

A/E Services for WVANG, Construction and Facilities Management

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WV Purchasing Division



**BUILDING 106 RENOVATION DESIGN**  
**CEOI 0603 ADJ2200000002**

AUGUST 11, 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.**

# TABLE OF CONTENTS

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## SECTIONS

1	OUR HISTORY
2	OUR TEAM
3	YOUR PROJECT
7	YOUR TEAM
8	OUR SERVICES
11	OUR EXPERIENCE
12	OUR WORK
21	RESUMES
29	REFERENCES

Mr. David Pauline  
WV Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305



Dear Mr. Pauline,

Pickering Associates is pleased to submit our expression of interest in providing professional architectural and engineering services to the West Virginia Army National Guard for the Renovations of Building 106 at Camp Dawson. The following information outlines our technical expertise, management, staffing capabilities and experience at Camp Dawson that sets us apart and makes our firm an excellent choice for this project.

Our full-service firm offers over 33 years' experience designing many lodging, governmental, commercial, industrial, educational, and other projects in West Virginia and Ohio. Working with AE Dynamics as our blast-resistance consultant, Pickering Associates' team of talented architects, engineers and surveyors is qualified to provide the full design services needed for projects such as this.

The work planned for Building 106 includes floor plan alterations, kitchen, bathroom and laundry renovations, a new instantaneous domestic hot water system, new efficient HVAC system, new IT wiring and drops, new windows, doors, and lighting. Exterior siding replacement is also included in the project. Our firm is designing virtually the same type of renovations at the three Cottages, and at the Airfield Support Facilities at Camp Dawson. We are very familiar with the UFC Codes and other codes related to lodging and residential units, and have provided A/E designs for several other projects for the WVANG. Our team's experience working on these projects, and others as shown in this proposal, would prove to be of great value in the successful completion of the Building 106.

We would appreciate the opportunity to discuss the project with you, and especially welcome a chance to work again with the staff at the WVANG and Camp Dawson. We look forward to hearing from you soon.

Respectfully submitted,

A handwritten signature in blue ink that reads "Pamela Wean". The signature is written in a cursive, flowing style.

Pamela Wean, AIA  
Project Architect & Branch Manager

# ABOUT THE COMPANY

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

Our company is the product of three generations and 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 client type. 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

# PROJECT APPROACH

The goals and objectives of the project requested by the WVANG are as follows:

## **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 instantaneous domestic hot water system, a new and more efficient heating and cooling system, new IT wiring and drops, new energy efficient windows, new exterior and interior doors, new interior and exterior LED lighting for the entire building.

## **Goal/Objective 2:**

Provide a complete renovation of the billeting rooms to include floor plan alterations, bathroom renovation and kitchen renovation, configuring the rooms to be more conducive for long term billeting. Provide designs to create additional billeting space in vacant building areas to better utilize space.

## **Goal/Objective 3:**

Designer shall provide renovation design for the laundry room. Current laundry room only has hookups for one washer/dryer set. Designer to provide space saving measures to create the ability to add additional washer and dryer hookups.

## **Goal/Objective 4:**

The design shall also provide maintenance saving measures to include covering exterior wood areas with weather resistant siding.

## **Goal/Objective 5:**

The design shall bring the entire building and all building systems in compliance with all current, federal, state and local building code, fire codes and military construction regulation. The designer will be responsible for having the construction documents reviewed and approved by the proper authority.



## **Goal/Objective 6:**

If required, designer to provide all geotechnical work to include any necessary drill borings. 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 7:**

Drawings, specifications, and cost estimates are to be submitted at 35%, 65%, 95% and 100% design milestones. 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.

## **Our Approach:**

Pickering Associates offers Civil, Architectural, Structural Plumbing, Mechanical and Electrical design services all under one roof. Under the supervision of Pam Wean, Project Manager, our team of professionals will utilize our extensive



experience to design the renovations at Building 106. As we have in past projects at Camp Dawson, we will also partner with the consulting firm, AE Dynamics, to design blast resistant windows and exterior doors to meet UFC Codes.

Our approach to your project will start with a kick-off meeting to gather information from all stakeholders to determine the project expectations, programming requirements, schedule and budget. We feel that the more time spent with your staff to better understand the project will allow us to be more efficient in completing the schematic design phase for this project and progress us to the next phase, allowing us to meet your anticipated design schedule.

