

A/E Services for WVANG, Construction and Facilities Management

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WV PURCHASING
DIVISION

CAMP DAWSON BARRACKS BUILDING 245 RENOVATION DESIGN

TECHNICAL PROPOSAL BY:
PICKERING ASSOCIATES

MARCH 17, 2020

**PICKERING
ASSOCIATES**
Architects • Engineers • Surveyors

EST. 1988

OUR MISSION

Pickering Associates is a multi-disciplined professional architectural, engineering and surveying firm providing quality services that meet or exceed our clients' expectations. We are committed to the professional development and technical advancement of our employees. We will continuously improve the delivery of our services through innovation and an entrepreneurial spirit.



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Department of Administration, Purchasing Division
Ms. Tara Lyle
2019 Washington Street, East
Charleston, WV 25305-0130



Ms. Lyle,

Pickering Associates is pleased to submit this proposal for providing Architectural/Engineering services for the Camp Dawson Barracks Building 245 Renovation Design project. Pickering Associates is a premier all-inclusive A/E Firm located in West Virginia and Ohio and headquartered in Parkersburg, WV. With our Fairmont office located only an hour away from Camp Dawson, we are able to quickly address issues that may arise during design and construction. We feel confident our design team is uniquely qualified to assist you with this project.

Our understanding is that your project includes renovations of the Barracks Building 245 which will include a new efficient HVAC system, complete restroom renovations including individual showers and upgraded ventilation, new energy efficient windows, new doors, LED lighting and fire alarm system. Pickering Associates has designed many renovation projects that included HVAC and electrical upgrades, door and window replacement and restroom renovations. Pickering Associates is currently designing the renovation of North Bend State Park Lodge near Cairo, WV, which is very similar to your project. North Bend Renovations will consist of total upgrades of HVAC, fire alarm, LED lighting, plumbing and electrical service, door and window replacement, guest room and bathroom renovations, as well as complete cosmetic renovations inside and out. We have also designed several other residential projects that are highlighted in this proposal.

Pickering Associates is capable of providing full A/E services in-house to complete the scope of your project and has had the opportunity to provide professional services to hundreds of clients throughout our history. The following proposal outlines our technical expertise, management, staff capabilities and experience for providing high-quality engineering and architectural services.

Our team has extensive experience with renovation projects, and we are aware of the challenges, concerns and issues that will need to be addressed throughout design and construction. We believe that our previous experience, qualified design team, and familiarity with and proximity to Camp Dawson sets us apart, making our full-service firm an excellent choice for your project. Our approach to your project will demonstrate our procedure for communication, our strict adherence to schedules and budget, and our reputation for excellent quality service that results in accurate construction documents.

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.

Respectfully submitted,

A handwritten signature in blue ink, reading "Pamela Wean", is positioned below the "Respectfully submitted," text.

Pamela Wean, AIA
Architect, Project Manager and Branch Manager
Pickering Associates

ABOUT THE COMPANY

Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for the past thirty years.

Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art engineering practices create a full-service, multi-discipline, architectural, engineering and surveying firm serving a wide range of needs and featuring innovative, customized solutions. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters as well as support personnel.

The disciplines we cover include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration. Pickering Associates specializes in the above listed disciplines with education, government, healthcare, industrial, oil & gas and private sector clients.



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

ABOUT THE PEOPLE

In choosing Pickering Associates, your project will be performed to your specifications with frequent meetings and status reports to keep you up-to-date on the status of the project. Our sole focus is your full satisfaction with the completed quality installation.

Successfully executing more than 10,000 projects in its history, the firm has built a tremendous wealth of experience gaining insight into what works for each of our client types. Those lessons learned add substance to our work and provide our clients with unparalleled value.

Our objective is to partner with our clients improving their performance, flexibility, life-cycle cost, sustainability and ultimately well-being.

LEADERSHIP

V.P. of Marketing & Development

Traci Stotts, AIA, NCARB
Architect

C.E.O. & President

Ryan Taylor
Sr. Project Manager

Executive V.P. of Design

David Boggs, P.E., CPD
Sr. Mechanical Engineer

V.P. of Projects

Zac Campbell, P.M.P.
Sr. Project Manager

V.P. of Construction

Mark Welch, P.E.
Sr. Project Manager

DEPARTMENT LEADS

Civil Engineering

Spencer Kimble, P.E.

