the team informed of progress, deadlines, and any potential concerns that may still need to be resolved or addressed.

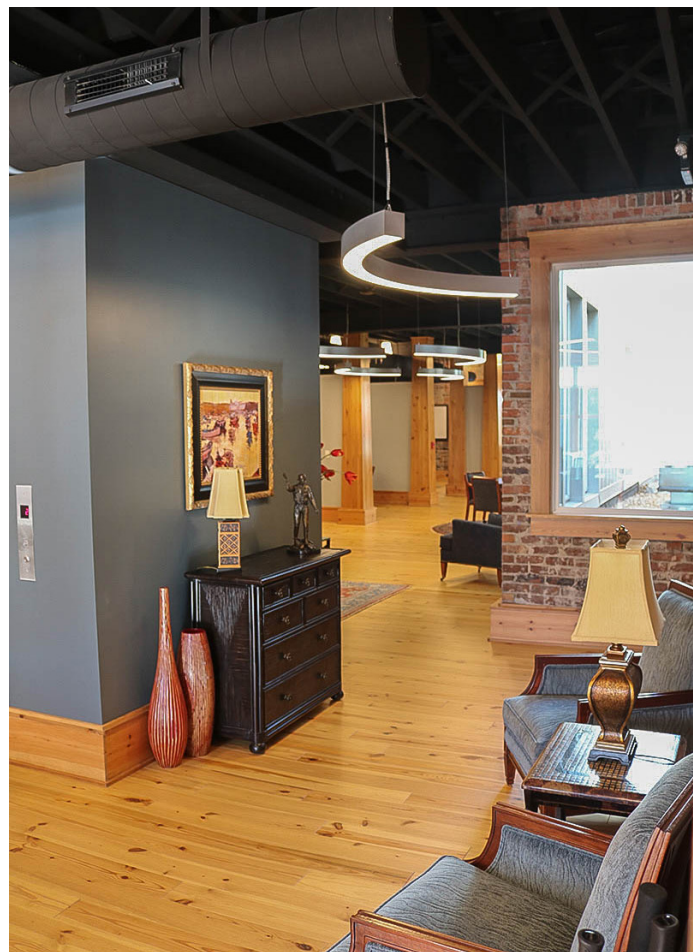
Once the project is awarded, our Construction Administrator works closely with the Project Contract Manager. The Contract Manager will export a complete worksheet of submittals and shop drawings, including all testing, warranty and maintenance materials from our Specification software. Submittals are then received by Pickering Associates through a single contact, the Contract Manager, who then distributes it to the appropriate design professional for review, with an expected return date. The design professional then returns the reviewed submittal to the Contract Manager, who then logs the review on the worksheet and returns it to the Contractor. The worksheet is reviewed at each Construction Meeting, so that the timing of submittals can be addressed appropriately and returned efficiently.

Pickering uses the construction management software Autodesk Construction Cloud 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. Contractors upload RFIs and Submittals through the program. Meeting Minutes, Job Site visits and Field Reports are uploaded and distributed to the stakeholders. Marshall's staff will have access to the project through Construction Cloud and will be able to monitor the progress of construction.

During construction administration, Pickering Associates will 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. In addition, Pickering Associates will attend 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.

With more than 90 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 more seamlessly coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases 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 each project and highlighting major milestones long before they 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 outcomes that meet our client's expectations.

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:

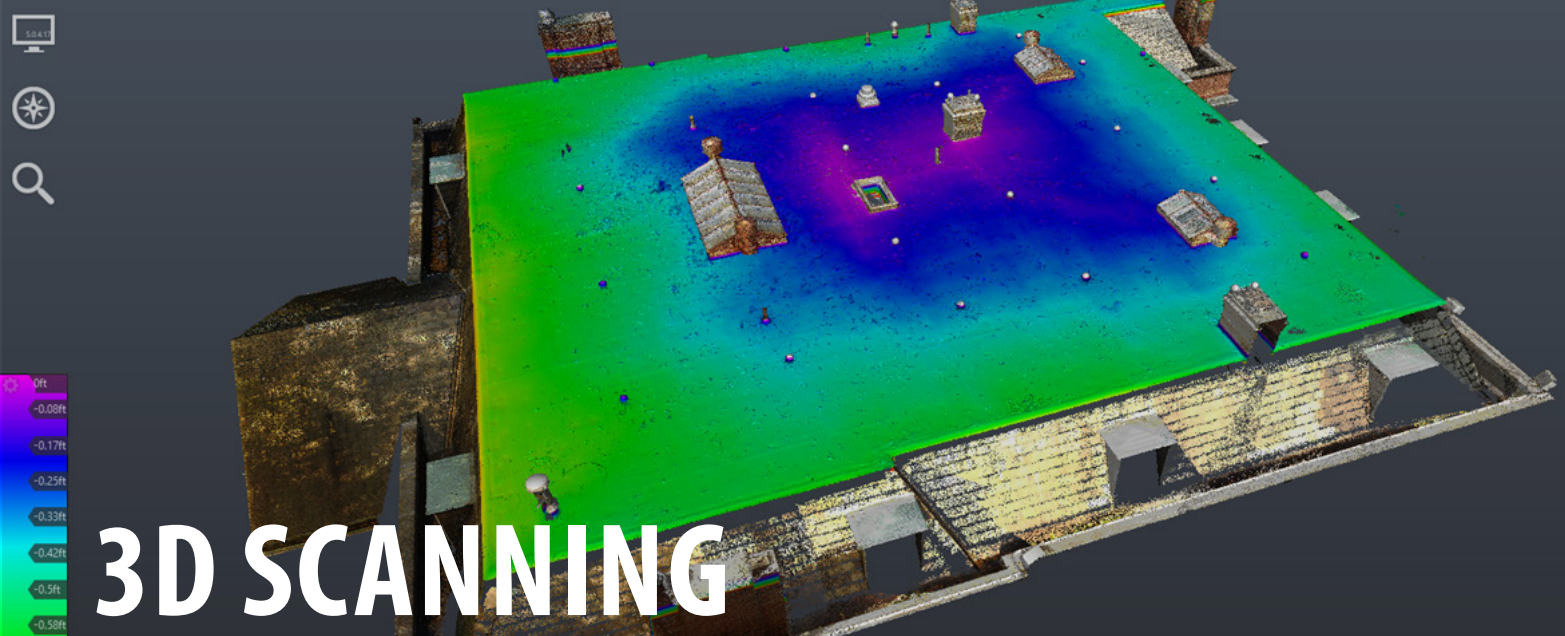
1) Full Service Firm: Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) Our Experience: We have completed building assessments similar to your project and have assembled an experienced project team that works well together. We understand the project scope and believe that our work with the similar organizations 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.





3D SCANNING

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

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

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

Advantages:

- Typically requires no ladders / scaffolding
- Speeds up time to measure spaces
- Cover more ground quickly
- Great reference for other designers who couldn't visit the site
- Reduces amount of time people spend in dusty/ dangerous environments

Workflow Acceleration:

- Takes 25.4 million measurements in about 15 minutes depending on density, color settings, site complexity, site "spotter" requirements, etc.
- Can include color photographs if desired
- Takes 1-2 people to run safely, can cover 20,000 SF per day on average

Design Advantages:

- Pre-generates 3D point cloud model of existing conditions
- "Intensity" mode allows us to see details in dark spaces without extra work lights
- Can take measurements directly on photos
 - * Accuracy up to 1/8"
- Can be tied to Survey coordinates for accurate alignment/dimensions with traditional surveying data.
- Easy way to visually identify complex interferences/ placement among existing conditions
 - * Reduces need for hand-measuring complex objects
 - * Reduces need to find or "recreate" custom equipment/layouts from cut sheets
- 3D coordination is easier by linking design models and existing point cloud together for client visualization/walk throughs

Innovation & User Experience Opportunities:

- Design model can be superimposed onto 360 photos for more detailed analysis during design
- 3D scanned photo imagery can be viewed in 360 VR environment, allowing for better contextual awareness/identification of obstacles
- Point Cloud can also be navigated in VR to identify pinch-points, head knockers, maintenance concerns, installation obstacles, etc.