Our entire team will conduct a thorough building and site evaluation including measuring and photographing to establish existing conditions. The results of this examination will be incorporated into a schematic design to address the requested goals of the project. At this time, we will involve the authorities-having-jurisdiction during the schematic design to make certain that we address all concerns that they may have, thus reducing costly changes during design and/or construction. We have a close working relationship with agencies such as the West Virginia State Fire Marshal's Office and are familiar with the local and state

requirements that need addressed for a wide range of projects. We will also begin reviewing the UFC codes as they apply to Building 106, and engage our consultant to start the preliminary design of blast-resistant exterior doors and windows.

If geotechnical work is required for this project, we will enlist the services of American Geotech, Inc., from Charleston, W.Va., a well-established and highly regarded consulting engineering firm specializing in the practice of geotechnical, environmental, and testing engineering. AGI has performed engineering services on many projects for Pickering Associates and many other firms in West Virginia and surrounding states for over 40 years. Geotechnical testing will occur at the schematic design phase so structural foundations can be designed based on the results of their report and recommendations.

The scope of work for this project is nearly identical to work that our firm has designed at Camp Dawson for renovations of the Stone Cottage, Sgt. Major's Cottage, General's Cottage and the Airfield Support Facilities. We fully understand the requirements of the UFC codes, and the level of interior and exterior finishes desired in the lodging facilities at Camp Dawson. The same design team of architects and engineers will be assigned to the Building 106 project so you can be assured the same expertise will be applied to the project.

When we have one or more schematic designs prepared, they first will be reviewed in-house during a thorough QA/QC process, and review comments are corrected prior to submitting to the owner. When the revised drawings are ready, they will be presented to you, along with cost estimates for approval at 35% completion. We know the importance of not only understanding our client's budget, but also ensuring that the project is designed to fit into (and stay within) that budget. In order to provide estimates for probable construction costs with accuracy, Pickering subscribes to and utilizes RS Means CostWorks On-Line. This tool provides comprehensive, localized, and up-to-date construction costs to help us create reliable estimates for our projects. Throughout the project, we utilize cost control methods to make sure that the overall project budget does not





increase without the client's knowledge or prior approval. If scope items are added to the project during the design phases, we make certain that the client understands the implications and costs associated with each change or addition - prior to moving on to the next design phase.

The designs provided at 35% completion will provide you with the opportunity to verify that we have correctly interpreted your desired functional relationships between various activities and spaces in Building 106. Once schematic design is complete and we have received your review comments, we will move into the design development phase for the project.

The design development phase is a transitional phase where the design team moves into developing the contract documents. In this phase, the architects and engineers prepare drawings and other presentation documents to help you visualize the design concept and describe it in terms of architectural, electrical, mechanical, and structural

systems. In addition, we will also prepare a more detailed cost estimate so you will have a better indication of anticipated project costs. At the end of the design development phase, once again our in-house QAQC review takes place, the drawings are revised as necessary, and the project manager will provide you with 65% complete drawings and specifications for review and comment.

When you have approved the 65% submittal, we will prepare the detailed working drawings, thus progressing into the construction document phase of the project. During this time, final drawings and specifications are produced for the project. These documents will be used for bidding the project to contractors. The construction documents will include all necessary information to ensure that the project will be constructed as conceived by the Owner and design team. The 95% drawings, specifications and cost estimate will be reviewed in-house, then submitted to you for a final review prior to releasing the project for bidding.

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 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.

If bidding services are needed, Pickering Associates can handle the bidding & negotiation phase of the project with our experienced in-house construction administration team. We have systems in place and are equipped to electronically distribute the bidding documents to contractors and equipment suppliers interested in bidding the project, as well as produce hard copies as required. We will assist in contacting contractors to get interest in bidding the project, answer requests for information during the bidding process, assemble addendums, schedule, coordinate and lead a pre-bid meeting, and assist the owner with bid opening and contractor evaluation.

If our services are required during construction administration, Pickering Associates can be an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. Pickering will assist you in awarding the contract, lead and coordinate weekly construction meetings, produce meeting agendas and meeting minutes, answer RFI's from contractors, review submittals, process change orders and pay applications, perform regular site visits, complete a punch list at the end of the project, and keep you informed throughout the entire process. This closely monitored process helps to ensure that the final project represents the intended design as indicated in the construction documents.

We are confident that the combination of our experience working for the WVANG at Camp Dawson on very similar projects, along with the talents of our full-service design team, makes Pickering Associates an excellent choice for your design partner. We look forward to working with you on the Building 106 Renovation Project.



