

# A/E Services for State of West Virginia General Services Division

10/14/21 11:40:34  
WV Purchasing Division



## **BUILDING 36 EIFS AND GRANITE EVALUATION**

**OCTOBER 14, 2021**



**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  
Melissa K. Pettrey  
2019 Washington Street East  
Charleston, WV 25305-0130



Ms. Pettrey,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for the Building 36 Exterior Envelope Evaluation and Correction project. We are confident that our design team is very qualified to provide design services for this project. I feel this project needs someone with the correct approach and experience to deliver a quality correction project. I have worked on many similar projects in the past and have a track record of delivering a quality project.

Pickering Associates is a premier full-service A/E Firm located throughout West Virginia and Ohio and headquartered in Parkersburg, W.Va. The following proposal outlines our technical expertise, management, staff capabilities and experience for providing high-quality engineering and architectural services. Our approach will offer advantages in methodology and delivery, which will elevate the success of the proposed projects both now and for years to come. Our firm is very capable of providing full architectural, engineering, and construction administration services in house to complete the scope of the projects. Pickering Associates has provided comprehensive architectural and engineering services to multiple governmental agencies throughout our history.

I have visited Building 36 on Capitol Street in Charleston (One Davis Square). The original structure was renovated in the early 90's with a mixture of glass, EIFS, and granite tile. As I walked around the building, there are many locations showing water infiltration. Based on the efflorescence on the granite tile, I suspect the tile has begun to de-bond due to freeze/thaw and water infiltration. The EIFS has many locations with penetrations or damage has created locations that let water into the finish system. The glazing joint sealant needs to be replaced.

I would review all existing exterior and interior locations where water infiltration is occurring, then submit a report of my findings along with options for corrections. After review and input from General Services, then we would create a Bid Package to address the issues.

I 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 red ink, reading "Sean G. Simon, AIA". The signature is written in a cursive style and is positioned above the printed name of the signatory.

Sean G. Simon, AIA, NCARB  
Branch Manager / Project Architect / Senior Construction Administrator  
ssimon@pickeringusa.com  
1.304.991.6275



# 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

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### 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

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### 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

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### Athens

John Bentz, P.E.

### Fairmont

Pamela Wean, AIA

### Charleston

Sean Simon, AIA, NCARB

# YOUR PROJECT

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, Sean Simon, will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the GSD and other stakeholders informed throughout the entire process and confirm information gets distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Sean will also lead in the development of the project schedule in conjunction with GSD and necessary stakeholders. This would be similar to the procedures of Building 22 Revenue and Tax Project.

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

## **Goal/Objective 1:**

**Perform a thorough evaluation of the exterior envelope of the building, including marble/garnite tiles, existing EIFS system, and water infiltration into the freight elevator.**

Before going to the site, Pickering would review all existing drawings that Owner may have. Then Pickering would review all exterior and interior conditions where water infiltration is occurring. After review of the site conditions, we would produce a report of our findings along with recommendations on how to correct the issues. We would use a combination of a drone with camera and a man lift to gain access to the areas of the building that are not easily accessed. In addition to a visual inspection, we would also remove several small areas of granite tiles, EIFS, and possibly roofing to better understand what is happening underneath those



materials, then patch it back. Inspection of the roof and freight elevator cap will help determine water infiltration. We will use our thermal camera to help determine overall water movement in the exterior envelope.

This would be very similar to what we did at the Governor's Mansion and are in the process of starting with Building 32. The exterior envelope evaluation of the Governor's Mansion was a very successful project.





# YOUR PROJECT CONTINUED...

## Goal/Objective 2:

Vendor will develop recommendations and/or specifications to either repair or replace marble/granite tiles and exterior EIFS system, as well as addressing the water infiltration of the freight elevator, and provide recommendations and specification regarding repair/replacement options.

Pickering would create a building exterior assessment report to identify what issues are creating the water problems. In the report we will include recommendations and options on how best to correct the issues that have been identified along with a

cost estimate.

## Goal/Objective 3:

Vendor to develop construction documents and construction phase services to be proposed to accomplish repairs/replacement in a fully occupied building to minimize interruptions to daily operations.

Sean has managed numerous projects that have occupied space during the construction phase, i.e. Building 8 Governor's Mansion and Building 22 Tax and Revenue. This project, Building 36, would also be a multi-phased, occupied renovations design, and certain areas of the facility will need to be fully operational during construction phases. After General Services reviews and decides which options they want from our analysis and cost estimate, our firm will create a Bid Package for contractors. The Bid Package will include elevations, details, and specifications. We will also include weekly site visits to ensure that the contractor is completing the work per the Bid Package.