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



OCCUPIED SPACES

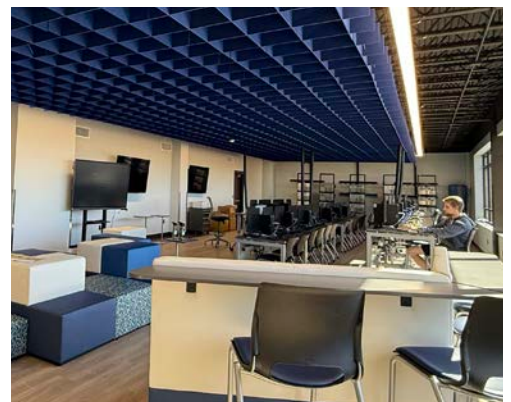
OCCUPIED FACILITY EXPERIENCE

Pickering Associates has extensive experience delivering renovation and modernization projects in occupied facilities where maintaining daily operations is a critical project requirement. Our team has successfully completed projects in government buildings, healthcare facilities, educational institutions, and commercial environments where occupants continued to work throughout construction. We understand the unique challenges these projects present and recognize that minimizing disruption is just as important as delivering a quality design. This experience enables us to develop practical solutions that protect building operations while achieving each project's long-term objectives.



PHASED CONSTRUCTION APPROACH

Construction phasing is a key component of our design process for occupied renovations. From the earliest stages of planning, we work with owners and facility personnel to identify operational priorities and develop a logical sequence of work that allows the building to remain functional throughout construction. Our designs account for temporary relocations, utility interruptions, life safety considerations, and access requirements while coordinating closely with contractors to reduce impacts on daily operations. By thoughtfully sequencing construction activities, we help maintain productivity, enhance safety, and keep projects on schedule.



COLLABORATIVE PROJECT COORDINATION

Successful occupied renovations depend on clear communication and close coordination among all project stakeholders. Pickering Associates maintains an open, collaborative approach throughout design and construction, working alongside owners, facility staff, contractors, and consultants to anticipate challenges and respond quickly to changing conditions. Regular meetings, proactive planning, and timely communication help ensure decisions are made efficiently and operational concerns are addressed before they affect project progress. Our commitment to collaboration allows facilities to continue serving their occupants while construction advances safely and effectively.



FEATURED PROJECTS





WEST VIRGINIA DIVISION OF NATURAL RESOURCES

NORTH BEND STATE PARK LODGE RENOVATION

PROJECT SPECS:

PROJECT COST
EST \$3.4 MILLION

SQUARE FOOTAGE
26,288 SF

DESIGN COMPLETION
APRIL 2020

CONSTRUCTION COMPLETION
NOVEMBER 2021

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

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 included replacement of the existing membrane roofing system (approximately 16,000 SF), total ADA upgrades, modifications to improve the exterior facade and landscaping, as well as the design of a pergola structure at the existing outdoor dining area.

Interior improvements included: window replacement and the addition of new window locations, 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.



MOMENTIVE PERFORMANCE PRODUCTS

OFFICE RENOVATION

PROJECT SPECS:

PROJECT BUDGET

\$7.4M

SQUARE FOOTAGE

16,000 SF

DESIGN COMPLETION

MAY 2024

CONSTRUCTION COMPLETION

SEPTEMBER 2025

SERVICES PROVIDED

ARCHITECTURE
INTERIOR DESIGN
ELECTRICAL
MECHANICAL
STRUCTURAL
PIPING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

JASON MARTIN
SENIOR MANAGER MAINTENANCE &
ENGINEERING
P) 304.652.8000
E) JASON.MARTIN1@MOMENTIVE.COM

Pickering Associates in association with Copper Leaf Interior Design Studio provided architectural, interior design & engineering for the renovation of Momentive Performance Products' existing two-story, 16,000 SF office facility. The project transformed the building into a welcoming, brand-forward environment that balances public-facing functions with flexible workspace and collaboration spaces.