Electrical Engineering

Carl Henson, P.E.

Mechanical Engineering

Jeff Hosek, P.E. LEED AP (BD+C)

Piping Engineering

Patrick Flora, E.I.

Structural Engineering

Eric Smith, P.E.

Architecture

Traci Stotts, AIA, NCARB

Building Information Modeling

Chris Algmin, AIA, NCARB

Construction Administration

Ronald Arnold

Surveying

Bill Showalter, P.S.

BRANCH MANAGERS

Athens

John Bentz, P.E.

Charleston

Sean Simon, AIA, NCARB

Fairmont

Pamela Wean, AIA

PROJECT APPROACH

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

Goal/Objective 1:

Provide a complete design including all engineering and architectural disciplines and supervision thereof, to prepare construction bid documents for West Virginia State Purchasing. Key design elements include, a new and more efficient heating and cooling system, complete restroom renovations including individual showers and upgraded ventilation. The renovation shall also include new and more efficient windows, new exterior and interior doors, new interior and exterior LED lighting for the entire building and a new fire alarm system.

Goal/Objective 2:

Designer shall be responsible for researching and investigating the location of existing underground and above ground utilities, and to provide drawings and specifications of any and all utility and road infrastructure as needed and directed by the owner and/or state agency, utility company or other utility approval authority for Kingwood, West Virginia.

Goal/Objective 3:

Drawings, specifications and cost estimates are to be submitted at 35%, 65%, 95% and 100%. Designer may submit 35%, 65% and 95% drawings and specifications digitally; 100% construction documents are to be submitted both digitally and 3 hard copies. Cost estimates are to be divided into three categories - sustainment, restoration and modernization; definitions of such will be provided to the awarded firm. Also, energy savings items, example, windows and LED lights are to be identified and their associated costs.

Goal/Objective 4:

Provide construction bid services.

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



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

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

Program Verification and Project Schedule:

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

- a) Age and maintenance record of the barracks building
- b) Is the current HVAC system electric heat and cool or a mix of natural gas and electric?
- c) What is the current electrical load for the barracks and is there room to expand?
- d) Any obvious structural issues?
- e) Are new doors and windows required to meet DOD blast resistance requirements?

These topics will be used as a starting point for our conversations and will be used as a tool to allow for

PROJECT APPROACH CONTINUED...

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

Design Development:

This phase of design will build upon the work that was completed and agreed upon in the program verification and construction schedule stage of the project. Modifications will be made to the design and scope of work, if needed, to synchronize the scope with the Client's project budget, looking for any opportunity to reduce the budget and/or schedule. Drawings and specifications will be submitted at 35%, 65%, 95% and 100%. Cost estimates will be revised and submitted at the same time. Systems for the building will be discussed, defined and coordinated with all other disciplines and all plans will be further refined. With additional information and development of the project, we will provide an updated estimate of probable construction costs for the team to review and discuss.

Construction Documents:

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

costs will be reviewed and more firmly established at the conclusion of this phase.

Construction:

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

We are confident that with our extensive Renovation and Government experience, we can deliver a successful project that both WVANG and the residents and visitors of Camp Dawson can be proud of. We believe our experience, along with our ability to listen and understand the needs of our clients, makes Pickering Associates an excellent choice for your design partner. We look forward to working with the WVANG team to improve the Camp Dawson Barracks Building 245.

YOUR PROJECT

Project Owner

West Virginia Army National Guard
Constructions and Facilities
Management

LEADERSHIP

Design Lead

Jeff Hosek, P.E. LEED AP
Mechanical Engineer

Jeff has been contributing mechanical engineering expertise and project management for more than ten years and has been a major contributor to a number of LEED projects. He served as the engineer of record for the mechanical design of a \$25M high-rise residential dormitory and has acted as lead mechanical engineer and project manager for a variety of projects.

Project Manager

Pam Wean, AIA
Project Manager

Pam has extensive experience working on a variety of projects including historical renovations, commercial expansions and civic projects. As a long-time resident and the manager of the Fairmont office, Pam provides over 35 years' experience in architectural services and project management expertise.