## YOUR PROJECT

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### **Project Owner**

West Virginia State  
Department of Administration  
General Services Division

## LEADERSHIP

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### **Project Manager**

Sean G. Simon, AIA, NCARB  
Project Manager

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Sean manages the Charleston office and has over 29 years of experience in architectural programming, design, construction document production, and construction contract administration. That experience allows Sean to understand the building process quite well and can efficiently manage projects both large and small.

## DESIGN TEAM

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### **Electrical Engineering**

Mark A. Moore, P.E.

### **Structural Engineering**

Eric Smith, P.E.

### **Mechanical Engineering**

Jeff Hosek, P.E. LEED AP



# WHAT FULL SERVICE MEANS

## CIVIC

For owners and designers, civic 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 civic projects allow a design team to start from the ground up, many civic building projects involve the adaptive reuse of an existing facility or an addition to an existing facility in order to facilitate the owner's continued demand for growth. 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.

Civic buildings also present a unique design for the team selected for a project by the fact that potentially every component of the design will be subjected to an expanded range of users that are normally not present in other facility designs. Pickering throughout the years has been able to engage with many civic organizations to provide design and consultant services on multiple projects including court room designs, upgrades and renovations, 911 Command Centers, office facilities, fire stations, and conference centers.

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

gate review points for proper oversight and approval, concise project management to maintain budget and schedule oversight and assistance throughout the review and approval process with governing agencies.

## OUR APPROACH

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 necessary for that project and highlight major milestones long before they could become an issue. With more than 60 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule. Because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve any issues or concerns that may arise. 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 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.

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: HEADQUARTERS**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

Sean G. Simon, AIA, NCARB  
Branch Manager/Project Manager  
(P) (304)345-1811 EXT: 1116  
(E) [ssimon@pickeringusa.com](mailto:ssimon@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

## **State of West Virginia General Services Charleston, WV**

Governors Mansion Roof Replacement  
Building 22 HVAC Renovations  
Building 22 First Floor Renovations  
Building 22 Ejector Pump (In Design Phase)  
Building 32 Water Infiltration (In Design Phase)

## **City of Parkersburg Parkersburg, WV**

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

## **City of Vienna Vienna, WV**

New Building Addition for Police Phase 1&2  
Police Department Redesign  
New Senior Center Addition

## **Vienna Volunteer Fire Department Vienna, WV**

Vienna Volunteer Fire Station Addition  
Police Station Generator Renovation

## **City of Marietta Marietta, OH**

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, WV**

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

## **West Virginia Department of Natural Resources Charleston, WV**

Chief Logan Pump  
New District 6 Office Design  
North Bend Lodge Renovations

## **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

## **Parkersburg & Wood County Library Parkersburg, WV**

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

## **Lubeck Utility Board Lubeck, WV**

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

## **Athens County Engineer Athens, OH**

Office Generator

## **HAPCAP**

**Athens, Hocking, Perry, OH**  
South East Ohio Foodbank Freezer  
Elevator Addition



# STATE OF WEST VIRGINIA

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

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

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  
EST

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.

