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Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1384606

Procurement Type: Central Contract - Fixed Amt

Vendor ID: 000000206169

Legal Name: PICKERING ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 04/05/2024

Response Time: 10:35

Responded By User ID: PickeringAssoc

First Name: Stephanie

Last Name: Donahoe

Email: sdonahoe@pickeringusa.c

Phone: 304-345-1811

SO Doc Code: CEOI

SO Dept: 0211

SO Doc ID: GSD2400000004

Published Date: 4/3/24

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Close Time: 13:30

Status: Closed

Solicitation Description: Building 29 (Hangar) Renovations

Total of Header Attachments: 1

Total of All Attachments: 1



Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 1384606  
**Solicitation Description:** Building 29 (Hangar) Renovations  
**Proc Type:** Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2024-04-05 13:30	SR 0211 ESR04052400000005838	1

**VENDOR**  
 000000206169  
 PICKERING ASSOCIATES INC

**Solicitation Number:** CEOI 0211 GSD2400000004  
**Total Bid:** 0  
**Response Date:** 2024-04-05  
**Response Time:** 10:35:56  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

Melissa Pettrey  
 (304) 558-0094  
 melissa.k.pettrey@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Professional engineering services				0.00

Comm Code	Manufacturer	Specification	Model #
81100000			

**Commodity Line Comments:**

**Extended Description:**

Professional engineering services

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



## **BUILDING 29 (HANGAR) RENOVATIONS CEOI GSD240000004**

**APRIL 5, 2024**



EST. 1988

# OUR MISSION

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

# TABLE OF CONTENTS

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## SECTIONS

1	OUR HISTORY
2	YOUR TEAM
3	YOUR PROJECT
6	OUR SERVICES
9	OUR EXPERIENCE
10	OUR WORK
22	RESUMES
36	REFERENCES

Department of Administration, Purchasing Division  
Melissa Pettrey, Senior Buyer  
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 Building 29 (Hangar) Renovations Project. We are confident that our design team is very qualified to provide design services for this project. We have worked on many projects with General Services including Governor's Mansion Water Infiltration Assessment and Construction Drawings to make the required corrections, multiple projects at B-22 State Tax, and B-32 DHHR Water Infiltration Corrections. I believe Pickering Associates has consistently delivered quality design and great service to General Services on time and on budget. By having all design disciplines, cost estimating and surveying in house, coordination is much easier and lets us set the schedule and not rely on outside resources.

I visited Building 29, located at 502 Eagle Mountain Road in Charleston, West Virginia. While there are many issues that need to be addressed, we have dealt with these same issues on many projects in the past. The one-story structure is a pre-engineered metal building sitting on top of cast in place concrete column bases with concrete walls between the bases. The interior of the hanger has exposed Styrofoam board insulation. Also, offices have been constructed with wood framing in a two-story arrangement on one side of the hanger interior. Several helicopters and a fixed wing plane are stored inside.

Pickering Associates would visit the site and make a building assessment of the entire building including structural and architectural review of current conditions. The assessment report will include corrections that need to be made as well as items that should be made in ensure the long-term stability of the structure. Code review and compliance will also be included in the report. In addition to assessment of the building, we will review the drainage and pavement around the building and report what needs to be done to correct those issues. After reviewing the report with General Services and including their comments, we will use the report to develop a Bid Package of specifications and drawings for those corrections. Pickering Associates will work with the Owner during the Bid process. After the contract is awarded, we will provide construction administration during construction.

I have included a typical Cost Estimate and Field Report so you can see what we will deliver for you. 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 and title.

Sean G. Simon, AIA, NCARB  
Director of Construction Services / Senior Project Architect  
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

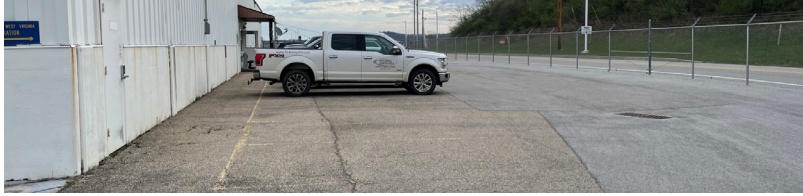
In choosing Pickering Associates, your project will be performed to your specifications with frequent meetings and status reports to keep you up-to-date on the status of the project. Our sole focus is your full satisfaction with the completed quality installation.