Design Lead

Spencer Kimble, P.E.
Civil Engineer

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

DESIGN TEAM

Electrical Engineering

Mark Moore, P.E.

Structural Engineering

Eric Smith, P.E.

Plumbing Engineering

David Boggs, PE

Construction Administration

Ron Arnold

Building Information Modeling

Jeremy Hobson



WHAT FULL SERVICE MEANS

PUBLIC BUILDINGS

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

Public buildings also present a unique design for the team selected for a project by the fact that potentially every component of the design will be subjected to an expanded range of users that are normally not present during the design phase. Pickering throughout the years has been able to engage with many organizations to provide design and consultant services on multiple projects including dormitory upgrades and renovations, office facilities, lodges, and conference centers.

Our depth of experience and staffing provides owners with the knowledge and resources to execute their projects effectively. We understand and execute projects to create facilities which meet ADA compliance, greater occupancy safety through knowledgeable design practices and the use of technology, while providing our clients with scheduled phase-gate review

OUR PLEDGE

points for proper oversight and approval, concise project management to maintain budget and schedule oversight and assistance throughout the review and approval process with governing agencies. Our expertise includes several different methods of project delivery including D-B, D-B-B and CMR.

With the selection of Pickering Associates, your organization gains the full depth of our organization. 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 required for that project and highlight major milestones.

Because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. 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 has invested in state-of-the art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format the blends well with our 3D modeling and BIM workflows.

This tool allows us to send a small scanning team into an existing building/space and virtually document the conditions of the area in three dimensions, including detailed color photographs throughout the scanned area for design teams to reference throughout the project. This data capture process 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.

By working with Pickering Associates you will see that teamwork is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your vision becomes a reality.

OFFICE LOCATION: FAIRMONT BRANCH

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

CONTACT INFORMATION:

Pam Wean/Contact
Branch Manager/Project Manager
(P) (304) 363-1004 EXT: 5001
(E) pwean@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



WHAT'S THE BIM IDEA?

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

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

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

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

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

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

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

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

Pickering Associates has invested in state-of-the-art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format the blends well with our 3D modeling and BIM work flows.

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

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

PAST PROJECTS

* More Project examples available upon request

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

Kenova Vehicle Exhaust HVAC Upgrades
Camp Dawson Building 215 Windows and Door Replacements
Camp Dawson Rappel Tower Renovation
Camp Dawson Structural Repairs

West Virginia DNR **Chief Logan State Park** Park Recreation Center **Parkersburg, West Virginia** District 6 Office Complex **North Bend State Park** Lodge Renovations

West Virginia State Capital Complex **Charleston, West Virginia** Governor's Mansion Roof Replacement

Ritchie County Historical Society **Ritchie Count, WV** Old Stone House Rehabilitation Pensboro Masonry Rehabilitation Trailhead Reconstruction

Mondo Building & Excavating **Reno, OH** Marina Electrical Infrastructure Galaxy Grocery Store Polymer Expansion Heron's Nest Concept and Design Environmental Clean Up Vienna Starbucks Wetz Building PMC Belpre Building Mariana Landscape Planning Harbor Point Development Conceptual Designs

People's Bank **Marietta, OH & Vienna, WV** New Division Street Office Division Street Detailed Design Marietta Office Renovation Des & Con Docs Marietta Office Elevator Upgrade

City of Parkersburg **Parkersburg, WV**

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

Vienna Volunteer Fire Department **Vienna, WV** Vienna Volunteer Fire Station Addition Police Station Generator Renovation

Williamstown National Bank **Parkersburg, WV** Parkersburg Branch Renovations Williamstown Expansion Estimation Building Renovations Lubeck Branch Renovations

Hippodrome/Colony Historical Theatre Association **Marietta, OH** Colony Theatre Structural Slab Design Downtown Arch Conceptual Design Colony Theatre Renovation Colony Theatre Structural Assessment Creative Economy Marketing Materials

Charton Management **Vienna, WV** Qdoba Mexican Grill Phase 1 &2 Design Vienna & Belpre Burger King Movie Gallery Drainage Modification