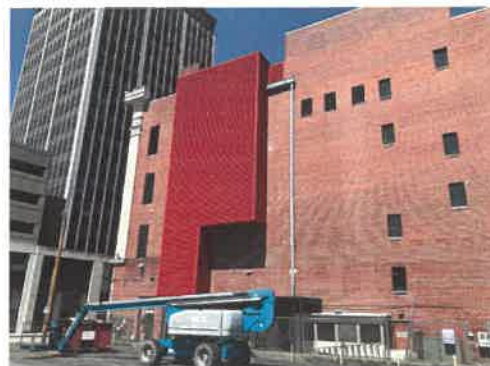
### SERVICES PROVIDED

ARCHITECTURE  
STRUCTURAL  
PLUMBING  
ELECTRICAL  
MECHANICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

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

### CLIENT CONTACT

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





## PROJECT SPECS:

PROJECT BUDGET  
\$374,083

SQUARE FOOTAGE  
NA

DESIGN COMPLETION  
APRIL 2019

CONSTRUCTION COMPLETION  
NOVEMBER 2020

## SERVICES PROVIDED

ARCHITECTURE  
STRUCTURAL  
CONSTRUCTION ADMINISTRATION

## CLIENT CONTACT

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

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

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

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







# WVANG - CAMP DAWSON

## BUILDING 215 WINDOW AND DOOR REPLACEMENT & MEDICAL WING RENOVATIONS

### PROJECT SPECS:

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

DESIGN COMPLETION  
SPRING 2019

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

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

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

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

### SERVICES PROVIDED

- ARCHITECTURE
- ELECTRICAL
- MECHANICAL
- PLUMBING
- CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

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





## PROJECT SPECS:

PROJECT COST  
EST \$3.4 MILLION

SQUARE FOOTAGE  
26,288 SF

DESIGN COMPLETION  
APRIL 2020

CONSTRUCTION COMPLETION  
EST JULY 2021

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

Interior improvements include: Window replacement and 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 will be replaced or improved to create a comfortable and modern lodge, scheduled to reopen in the summer of 2021.





# WV ARMY NATIONAL GUARD

## CAMP DAWSON COTTAGE RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
EST \$1.25 MILLION

SQUARE FOOTAGE 3 COTTAGES:  
1300 SF  
2700 SF  
3400 SF

DESIGN COMPLETION  
75% COMPLETE

CONSTRUCTION COMPLETION  
TBD

### SERVICES PROVIDED

ARCHITECTURAL  
STRUCTURAL  
CIVIL  
ELECTRICAL  
MECHANICAL  
PLUMBING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

JONATHAN NEAL  
PROJECT MANAGER  
WVARNG-CFMO  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design improvements to three residential cottages at their Camp Dawson facility in Kingwood, W.Va. The cottages are used by traveling staff and visitors at the base. Each cottage has its own style, ranging from rustic to elegant, and will receive upgrades and improvements inside and out.

Renovations include new exterior siding and stone, windows, doors, and site improvements such as new patios and ADA ramps. Interior upgrades include total energy-efficient HVAC and lighting replacement, electrical improvements, new plumbing fixtures, fully remodeled restrooms and kitchens, and new interior doors. Some rooms will be redesigned to create an open floor plan in the living/kitchen areas, and some guest rooms will be provided with new private bathrooms where they were originally shared between rooms. In addition, all flooring and trim will be replaced, and all walls and ceilings will be painted or covered. New gas fireplaces will be installed in all three cottages.

Once complete, the cottages will be virtually entirely renovated for improved comfort, energy efficiency and safety for all guests and visitors.



## WVANG - CAMP DAWSON

# AIRFIELD SUPPORT FACILITIES RENOVATION

### PROJECT SPECS:

ESTIMATED PROJECT COST  
\$992,240

DESIGN COMPLETION  
FALL 2021

CONSTRUCTION COMPLETION  
TO BE DETERMINED BY OWNER

The West Virginia Army National Guard selected Pickering Associates to design renovations to two existing buildings which serve as support facilities for the airfield at Camp Dawson.

One building is a single story structure that provides temporary lodging for pilots while onsite. Renovations will include all new blast-resistant exterior doors and windows, new interior doors, upgraded plumbing, HVAC and electric, and all new interior finishes.

The other building is also one story, and houses the control room for the airfield, and miscellaneous offices. Renovations will include all new blast-resistant doors and windows, a new roof, new interior doors, construction of new offices, a conference room, a new ADA restroom, and a garage for a utility vehicle. In addition, the building will receive all new interior finishes and ADA improvements, and the plumbing, HVAC and electric will be upgraded.

### SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
PLUMBING  
STRUCTURAL  
CONSTRUCTION ADMINISTRATION  
PROJECT MANAGEMENT

### CLIENT CONTACT

JONATHAN NEAL  
PROJECT MANAGER  
WVARNG-CFMO  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL



# SEAN G. SIMON, AIA, NCARB

BRANCH MANAGER  
SENIOR CONSTRUCTION ADMINISTRATOR  
PROJECT ARCHITECT  
COST ESTIMATING  
QUALITY REVIEW OF FINAL BID PACKAGES



## BACKGROUND:

### EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE  
CONSTRUCTION DOCUMENT TECHNOLOGIST  
UNIVERSITY OF TENNESSEE  
PROFESSIONAL BACHELOR OF ARCHITECTURE