The renovated facility features a new Welcome Center and multi-purpose meeting room designed to host clients, partners, and visitors, supported by a work café, open collaboration zones, and a modern workplace environment. The program integrates open-plan work areas, leader offices, and an executive suite, creating a cohesive experience that supports both day-to-day operations and high-visibility engagements.

The new curtainwall system dramatically increases daylight penetration, enhances exterior views, and reshapes the employee experience. Integrated live plants and natural materials further reinforce wellness and connection to nature.





WEST VIRGINIA DIVISION OF NATURAL RESOURCES

NEW DISTRICT 6 OFFICE COMPLEX

PROJECT SPECS:

PROJECT COST

\$4,616,000

SQUARE FOOTAGE

8,966 SF OFFICE BLDG

7,827 SF STORAGE BLDG

DESIGN COMPLETION

SEPTEMBER 2020

CONSTRUCTION COMPLETION

MAY 2023

SERVICES PROVIDED

CIVIL
STRUCTURE
ARCHITECTURE
PLUMBING
MECHANICAL
ELECTRICAL
LANDSCAPE
SURVEYING
BIM DESIGN
PROJECT MANAGEMENT

CLIENT CONTACT

BRAD LESLIE
CHIEF ENGINEER
P) (304) 558-2764
E) BRAD.S.LESLIE@WV.GOV

Pickering Associates worked with the West Virginia Division of Natural Resources (WVDNR) to preform architectural and engineering design services for developing a 64-acre site along Emerson Avenue in Parkersburg, W.Va. The WVDNR decided to relocate their existing District 6 office operations to a new location that would better accommodate their current space needs. The project consisted of complete site development and design for 2 new building structures, an office building and a lab/storage building.

The new office building was designed for wildlife, law enforcement, and DEP relocation. The building was 8,966 SF and included 28 offices, a large conference/meeting room, public entrance/lobby, restrooms, staff areas, and miscellaneous support spaces. The storage building was designed as a metal building structure with an 18'-8" eave height. It included 7,827 SF of space and consisted of areas for a fish lab, a game workroom, a shop area, a walk-in evidence freezer, and five bays for equipment and vehicle storage. The buildings were designed to meet the functional programming and needs for District 6 as well as considerations for future growth. The exterior design included materials that were easy to maintain and colors that fit within the DNR's outdoor image. Pickering Associates also coordinated all utilities to the new site, a new entrance and road off Emerson Avenue, a new address to the site, and site grading and retaining walls for the challenging site.





WVANG - CAMP DAWSON

RAPPEL TOWER SUPPORT RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$425,962

DESIGN COMPLETION
APRIL 2019

CONSTRUCTION COMPLETION
JUNE 2021

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

TODD REYNOLDS
PROJECT MANAGER
P) 304.561.6658
E) MATTHEW.T.REYNOLDS18.NFG@MAIL.MIL

The West Virginia Army National Guard Command was seeking architectural and engineering professional services for the restoration of the Rappel Tower Support Facilities at Camp Dawson. The Rappel Tower Support Facilities consists of two 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.

STATE OF WEST VIRGINIA

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





STATE OF WEST VIRGINIA BUILDING 22 EJECTOR PUMP

PROJECT SPECS:

PROJECT COST
\$61,609

SQUARE FOOTAGE
N/A

DESIGN COMPLETION
NOVEMBER 2021

CONSTRUCTION COMPLETION
JUNE 2022

SERVICES PROVIDED

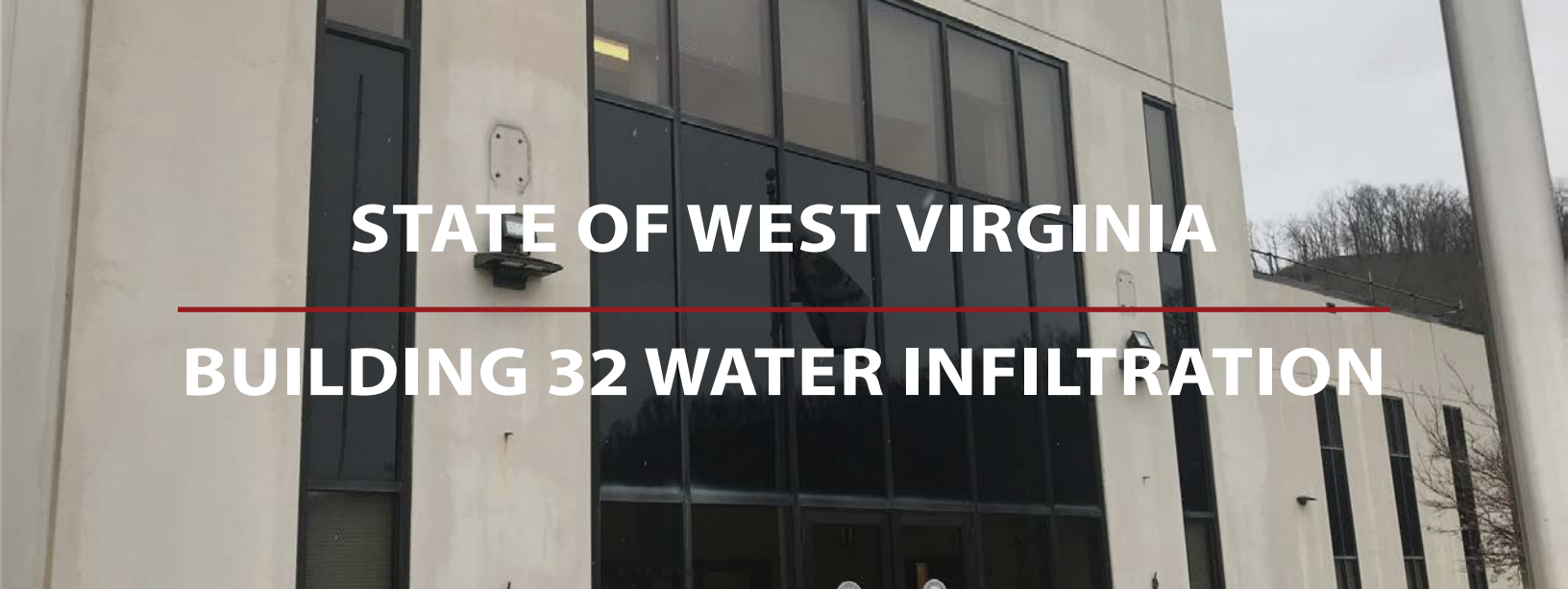
ARCHITECTURE
CIVIL
ELECTRICAL
PLUMBING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

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

Phase 1 of the project was to investigate and evaluate the existing sewerage ejection sump pump. Pickering coordinated a site visit with General Services. During the site visit, General Services removed lid to existing sump pump so that pipes could be validated. Pickering was on site to watch as General Services inserted their camera into each of the roof downspout drains. It was important to verify the integrity of the roof drainage piping. In Dickinson Street, Pickering coordinated with the City of Charleston to have the City remove the manhole lid so that pipe inlets could be verified. After the evaluation was completed, a report was issued with recommendations for corrections.

The investigation found that the ejector pump was adequate for the expected inflows and the sump pump was sufficient. Recommendations for the water infiltration issues were -In all three elevator pits, replace all metal conduit below the floor line with liquid-tight conduit and fittings. Raise any outlet boxes as required. Remove all existing lights in pits and install new LED lights in each pit, clean the floor and walls up to the floor line. Then grout any open cracks and apply a liquid waterproofing coating or metal oxide coating; cut an opening into the elevator sump pump basin so that water in bottom of pit can drain in. Ensured that sump pump works after connecting to electric; recommend replacing the cast iron downspout piping from the stainless steel downspout connections to the existing PVC connection, with all new PVC piping; while the trench was open, replaced the cast iron stormwater piping; also replaced the existing sanitary piping with new PVC piping.