Boxer's Bed and Biscuits **Belpre, OH** New Pawplex Phase 1&2 HVAC Revisions

Bowling & Dunn Family Dentistry **South Parkersburg, WV** New Addition



WEST VIRGINIA DIVISION OF NATURAL RESOURCES

NORTH BEND STATE PARK LODGE RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$3 MILLION

SQUARE FOOTAGE
28,000 SF

DESIGN COMPLETION
TBD

CONSTRUCTION COMPLETION
TBD

SERVICES PROVIDED

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

CLIENT CONTACT

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

Pickering Associates is working with the West Virginia Division of Natural Resources (WVDNR) to perform design services for redecorating and renovating the North Bend State Park Lodge building in Cairo, West Virginia. The project includes replacement of the existing membrane roofing system (approximately 16,000 SF), exterior modifications to improve the main front entrance area of the building, and design of a pergola structure at the existing outdoor dining area.

Interior improvements include: Window replacement and addition of select new window locations, door replacement and access control, new flooring throughout the building, public toilet room upgrades, wall and ceiling finish replacement, plumbing fixture replacement, water heater replacement, new LED lighting, 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 small diesel standby generator, and material, color & furniture selection.

Construction is expected to begin in May 2020.



GLENVILLE STATE COLLEGE

GOODWIN HALL

PROJECT SPECS:

PROJECT COST
\$23 M

SQUARE FOOTAGE
120,566

DESIGN COMPLETION
SEPTEMBER 2009

CONSTRUCTION COMPLETION
JANUARY 2011

SERVICES PROVIDED

- ARCHITECTURE
- ELECTRICAL
- MECHANICAL
- PIPING
- CONSTRUCTION MANAGEMENT
- PROJECT MANAGEMENT

CLIENT CONTACT

THOMAS RATLIFF
 DIRECTOR OF PHYSICAL PLANT
 P) 304.462.6241
 E) THOMAS.RATLIFF@GLENVILLE.EDU

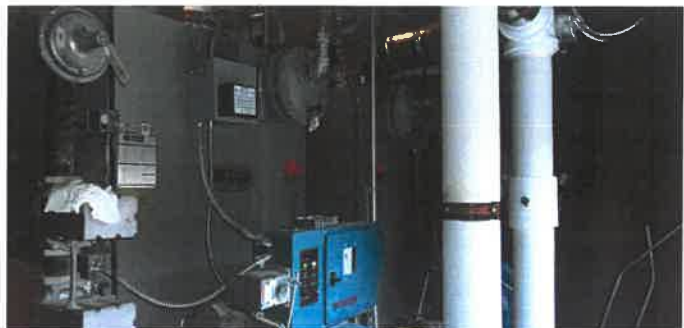
Goodwin Hall is a 6 story, 484 bed residence hall with a mix of one and two bed units on the campus of Glenville State College. A very steep site, the building exits at grade on five separate levels. The facility also contains the maintenance department on two levels, guest services, a small chapel and a student meeting room.

The facility houses college maintenance offices and 484 beds in its dormitory portion. It was built on the site of an existing on-grade parking lot and several other existing buildings. The design not only provided for student dormitories, but incorporated spaces for the Glenville State College Physical Plan and Wesley Foundation.

Architectural design, HVAC design, electrical distribution engineering including a transformer and secondary underground feeder conductors, standby power systems, electrical distribution to floors, receptacles and lights, outdoor lighting and other electrical needs, interior plumbing design and all associated drawings were included in the scope.

Project Management was also a part of the scope and this included imperative design build team meetings and phone communications to complete a quality project within the allotted schedule.

This project was prior to Pickering Associates and Associated Architects merging in January 2016. Associated Architects was the Architect of Record and Pickering Associates was the Engi-





MONDO BUILDING AND EXCAVATING HARBOR POINT CONDOMINIUMS

PROJECT SPECS:

PROJECT COST
PRIVATE

SQUARE FOOTAGE
6,440 SF, 3,000 SF AND 2,200 SF UNITS

DESIGN COMPLETION
JANUARY 2020

CONSTRUCTION COMPLETION
ON-GOING

SERVICES PROVIDED

CIVIL
LANDSCAPING
STRUCTURAL
ARCHITECTURAL

CLIENT CONTACT

JOHN ANDERSON
PROJECT MANAGER
P) (740) 236-6006
E) JOHN@MONDOBUILDING.COM

Pickering Associates was contracted by a private developer, Mondo Building and Excavating, to design luxury condominiums to be constructed on a peninsula on the banks of the Ohio River. A private marina is also planned for the harbor adjacent to the condos for use by the residents of the development.