### LICENSES

PROFESSIONAL ARCHITECT

WV

### YEARS EXPERIENCE

29 YEARS

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

Aristotle

- Twenty- nine years of experience in architectural programming, design, construction document production, and construction contract administration.
- Previously the Director of Construction Services at Silling Architects.
  - \*Delaware OH, I provided full time on site representation for a \$40M four story courthouse. Project included deep foundations, H piles with lagging, cast-in-place post tensioned floors and beams for 2 lower levels of parking, and steel frame and masonry structure above. I handled contractor RFI's, issued weekly reports and documentation, reviewed submittals and pay requests.
  - \* Chesapeake Energy, I provided site observations and project management for \$100M at various locations in Pennsylvania. Most the projects were constructed at the same time. Projects included a 4 story office building, multiple garage/repair buildings, and an electrical service building for a compressor station.
- Project Manager for a \$3.5M storm water piping and separation project for Kraton Polymers in Belpre, OH. The project was constructed around an existing retention pond. Project included 2 lift stations (20' and 24' deep), 29 precast concrete structures ranging from catch basins to 16' deep manholes, a cast in place concrete clarifying tank, and 24" and 36" diameter piping. I handled the bidding process as well as weekly site visits and job meetings.
- Project Architect for WV Governor's Mansion exterior evaluation and renovations.
- Project Architect for WV State Tax and Revenue Building Renovations.
- Project Architect for Mathiasis/Baker Fire Station.
- Project Architect for USDA Offices in Moorefield, WV.
- Project Architect for South Branch Cinema 6. This project included a 6 screen movie theater, which included 3 different theater sizes and a total of 800 seats.
- Project Architect for over 10 different banking facilities located throughout Virginia and West Virginia.
- Project Architect for a one story facility for the Beckley State Police/ Department of Motor Vehicle.



## 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 on Eureka Hunter Pipeline, L.L.C. Low Water Crossing.
- Civil Engineer on several projects for the City of Marietta.
- Generated detailed engineering drawings, quantities, and material estimates for bridge replacements for various counties in Ohio.
- Reviewed drawing designed for The Point Commercial Park for Lawrence Economic Development Corporation.
- Reviewed structural drawings for a new addition of the Holzer Clinic and evaluated adequacy of the structural members and connections.
- 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.
- City of Marietta City Hall Renovations, Marietta, Ohio.
- City of Marietta Wastewater Treatment Plant Renovations, Marietta, Ohio.
- Marietta City Armory Renovations, Marietta, Ohio.
- Bridge Project for Orion.
- 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



# MARK MOORE, P.E.

ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

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

### LICENSES

PROFESSIONAL ENGINEER  
WV, MD

### YEARS EXPERIENCE

18 YEARS

- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, WV.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, WV.
- Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwelton, West Virginia.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, WV.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, WV.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, WV.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington WV.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, OH.
- 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



## 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

- 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





# REFERENCES



**City of Marietta**  
Marietta, OH

Joseph Tucker, P.E., City Engineer  
(P) (740) 373-5495  
(E) joetucker@mariettaoh.net



**City of Vienna**  
Vienna, WV

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



**Charleston Area Medical Center**  
Charleston, W.Va.

David Childers, Director of Construction  
Services  
(P) (304) 388-4930  
(E) david.childers@camc.org



**West Virginia**  
**General Services**

**State of WV General Services**  
Charleston, WV

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

**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.

Sean G. Simon, AIA, NCARB / Charleston Branch Manager

(Name, Title)

Sean G. Simon, AIA, NCARB / Charleston Branch Manager

(Printed Name and Title)

318 Lee Street, West Suite 200 Charleston, WV 25302

(Address)

p) 304-345-1811 / f) 304-345-1813 / m) 304-991-6275

(Phone Number) / (Fax Number)

ssimon@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.

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.

Pickering Associates

(Company)

 Sean G. Simon, AIA, NCARB / Charleston Branch Manager  
(Authorized Signature) (Representative Name, Title)

Sean G. Simon, AIA, NCARB / Charleston Branch Manager

(Printed Name and Title of Authorized Representative)

October 14, 2021

(Date)

p) 304-345-1811 / f) 304-345-1813 / m) 304-991-6275

(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: [Signature] Date: October 14, 2021

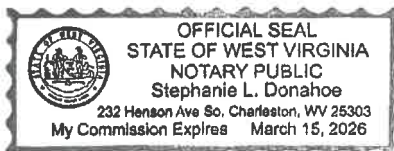
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 14<sup>th</sup> day of October, 2021.

My Commission expires March 15<sup>th</sup>, 2026

AFFIX SEAL HERE



NOTARY PUBLIC

[Signature: Stephanie L. Donahoe]