## YOUR PROJECT

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### Project Owner

West Virginia Army National Guard  
Constructions and Facilities  
Management

## LEADERSHIP

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### Design Lead

Jeff Hosek, P.E. LEED AP  
Mechanical Engineer

### Project Manager

Pam Wean, AIA  
Project Manager

### Design Lead

Dave Boggs, P.E.  
Plumbing Engineer

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Jeff coordinates and manages a team that provides planning and development to industrial, commercial and institutional accounts. 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.

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Pam has extensive experience working on a variety of projects including lodging facilities, historical renovations, commercial expansions and civic projects. As a long-time resident and the manager of the Fairmont office, Pam provides over 37 years' experience in architectural services and project management expertise.

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David has been contributing engineering expertise and project management for more than 15 years at Pickering Associates. He has been the engineer of record on a number of large-scale projects and has extensive experience with mechanical and plumbing systems as a critical subsystem of industrial, commercial and institutional environments.

## DESIGN TEAM

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### Electrical Engineering

Carl Henson, P.E.

### Structural Engineering

Eric Smith, P.E.

### Civil Engineering

Spencer Kimble, P.E.

### Construction Administration

Sean G. Simon. AIA, NCARB

### 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 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.

## OUR PLEDGE

With the selection of Pickering Associates, your organization gains the full depth of our organization. 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 that need to be met. With more than 50 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 during design.

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 like many firms using consultants are required to do.



## 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](mailto: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

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's commitment goes beyond the final design stage. Our team continues to work with you during project bidding, construction and final walk-through.

We hold pre-bid meetings, answer all the bidder's questions and help evaluate each bid received so you can select the contractors best suited for your project. Our architects and engineers answers questions during construction to eliminate delays due to uncertainty. We inspect construction workmanship to make sure you receive the highest quality installation and to ensure that all work conforms to the bid documents. We tour the site with you to compile a punch list of outstanding tasks that need attention before the contractor leaves the site and work with the contractors to ensure all of the punch list items are resolved. Finally, we incorporate all changes to the drawings resulting from construction to create as-builts, so you have an accurate depiction of the project for your records.

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 poised to provide you. As reflected in our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your vision becomes a reality.

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, West Virginia**

Camp Dawson Building 215 Windows and Door Replacements  
Camp Dawson Rappel Tower Renovation  
Camp Dawson Cottage Renovations  
Camp Dawson Airfield Support Facilities  
Camp Dawson Structural Repairs  
Kenova Vehicle Exhaust HVAC Upgrades

## **West Virginia DNR Parkersburg, West Virginia**

District 6 Office Complex  
**Chief Logan State Park**  
Park Recreation Center  
**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, West Virginia**

Old Stone House Rehabilitation  
Pennsboro Masonry Rehabilitation  
Trailhead Reconstruction

## **Mondo Building & Excavating Reno, Ohio**

Harbor Point Condominiums  
Marina Electrical Infrastructure  
Harbor Point Concept and Design  
Vienna Starbucks  
Wetz Building  
PMC Belpre Building  
Mariana Landscape Planning

## **People's Bank Marietta, Ohio & Vienna, West Virginia**

New Division Street Office  
Division Street Detailed Design  
Marietta Office Renovation Des & Con Docs  
Marietta Office Elevator Upgrade

## **City of Parkersburg Parkersburg, West Virginia**

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, West Virginia**

Vienna Volunteer Fire Station Addition  
Police Station Generator Renovation

## **Williamstown National Bank Parkersburg, West Virginia**

Parkersburg Branch Renovations  
Williamstown Expansion Estimation  
Building Renovations  
Lubeck Branch Renovations

## **Hippodrome/Colony Historical Theatre Association**

**Marietta, Ohio**  
Colony Theatre Structural Slab Design  
Downtown Arch Conceptual Design  
Colony Theatre Renovation  
Colony Theatre Structural Assessment  
Creative Economy Marketing Materials

## **Charton Management Vienna, West Virginia**

Qdoba Mexican Grill Phase 1 & 2 Design  
Vienna & Belpre Burger King  
Movie Gallery Drainage Modification

## **Boxer's Bed and Biscuits Belpre, Ohio**

New Pawplex Phase 1&2  
HVAC Revisions

## **Bowling & Dunn Family Dentistry South Parkersburg, WV**

New Addition



# 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 on-site. Renovations will include all new blast-resistant exterior doors and windows, new interior doors, upgraded plumbing, HVAC and electric, and all new interior finishes.