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.

## YOUR PROJECT

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### **Project Owner**

West Virginia State  
Department of Administration  
General Services Division

## LEADERSHIP

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### **Sector Director**

Mark Welch, P.E.  
Director of Munciple and  
Commercial Design  
Principal Civil/Structural Engineer

### **Project Manager**

Sean G. Simon, AIA, NCARB  
Director of Construction Services  
Senior Project Architect  
Project Manager

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Sean manages the Charleston office and has over 32 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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### **Structural Engineering**

Joe Tucker, P.E.

### **Architecture**

Chris Mancuso, AIA, NCARB

### **Civil Engineering**

Spencer Kimble, P.E.

### **Mechanical Engineering**

Jeff Hosek, P.E. LEED AP

### **Electrical Engineering**

Mark A. Moore, P.E.

# YOUR PROJECT

Pickering Associates takes pride in our approach to projects and project management. Consistency of delivery is what sets us apart in the design/construction industry. We strive to deliver consistent projects that execute our client's expectations. Attention to detail from beginning to end keeps our clients coming back. We start strong and we finish strong!

Sean Simon, AIA, NCARB will be the Project Manager on your project. He 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 and phases in conjunction with GSD and necessary stakeholders.

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:

The Agency intends to have an assessment performed on the hangar's existing metal roofing system to determine its current condition and provide recommendations for prepping and recoating the metal roofing panels, eliminating current and future leaks. Recommendation for replacement should be provided only if the roof system cannot be economically cleaned and recoated. As part of this goal, it is also desired to install gutters, downspouts, and snow dams to prevent icicles from forming and falling from the edge of the roof.



Within their proposals, Vendors should provide documentation to indicate their experience on projects in which roofing renovations of this nature occurred.

Vendors should indicate what project approach they would use to accomplish the roofing assessment and renovations.

Pickering Associates has vast experience in assessing and making recommendations for roof repairs. We would start with making a site visit to examine existing conditions (existing roof layout, measurements, drains, copings, and slopes). In addition to the roof layout we would note all penetrations, transitions, and types of copings around the roof. We would use a combination of flying a drone over

# YOUR PROJECT CONTINUED...

the roof to look at the entire roof as well as a ladder to access the roof and actually check the thickness of the metal. Our assessment of the roof will include the entire roof and roof edges as well as transitions to the door enclosure.

Pickering Associates has developed plans and specifications for over 1 million square feet of re-roof projects. We are well versed in roof design. Sean stays up to date on the most current practices and products available as well as how the labor/supply market is performing.

## Goal/Objective 2:

The Agency intends to have an assessment performed on the existing masonry walls to determine the most advantageous method of repairs. Also within this objective, evaluate the best methods for cleaning the exterior metal wall panels.

Within their proposals, Vendors should provide documentation to indicate their experience on past projects in which masonry repairs and metal



wall cleaning were necessary. Vendors should indicate what project approach they would use to accomplish the masonry repairs.

Pickering Associates would assess all of the concrete column bases and concrete walls to determine what structural corrections need to be made. We would also review the connection between the base and concrete walls to determine how best to waterproof those transitions. Cleaning of the exterior metal will be included in our building assessment.

## Goal/Objective 3:

The Agency intends to have the entire facility evaluated in accordance with NFPA 101 Life Safety Code and NFPA 409 Fire Safety Standard for Aircraft Hangars and to not only identify deficiencies, but also to provide renovations and upgrades on the fire alarm system with the possibility of installing a full fire suppression system. Within their proposals, Vendors should provide documentation to indicate their experience on past projects evaluating and providing upgrades and repair specifications for aircraft hangar facilities. Vendors should indicate their approach for

# YOUR PROJECT CONTINUED...

analyzing fire and life safety systems to render the facility code compliant.

Pickering Associates typically reviews code compliance as part of a building assessment. After our review of the site conditions, we would meet with the WV Fire Marshal's office to review our observations and include additional comments from the Fire Marshall in our report.

## Goal/Objective 4:

The Agency intends to perform milling, paving, and restriping of the existing parking lot adjacent to the hangar to include any grading and/or drainage revisions to accommodate for the new downspouts.