Two- and six-unit buildings are planned, each providing three- and four-story units with multiple decks overlooking the waterfront. Natural light will flood the units through numerous floor-to-ceiling glass doors, windows and clerestory windows. Exterior facades are comprised of muted earth tones with complimentary bold accents using brick, cement board lap siding, gable roofs and attractive details.

Construction began in early 2020, with occupancy of the first units scheduled for summer, 2020.





CEDAR LAKES STATE PARK

CONCEPTUAL MASTER PLANNING

PROJECT SPECS:

PROJECT COST
\$12,800

SQUARE FOOTAGE
FIVE BUILDINGS OF VARIOUS SIZES

DESIGN COMPLETION
NOVEMBER 2015

CONSTRUCTION COMPLETION
N/A

SERVICES PROVIDED

ARCHITECTURE
BIM DESIGN
PROJECT MANAGEMENT

CLIENT CONTACT

KAREN FACEMYER
DIRECTOR OF CEDAR LAKES CONFERENCE CENTER
P) 304-428-1622

Pickering Associates was hired by the Cedar Lakes Foundation to create an overall vision for future renovations to the existing facility at Cedar Lakes State Park in order to give it a more modern and cohesive appearance.

The first phase was to determine the look that could be carried throughout the facility to give visitors a consistent experience as they move from building to building and around the grounds. Pickering Associates selected materials and furnishings that complemented the existing building materials and used a 3D modeling program to digitally recreate four interior spaces and one entire building. The project team created 3D concept renderings for standard rooms and areas that could then be applied to all structures in some capacity. The team also compiled a construction cost estimated based on materials chosen and scope of renovation work.

The concept renderings are being used as a tool by the Cedar Lakes Foundation to seek investments for the renovation projects and to guide future design decisions.





WVANG - CAMP DAWSON

BUILDING 215 RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$705,361

DESIGN COMPLETION
MAY 2019

CONSTRUCTION COMPLETION
TO BE DETERMINED BY OWNER

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

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

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

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





WVANG - CAMP DAWSON

RAPPEL TOWER SUPPORT RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$425,962

DESIGN COMPLETION
APRIL 2019

CONSTRUCTION COMPLETION
TO BE DETERMINED BY OWNER

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

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

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

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

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



PROJECT SPECS:

PROJECT COST
\$320,000

SQUARE FOOTAGE
THREE CABINS OF VARIOUS SIZES

DESIGN COMPLETION
JULY 2019

CONSTRUCTION COMPLETION
SEPTEMBER 2019

SERVICES PROVIDED

ARCHITECTURE
CIVIL
MECHANICAL
ELECTRICAL
PLUMBING
STRUCTURAL
SURVEYING
PROJECT MANAGEMENT

CLIENT CONTACT

KATIE SCHMITZER
P) (740) 603-3722
E) KATIE.SCHMITZER@GMAIL.COM

DPG Hellbender, LLC, wanted to construct three (3) cabins off of Mann Road, in Hocking County, Ohio. Recent changes to State of Ohio code required that these cabins be treated as commercial facilities and require submission of permit drawings to state agencies. The client has selected prototype drawings of two cabins from Old Virginia Log Homes for the construction of the three cabins.

Pickering Associates was requested to provide permit drawings to the client for the development of these two prototype cabins. The services included Architectural and Structural design compliance with State agencies, Mechanical, Electrical, and Plumbing permit design and coordination, along with site utility coordination and site permitting assistance. Direct coordination was required with Old Virginia Log Homes to ensure proper construction practices for the specialized timber structures.