STATE OF WEST VIRGINIA

BUILDING 32 WATER INFILTRATION

PROJECT SPECS:

PROJECT COST

\$399,298

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
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E) TIMOTHY.M.LEE@WV.GOV





STATE OF WEST VIRGINIA

GOVERNORS MANSION EXTERIOR ENVELOPE RENOVATIONS

PROJECT SPECS:

PROJECT COST
\$451,125

SQUARE FOOTAGE
VARIOUS

DESIGN COMPLETION
JUNE 2020

CONSTRUCTION COMPLETION
MARCH 2021

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

SCOT R. CASDORPH, P.E.
ARCHITECTURE & ENGINEERING MANAGER
P) 304.957.7145
E) SCOT.R.CASDORPH@WV.GOV

This project is being completed in two phases.

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

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

This project was publicly bid.

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





STATE OF WEST VIRGINIA

BUILDING 22 HVAC RENOVATIONS

PROJECT SPECS:

PROJECT COST
\$2,308,775

DESIGN COMPLETION
MAY 2020

CONSTRUCTION COMPLETION
APRIL 2021

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
PLUMBING
ELECTRICAL
MECHANICAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

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

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 thru 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.

The work was completed while the building was occupied. With a great deal of preplanning 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.





WVANG - CAMP DAWSON COTTAGE RENOVATIONS

PROJECT SPECS:

PROJECT COST
EST \$1.25 MILLION

SQUARE FOOTAGE
3 COTTAGES: 1300 SF
2700 SF
3400 SF

DESIGN COMPLETION
JUNE 2024

CONSTRUCTION COMPLETION
TBD

SERVICES PROVIDED

ARCHITECTURAL
STRUCTURAL
CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

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 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 entirely renovated for improved comfort, energy efficiency, and safety for all guests and visitors.



PEOPLES BANK

3RD AND 4TH FLOOR RENOVATIONS

PROJECT SPECS:

PROJECT BUDGET
\$1.5 MILLION

SQUARE FOOTAGE
13,800 SF

DESIGN COMPLETION
DECEMBER 2020

CONSTRUCTION COMPLETION
JULY 2021

SERVICES PROVIDED

ARCHITECTURE
BIM DESIGN
ELECTRICAL
MECHANICAL
STRUCTURAL
PIPING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

KAREN CLARK
P) (740)-374-6114
E) KAREN.CLARK@PEBO.COM

Peoples Bank contracted with Pickering Associates to renovate portions of the third and fourth floors of their existing building(s) for additional office and conference room space. The buildings are located at 118 and 122 Putnam Street, Marietta, Ohio and adjacent to their current facilities. The net building area on the third floor is approx. 9,900 sq. ft. and the partial fourth floor contains approx. 3,900 sq. ft.

The third-floor renovations included additional restroom facilities, 4-6 private offices and large spaces for an open-office layout. The fourth floor design include space for two or three larger conference/meeting rooms as well as additional restroom facilities.

Architectural and Engineering services for bidding and permit documents were provided by Pickering included Architectural Design, limited Structural Engineering, Plumbing engineering, Mechanical engineering, and Electrical engineering. Bidding and Construction Administration Services were also provided prior to and during construction.

The project was done in two design phases. Phase 1 was conceptual design and provided floor plan arrangements of the 3rd and 4th floors for Board review. Once the Board approved the designs the project moved through bidding, permit drawings, and construction administration. This fee listed is to complete Phase 2.

REFERENCES



City of Parkersburg

Tom Joyce, Mayor of Parkersburg
304.464.5282



West Virginia General Services

State of WV General Services Charleston, WV

Scot Casdorff, PE
Architecture & Engineering Manager
304.957.7145



University of Charleston

Cleta Harless
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cletaharless@ucwv.edu



Randolph County Development Authority Elkins, WV

Robert L. Morris, Jr., Executive Director
304.637.0803
ROBBIE@RCDA.ORG



Mark Mondo- Building and Excavating, Inc. Ohio

John H. Anderson, Project Manager, Business
Development
740.376.9396
John@mondobuilding.com

Larry Lang Excavating, Inc. Beverly, Ohio

Larry Lang, President
740.984.4750
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) _____

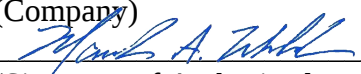
(Phone Number) / (Fax Number) _____

(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)