Within their proposals, Vendors should provide documentation to indicate their qualifications and experience with designing paving refurbishment, striping, and grading/drainage specifications to parking lot areas.

Pickering Associates has repaired/reworked many

parking lots. We would start by scanning the pavement with our 3D scanner to produce a contour map. The team will assess and identify things such as utilities, easements, and current uses that need to remain. After discussing our assessment with the General Services and staff we will address their comments and ideas. If necessary, soil borings/explorations will be conducted. This will help identify underground unknowns and identify any possible environmental impacts. This will assist us in developing a milling and overlay pavement plan for the contractor. We would also identify cracks that need to be corrected prior to overlay of new paving. The Team will assess and identify ADA shortcomings in existing conditions and offer solutions to more closely meet ADA requirements. With this information and based on everyone's comments we will provide options for development of the paving site.

Pickering Associates has a proven track record with General Services. We know GSD's processes and they know ours.

As you can see Pickering Associates is well qualified for Building 29 (Hangar) Renovations Project! We look forward to discussing our qualifications with you!





# 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:

318 Lee Street, West  
Suite 200  
Charleston, WV 25302

## CONTACT INFORMATION:

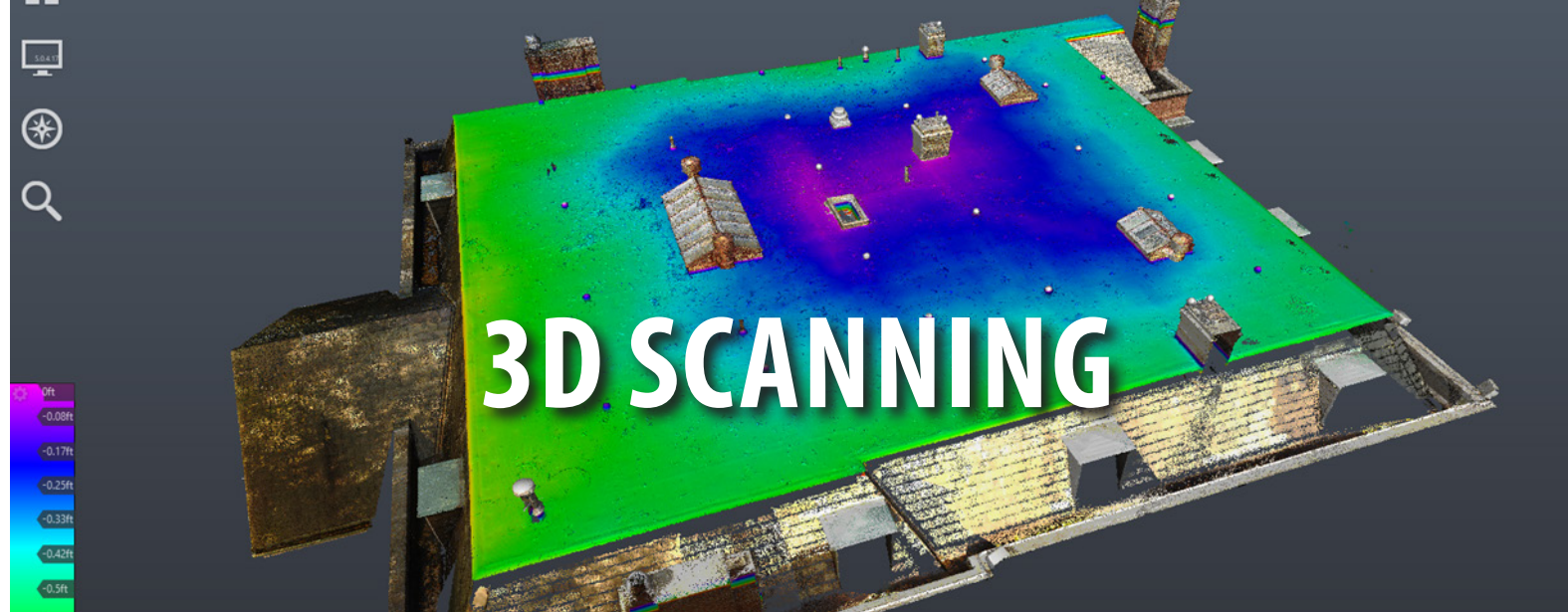
Sean G. Simon, AIA, NCARB  
(P) (304)345-1811 EXT: 1116  
(E) [ssimon@pickeringusa.com](mailto:ssimon@pickeringusa.com)