PAMELA WEAN, AIA

SENIOR PROJECT ARCHITECT
PROJECT MANAGER
BRANCH MANAGER

BACKGROUND:

EDUCATION

FAIRMONT STATE COLLEGE
B.S., ARCHITECTURAL TECHNOLOGY

FAIRMONT STATE COLLEGE
ASSOC. OF APPLIED SCIENCE - INTERIOR DESIGN

LICENSES

PROFESSIONAL ARCHITECT
W.VA. & OHIO

YEARS EXPERIENCE

35 YEARS

- Project Architect for the design of renovations for the Lodge at North Bend State Park.
- Project Architect for renovations of the Historic Ritchie Courthouse in Harrisville, W.Va.
- Project Architect for the design and construction of the new Franklin Elementary School in Franklin, W.Va.
- Project Architect for the design and construction of the new East Fairmont Middle School in Fairmont, W.Va.
- Project Architect for the design of renovations at the Fairmont Senior High School in Fairmont, W.Va.
- Project Architect for the design and construction of the Marion County Board of Education Office in Fairmont, W.Va.
- Project Architect for the design of the addition to Armstrong Flooring in Beverly, W.Va.
- Project Architect for the design and construction of renovations to Immaculate Conception Church in Clarksburg, W.Va.
- Project Architect for the design and construction of the Star Furniture Store at University Town Center in Morgantown, W.Va.
- Project Architect for the design and construction for an addition and renovations at Simpson Elementary School in Bridgeport, W.Va.
- Project Architect for multiple construction projects at Stockmeier Urethanes in Clarksburg, W.Va.
- Project Architect for the design of MVB White Hall Branch in Fairmont, W.Va.

ALWAYS BE A FIRST-RATE
VERSION OF YOURSELF
INSTEAD OF A SEC-
OND-RATE VERSION OF
SOMEBODY ELSE.

Judy Garland



JEFFREY HOSEK, P.E. LEED AP

MECHANICAL ENGINEER
LEED PROJECT ENGINEER
MECHANICAL ENGINEERING DEPARTMENT MANAGER

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

21 YEARS

- Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, W.Va.
- LEED Commissioning Project Manager on a design/build project for Washington Electric Cooperative in Marietta, Ohio.
- LEED Commissioning Project Manager for Kent State University which included a complete renovation to the fine arts building.
- LEED Mechanical engineer for a new 500,000 square foot distribution center and administration building for Honda American Motors.
- LEED Project Manager for converting a downtown Columbus, Ohio fire station into a local family health center.
- Mechanical Engineer for a new FBI field office in Cleveland, Ohio.
- Mechanical engineer for a new two story annex to the Vienna Volunteer Fire Department in Vienna, West Virginia.
- Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, W.Va.
- Project Manager performing an intense study to assess redundant cooling to Ohio University's Computer Center in Athens, Ohio.
- Lead Mechanical Engineer for an area of the hospital to be leased by a Physical Therapy provider.
- Project Manager and Mechanical Engineer for a new medical office building for O'Bleness Hospital in Athens, Ohio.

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss



MARK MOORE, P.E.

ELECTRICAL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
W.VA., MD.

YEARS EXPERIENCE

18 YEARS

- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, W.Va.
- Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwellton, West Virginia.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, W.Va.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, W.Va.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, W.Va.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington W.Va.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, Ohio.
- Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations project for the West Virginia Capital Complex.
- Prior to joining Pickering Associates was an Electrical Engineer for a Keephills Coal Handling Project at Epcor in West Virginia.

SUCCESS IS NO ACCIDENT.
IT IS HARD WORK, PERSEVERANCE,
LEARNING, STUDYING, SACRIFICE
AND MOST OF ALL, LOVE
OF WHAT YOU ARE DOING
OR LEARNING TO DO

Pele



DAVID BOGGS, P.E.

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

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT

VIRGINIA TECH.
B.S. MECHANICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WV & OH

YEARS EXPERIENCE

23 YEARS

- Project Manager and Plumbing Engineer of record for the MEP services on a \$25MM high-rise dormitory in Glenville, W.Va.
- Project Manager and Plumbing Engineer of record for a dual boiler system replacement to a school in Parkersburg, W.Va.
- Project Manager and Plumbing Engineer of record for a potable water system repair in an elementary school in Vienna, W.Va.
- Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system on a university campus in Parkersburg, W.Va.
- Project Manager and Lead Mechanical/Plumbing Engineer for multiple dormitory bathroom renovation projects at a college in Marietta, Ohio.
- Project Manager and Lead Mechanical Engineer for multiple projects at Ohio University in Athens, Ohio.
- Lead Mechanical/Plumbing Engineer of record for a new \$7MM medical office facility in Parkersburg, West Virginia.
- Lead Mechanical/Plumbing Engineer of record for a \$1MM medical/dental office facility in Parkersburg, West Virginia.
- Lead Mechanical/Plumbing Engineer of record on the design of a new science facility on a university campus in Vienna, W.Va.
- Lead Plumbing Engineer of record for a new 5,400 sq. ft. medical office building located in Belpre, Ohio.
- Lead Mechanical/Plumbing Engineer for a new medical facility located in Marietta, Ohio.