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

### 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



# WVANG - CAMP DAWSON

## BUILDING 215 RENOVATION

### PROJECT SPECS:

ESTIMATED PROJECT COST  
\$705,361

DESIGN COMPLETION  
MAY 2019

CONSTRUCTION COMPLETION  
SUMMER 2021

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  
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  
JUNE 2021

### SERVICES PROVIDED

- ARCHITECTURE
- CIVIL
- ELECTRICAL
- MECHANICAL
- STRUCTURAL
- CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

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

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

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

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



## PROJECT SPECS:

ESTIMATED PROJECT COST  
\$3 MILLION

SQUARE FOOTAGE  
28,000 SF

DESIGN COMPLETION  
APRIL 2020

CONSTRUCTION COMPLETION  
FALL, 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 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.



# 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

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.

## SERVICES PROVIDED

CIVIL  
LANDSCAPING  
STRUCTURAL  
ARCHITECTURAL

## CLIENT CONTACT

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



# 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

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 Engineer of Record.





# BLACK BEAR RIDGE CABINS

## PERMITTING AND CONSTRUCTION PLANS

### 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.





# 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.







# 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

37 YEARS

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

Judy Garland

- 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.



## 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

26 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



## 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

22 YEARS

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss

- 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.



# CARL HENSON, P.E.

ELECTRICAL DEPARTMENT MANAGER  
ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

NEW JERSEY INSTITUTE OF TECHNOLOGY

M.S. ELECTRICAL ENGINEERING

WEST VIRGINIA INSTITUTE OF TECHNOLOGY

B.S. ELECTRICAL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER

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

### YEARS EXPERIENCE

39 YEARS

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

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

Robert A Heinlein



# 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

15 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

16 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, Eneccalc, 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



## 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  
W.VA.

YEARS EXPERIENCE  
28 YEARS

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

Aristotle

- Project Architect for WV Governor's Mansion exterior evaluation and renovations.
- Project Architect for WV State Tax and Revenue Building Renovations.
- Project Architect for Mathias/Baker Fire Station.
- Project Architect for 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.
- Project Architect for a new Urgent Care facility in Moorefield, W.Va.
- Project Architect for the Monumental sign for Robert C. Byrd Courthouse in Charleston, W.Va.
- Project Architect for a renovation project for the Social Security and Department of Labor Office in Parkersburg, W.Va.
- Project Architect for construction a new vet clinic for the Lost River Vet Clinic.
- Project Architect for the construction of the original Eastern Community College.
- Project Architect for the construction of an 8,400 sf facility for the Moorefield National Guard Armory.
- Project Architect for an office headquarter design that was 2 stories at 35,000 sf and designed for a future 3rd floor.
- Project Manager for the replacement of a Linear Accelerator at Camden Clark.
- Project Manager for a \$3.5M storm water piping and separation project at Kraton Polymers.



# JEREMY HOBSON

ARCHITECTURAL DESIGNER  
3D DESIGNER  
DRAFTING

## BACKGROUND:

### EDUCATION

MARION COUNTY VOCATIONAL CENTER  
DRAFTING

### YEARS EXPERIENCE

16 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 L. Stotts, AIA, NCARB/Vice President of Marketing  
(Name, Title)  
Traci L. Stotts, AIA, NCARB/Vice President of Marketing  
(Printed Name and Title)  
11283 Emerson Avenue; Parkersburg, WV 26104  
(Address)  
304-464-5305 / 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.

*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)

  
(Authorized Signature) (Representative Name, Title)

Traci L. Stotts, AIA, NCARB/Vice President of Marketing  
(Printed Name and Title of Authorized Representative)

August 11, 2021  
(Date)

304-464-5305 / 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: [Signature] Date: August 11, 2021

State of West Virginia

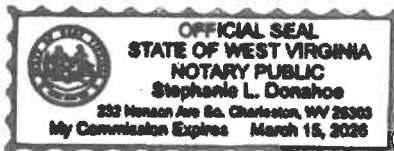
County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 11 day of August, 2021.

My Commission expires March 15, 2026

**AFFIX SEAL HERE**

**NOTARY PUBLIC** [Signature]



*Purchasing Affidavit (Revised 01/19/2018)*