## 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.

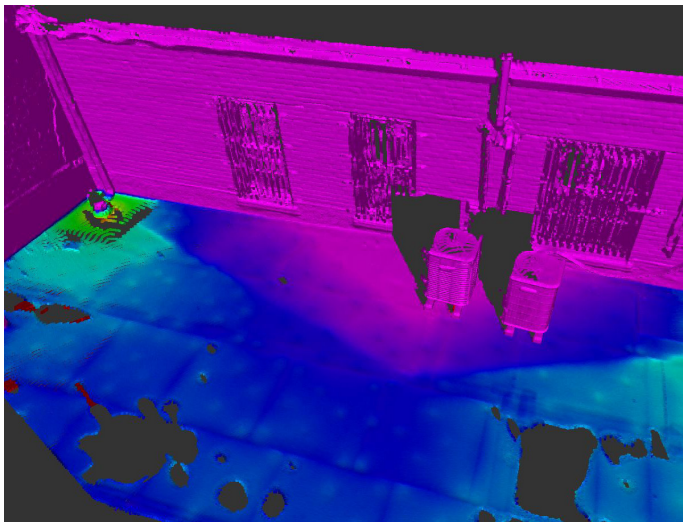
- *The State Journal*



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



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



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





# 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 22 Interiors  
Building 32 Water Infiltration (In Design Phase)  
Capitol Building Walkway

## **City of Charleston Charleston, WV**

MLK Recreation Center HVAC Replacement  
North Charleston Recreation Center HVAC Replacement  
Kanawha City Recreation Center Roof Replacement and HVAC Replacement

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

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

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

Chief Logan Pump  
New District 6 Office Design

## **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

## **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



# WOOD COUNTY SCHOOLS

## EDISON, GREENMONT, JACKSON & BLENNERHASSETT PAVING

### PROJECT SPECS:

PROJECT COST  
\$278,968

SQUARE FOOTAGE

DESIGN COMPLETION  
MAY 2022

CONSTRUCTION COMPLETION  
SEPTEMBER 2022

### SERVICES PROVIDED

CIVIL  
PROJECT MANAGEMENT  
CONSTRUCTION ADMISTRATION

### CLIENT CONTACT

MARTIN BEST  
MAINTENANCE DIRECTOR  
P) (304) 420-9568  
E) MBEST@K12.WV.US

Pickering Associates worked with Wood County Schools to develop a comprehensive plan to provide pavement improvements to various schools including Edison, Franklin, Fairplains, Greenmont, Jackson, Blennerhassett, Mineral Wells, and Neal. Each project location consisted of either pavement overlays, pavement replacement, pavement repairs, or a combination thereof.

Pickering Associates made an initial site visit to each location to assess the existing conditions and ADA compliance. We prepared preliminary plans for the Owner's review, incorporated their comments into final design plans.

The project was publicly bid. Once the Contractor was chosen Pickering Associates provided Construction Administration throughout the entire project. Weekly site visits and reports were issued to ensure conformance with the drawings.





# WVU - PARKERSBURG

# LOWER PARKING LOT RESURFACING

## PROJECT SPECS:

PROJECT BUDGET  
\$250,000

SQUARE FOOTAGE  
146,192 SF

DESIGN COMPLETION  
JUNE 2018

CONSTRUCTION COMPLETION  
JULY 2018

Pickering Associates was hired by West Virginia University of Parkersburg to reassess and provide engineering and surveying services to resurface the lower parking lot. The existing asphalt on the lower lot had deteriorated over the years and some subsurface drainage issues needed to be corrected as well.

The team provided all the design development and surveying services for the project. The project scope included topographic surveying of the project area, a new striping plan, subsurface drainage details, and pavement rehabilitation details. During construction, Pickering provided bidding assistance, regular site observations, and assisted with pay applications, submittal review, and project closeout.