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

Abraham Lincoln



SPENCER KIMBLE, P.E.

CIVIL ENGINEERING DEPARTMENT MANAGER
PROJECT MANAGER
CIVIL ENGINEER

BACKGROUND:

EDUCATION

WEST VIRGINIA UNIVERSITY
B.S. CIVIL ENGINEERING

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT

LICENSES

PROFESSIONAL ENGINEER
WV, OH

YEARS EXPERIENCE

13 YEARS

- 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 approximately 7,000 linear foot water-line and meter replacement in Devola, Ohio.
- Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout W.Va. and Ohio.
- 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, West Virginia.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, W.Va.
- Civil Engineer for three new \$8M full service maintenance facilities for state DOT operations.
- Lead Civil Engineer for construction of a new 4 story hotel in Parkersburg, W.Va.

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

Rear Admiral Grace Hopper



ERIC SMITH, PE

DEPARTMENT MANAGER
STRUCTURAL ENGINEER

BACKGROUND:

EDUCATION

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

LICENSES

PROFESSIONAL ENGINEER
W.VA. & OHIO

YEARS EXPERIENCE

14 YEARS

- Structural Engineer for a renovation and addition to the Mid Ohio Valley Technology Institute in Saint Marys, West Virginia.
- Structural Engineer for Salt & Motorcycle Storage Building for West Virginia University at Parkersburg in Parkersburg, W.Va.
- Structural Engineer on Eureka Hunter Pipeline, L.L.C. Low Water Crossing.
- Extensive technical experience with civil, structural, and geospatial software packages including STAAD Pro, Presto, Eneclac, AutoCAD, AutoDesk Land Desktop, AutoDesk Civil 3D, and Topo USA.
- Senior Project Manager and Structural Engineer of Record for Catwalk repairs at Ohio University in Athens, Ohio.
- Structural Engineer of Record for NESHAP improvements at Eramet Marietta, Inc.
- Structural Engineer of Record for the Ohio Department of Transportation Facility of Washington County, Ohio. Project included pre-engineered metal building, tensioned fabric structures.
- City of Marietta City Hall Renovations, Marietta, Ohio.
- City of Marietta Wastewater Treatment Plant Renovations, Marietta, Ohio.
- Marietta City Armory Renovations, Marietta, Ohio.
- General Projects for Local Industrial Plants.
- Roof and Elevator Project for Christ United Methodist Church Marietta, Ohio.

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

Vince Lombardi



RONALD ARNOLD

SENIOR CONSTRUCTION ADMINISTRATOR
CONSTRUCTION ESTIMATOR

BACKGROUND:

YEARS EXPERIENCE
46 YEARS

DUTIES

PROJECT ADMINISTRATION
ARCHITECTURAL DESIGN
PROJECT ESTIMATING
CONSTRUCTION MANAGEMENT

- Project Manager for the design and construction of a new annex for Fire Department in Vienna W.Va.
- Project Manager/Estimator for the Marietta Levee Seating and Monument Project.
- Project Manager for the construction of a new full service branch bank in Marietta, Ohio.
- Project Manager for the historical renovation of a four story 100 year old building on a college campus in Marietta, Ohio.
- Project Manager for the renovation of a two story 100 year old library in Marietta, Ohio.
- Project Manager for the construction of a 12,000 sq ft addition on a nursing home in Marietta, Ohio.
- Project Manager for the design and construction of a 4,500 sq ft addition on an athletic facility on a college campus in Marietta, Ohio.
- Project Manager for the design and construction of a multiple building apartment complex in Marietta, Ohio.
- Project Manager for the construction of a two new branch libraries in Washington County, Ohio.
- Project Manager for the construction of an addition to a long-standing funeral home in Belpre, Ohio.
- Project Manager for the construction of a Design-Build Office Addition on the warehouse roof at a Chemical Company in Marietta, Ohio.
- Project Manager for the construction of a new Applications Lab Addition for a Chemical Company in Marietta, Ohio.
- Project Manager for the construction of a new full service branch bank in Marietta, Ohio.
- Project Manager for the construction of a 12,000 sq ft addition on a nursing home in Marietta, Ohio.
- Project Manager for the design and construction of a 4,500 sq ft addition on an athletic facility on a college campus in Marietta, Ohio.