## SERVICES PROVIDED

CIVIL  
SURVEYING  
PROJECT MANAGEMENT

## CLIENT CONTACT

ROBERT COOPER  
  
P) 304-834-7362  
E) RCOOPER@WVUP.EDU





## PROJECT SPECS:

PROJECT BUDGET  
\$180,000

SQUARE FOOTAGE  
213,000 SF

DESIGN COMPLETION  
APRIL 2017

CONSTRUCTION COMPLETION  
JUNE 2017

## SERVICES PROVIDED

CIVIL  
SURVEYING  
PROJECT MANAGEMENT

## CLIENT CONTACT

ROBERT COOPER

P) 304-834-7362  
E) RCOOPER@WVUP.EDU

Pickering Associates was hired by West Virginia University of Parkersburg to reassess and provide engineering and surveying services to re-design their main parking lot. The project originated from concerns, raised by stakeholders, regarding traffic flow and safety due to long drive aisles and speeding motorists between aisles. The team developed a site plan, which would be safer for the school, which rotated parking drive aisles and included the extension for additional ADA compliant parking in the front entrance.

The project also required pavement rehabilitation and overlays, site drainage, and asphalt striping plans. Specific details, such as adjusting catch basin rim elevations to match rehabilitated pavement elevations, were generated to assist with construction drawings. For this project, there was no site lighting component. The project management team was responsible for overseeing and coordinating the design specs of the project, as well as the bidding process for the construction of the parking lot rehabilitation.





# CAMDEN CLARK MEDICAL CENTER

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# NORTH TOWER PARKING LOT

## PROJECT SPECS:

PROJECT BUDGET  
\$600,000

SQUARE FOOTAGE  
51,948 SF

DESIGN COMPLETION  
MAY 2017

CONSTRUCTION COMPLETION  
JANUARY 2018

## SERVICES PROVIDED

CIVIL  
ELECTRICAL  
PROJECT MANAGEMENT  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

ZAC CAMPBELL  
DIRECTOR OF FACILITIES ENGINEERING  
P) (304) 424- 2257  
E) ZACHARY.CAMPBELL2@WVUMEDICINE.ORG

Camden Clark Medical Center hired Pickering Associates to reconstruct a portion of the hospital's North Tower Parking Lot. This project included transforming a former United Bank lot into a new parking section, as well as improving the overall flow of traffic throughout the hospital property and restructuring the parking layout. The team also coordinated with the West Virginia DOH to set up traffic flow patterns going in and out of the parking space. This project was meant as a phased approach to renovate the entire lot. When costs allow, the remaining lot will be reworked.

The design required site layout, grading and drainage layout, site utilities, and traffic control plans in coordination with local municipals. Overall limit of disturbance for the project was 51,948sf (1.19 Acres). Pickering's electrical team was able to design the site lighting for the new parking extension. During construction, Pickering Associates assisted the Client by being their construction representative to answer contractor questions and assist with site observations.





# PARK CENTER, LLC

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# PARKING LOT REPAIRS

## PROJECT SPECS:

PROJECT BUDGET  
\$170,000

SQUARE FOOTAGE  
90,000 SF

DESIGN COMPLETION  
2015

CONSTRUCTION COMPLETION  
2016

## SERVICES PROVIDED

CIVIL  
ELECTRICAL  
SURVEYING  
PROJECT MANAGEMENT

## CLIENT CONTACT

BRAD GLAZER

P) 513-936-4801  
E) BRAD@GLAZER.NET

Pickering Associates was hired by Park Center LLC to repair the parking lot for the American National University located in the Park Shopping Plaza in Parkersburg, West Virginia. The existing concrete parking lot was cracked and did not drain properly.

The project included repairing the cracked concrete of the existing lot before resurfacing with asphalt. Repairs and adjustments to the catch basins and drainage were also incorporated. The team provided all the design development and surveying services for the project. The project scope included topographic surveying of the project area, above and below the ground for utility maintenance. Additionally, the team developed the site grading and drainage, as well as overseeing all of the bidding and contracting requirements.

During construction, additional scope was requested from Pickering to assist with site lighting upgrades.





# WOOD COUNTY SCHOOLS

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## SCHOOL BOND ROOF REPLACEMENTS

### PROJECT SPECS:

PROJECT COST  
APPROX \$16MM

SQUARE FOOTAGE  
TOTAL ESTIMATED 1,000,500

DESIGN COMPLETION  
2017 - 2019

CONSTRUCTION COMPLETION  
2017 - 2019

### SERVICES PROVIDED

ARCHITECTURE  
PROJECT MANAGEMENT  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

MARTIN BEST  
MAINTENANCE DIRECTOR  
P) (304) 420-9568  
E) MBEST@K12.WV.US

Pickering Associates worked with Wood County Schools to develop a comprehensive plan to re-roof twenty-three of the County School buildings. After prioritizing the schools, Pickering developed drawing and specification bid packages for each facility.

The work was complete over the summers of 2017, 2018, and 2019 with multiply bid packages awarded each summer. In addition to the re-roof design work, Pickering also coordinated with a asbestos testing agency to core each roof in various locations to check for asbestos. The roof cores also served to verify existing roof insulation thickness and type of roof deck at each location.

Each year the projects were publicly bid early in the season so Wood County would receive the best pricing possible. Then all work was completed during the summer break.

The new roof systems were comprised of 60 mil EPDM with protection board under it. A 20 year warranty was specified. All roofing details were 30 year warranty details, thus the roof system should last well beyond the 20 year warranty. Pickering Associates conducted weekly site visits on each project to help ensure installation went as designed. Weekly project updates were emailed to the Owner so they would fully understand the progress. Bi-weekly job meetings were also held during construction.



# MARSHALL UNIVERSITY

## JOAN C EDWARDS FINE ARTS ROOF REPLACEMENT

### PROJECT SPECS:

#### PROJECT BUDGET

\$1,057,000

#### SQUARE FOOTAGE

34,538

#### DESIGN COMPLETION

SEPTEMBER 2022

#### CONSTRUCTION COMPLETION

OCTOBER 2023

Project involved total removal and replacement of entire roof including all roof levels. The replacement roof was .060 EPDM over protection board with a 20 year warranty. All flashings were replaced. Safety rails were added around all mechanical equipment, as required by OSHA regulations.

The elevated air handler located behind the stage fly area had all exposed ductwork removed. After re-roofing was completed, the exposed ductwork was insulated and reinstalled and covered with EPDM to make the whole ductwork system water-tight. Safety rails were added around all mechanical equipment, as required by OSHA regulations.

### SERVICES PROVIDED

ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

BECKY LUSHER  
BUSINESS MANAGER I  
P) 304.696.6481  
E) LUSHER30@MARSHALL.EDU







# MARSHALL UNIVERSITY

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# PRICHARD HALL ROOF REPLACEMENT

## PROJECT SPECS:

### PROJECT BUDGET

\$353,000

### SQUARE FOOTAGE

11,842

### DESIGN COMPLETION

SEPTEMBER 2022

### CONSTRUCTION COMPLETION

MARCH 2023

Project involved total removal and replacement of entire roof including the lower front and rear canopy roofs. The replacement roof was .060 EPDM over protection board with a 20 year warranty. All flashings were replaced. Also new overflow protection was added by drilling holes in the parapet wall and installing drain pipes out to a 'lamb's tongue'. The roof hatch was also replaced. Old equipment rails and several pipe portals were removed that were no longer in service. A ponding issue on the rear canopy was also corrected by use of additional tapered insulation to correct the drainage plane. Safety rails were added around all mechanical equipment, as required by OSHA regulations.

## SERVICES PROVIDED

ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

BECKY LUSHER  
BUSINESS MANAGER I  
P) 304.696.6481  
E) LUSHER30@MARSHALL.EDU





# STATE OF WEST VIRGINIA

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## BUILDING 32 WATER INFILTRATION

### PROJECT SPECS:

PROJECT COST

\$399,298

DESIGN COMPLETION

JUNE 2022

CONSTRUCTION COMPLETION

NOVEMBER 2022

Pickering Associates was hired to investigate the water infiltration of Building 32 - DHHR, determine the causes and solutions.

The investigation included windows, wall panel joints (both interior and exterior), top of roof parapets and wall reglet above one story roof.