REAL SUCCESS IS FINDING
YOUR LIFEWORK IN THE
WORK THAT YOU LOVE.

David McCullough



JEREMY HOBSON

ARCHITECTURAL DESIGNER
3D DESIGNER
DRAFTING

BACKGROUND:

EDUCATION

MARION COUNTY VOCATIONAL CENTER
DRAFTING

YEARS EXPERIENCE

15 YEARS

EVERY PRODUCT OF
ARCHITECTURE SHOULD
BE A FRUIT OF OUR
ENDEAVOR TO BUILD AN
EARTHLY PARADISE FOR
PEOPLE.

Alvar Alto

- Coordinated CEFP Development for seven different counties throughout West Virginia.
- Drafter and 3D Designer for the new Keyser Primary School in Keyser, W.Va.
- Drafter and 3D Designer for the new St. Marys High School and Athletic Complex in St. Marys, W.Va.
- Drafter and 3D Designer for renovations and an addition at Kasson Elementary/Middle School in Moatsville, W.Va.
- Drafter and 3D Designer for county wide School Improvement Bond projects for Marion, Mineral and Pleasants County Schools.
- Drafter and 3D Designer for Mannington Middle School Master Planning project in Mannington, W.Va.
- Drafter and Designer for Wood County Schools mantrap additions and secure entrance renovations.
- Drafter and 3D Designer for Donel Kinnard Memorial State Veterans Cemetery project in Institute, W.Va.
- Drafter and Designer for the Appalachian Hotel in Kingwood, W.Va.
- Drafter and Designer for the WVANG Building 215 and Rappel Support Renovations at Camp Dawson, W.Va.
- Drafter and Designer for the AHF Plant Expansion in Beverly, W.Va.
- Drafter and Designer for Hino Fluids Storage and Breakroom Addition in Parkersburg, W.Va.



REFERENCES



People's Bank Theatre
Marietta, Ohio

R. Hunt Brawley, J.D., Executive Director
(P) (740) 373-0894
(E) hbrawley@peoplesbanktheatre.com



GRAE-CON

Grae- Con Construction
Marietta, Ohio

Robert Gribben, Jr., President
(P) (740) 373-0849



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

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

Larry Lang Excavating, Inc.
Beverly, Ohio

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

Appalachian Hospitality
Kingwood, WV

Robby Peddicord
(P) (304) 329-1355
(E) Robbypeddicord@gmail.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.

Traci Stotts, VP Marketing

(Name, Title)

Traci Stotts, VP Marketing

(Printed Name and Title)

11283 Emerson Avenue; Parkersburg, WV 26104

(Address)

Phone Number: 304-464-5305 Fax Number: 304-464-4428

(Phone Number) / (Fax Number)

tstotts@pickeringusa.com

(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Pickering Associates

(Company)

 VP Marketing

(Authorized Signature) (Representative Name, Title)

Traci L. Stotts, VP Marketing

(Printed Name and Title of Authorized Representative)

March 17, 2020

(Date)

Phone Number: 304-464-5305 Fax Number: 304-464-4428

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Pickering Associates

Authorized Signature: _____

Date: March 17, 2020

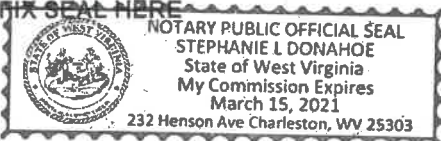
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 17th day of March, 2020

My Commission expires March 15th, 2021.

AFFIX SEAL HERE



NOTARY PUBLIC

Stephanie L. Donahoe

Purchasing Affidavit (Revised 01/19/2018)