As part of our investigation, we had a roofer remove some of the metal wall coping to verify that the roof membrane extended past the face of the parapets. Our design will address cracking in the precast concrete panels with injected epoxy to make them more water resistant. The project will also include cleaning and painting of the entire building.

### SERVICES PROVIDED

STRUCTURAL  
ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

TIM LEE  
ARCHITECTURE AND ENGINEERING SECTION  
P) (304) 352-5536  
E) TIMOTHY.M.LEE@WV.GOV





# 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, kitched 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.





# 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



# WV DHHR

# EASTRIDGE HEALTH SYSTEMS MASONRY REPAIRS

## 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.





# MARK WELCH, P.E.

DIRECTOR OF COMMERCIAL & MUNICIPAL DESIGN  
PRINCIPAL CIVIL/STRUCTURAL ENGINEER

## BACKGROUND:

### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO, LA., PA., IN., TENN.

### YEARS EXPERIENCE

18 YEARS

- Project Manager and Construction Manager for a \$16 million-dollar capital improvement project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for a \$14 million environmental compliance project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for over 20 different capital improvement and maintenance projects at a manufacturing facility in West Virginia.
- Civil/Structural lead and Project Manager for the construction of a \$25 million-dollar NGL storage facility in Louisiana.
- Project Manager for approximately 2 miles of new waterline and sewer line installation in Williamstown, W.Va.
- Lead Civil and Structural Engineer and project manager for development of numerous oil and gas well pads and production facilities throughout the Ohio/W.Va.
- Lead Civil and Structural Engineer in designing high voltage (138-69kV) substations.
- Project Manager and Civil Engineer for a brownfield development of approximately 30 acres for a new manufacturing facility.
- Civil Engineer for a polymer recycling facility located in the Polymer Alliance Zone in Davisville, W.Va.
- Civil Engineer for an expansion of operations at a refinery in Marietta, Ohio.
- Designed storm water system and new grading layout for a fire department annex in Vienna, W.Va.
- Lead Civil Engineer for a new 930 square foot equipment room addition for a cath lab renovation at a hospital in Parkersburg, W.Va.

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



# SEAN G. SIMON, AIA, NCARB

DIRECTOR OF CONSTRUCTION SERVICES  
SENIOR ARCHITECT  
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. & OHIO

YEARS EXPERIENCE  
32 YEARS

- Thirty-Two 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 Building 32 Renovation for State of WV General Services..
- 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.

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



# JOE TUCKER, P.E.

PRINCIPAL STRUCTURAL ENGINEER  
CONSTRUCTION ADMINISTRATOR

## BACKGROUND:

### EDUCATION

OHIO UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
W.VA. AND OHIO

### YEARS EXPERIENCE

45 YEARS

- Served as a Member of ACI Committee 533  
– Guide for Precast Concrete Wall Panels

- Extensive knowledge and experience with prestressed precast parking garages due to position as Engineering Manager and Chief Engineer at:
  - Marietta Structures Corporation in Marietta, OH
  - Arnold Concrete Products in Greensboro, NC
  - Tindall Concrete Virginia in Petersburg, VA
- Specialty Engineer of Record for Laidley Tower Parking Garage in Charleston, WV
- Specialty Engineer of Record for Huntington Metro Parking Garage in Huntington, VA
- Investigation of Concrete Distress at Dupont Chemical Tank Farm in Washington, WV with Final Report and Recommendations
- Structural Engineer for exterior masonry wall replacement for Meigs County Highway Department.
- Structural Engineer for the renovations of the Capitol Market in Charleston, W.Va.
- Structural review for equipment replacements at Cabell Huntington Hospital in Huntington, W.Va.
- Structural review of existing conditions for permit drawing to renovate shopping space for new tenant.
- Structural Engineer for elevator addition to the Arc of the Mid-Ohio Valley offices in Parkersburg, W.Va.
- Structural Engineer for elevator addition to the Oil and Gas Museum in Parkersburg, W.Va.
- Structural Engineer for water line upgrades to the Minnie Hamilton Health Services Grantsville

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

Thomas A. Edison





## CHRISTOPHER MANCUSO, AIA

ARCHITECT  
PROJECT MANAGER

### BACKGROUND:

#### EDUCATION

UNIVERSITY OF KENTUCKY  
MASTERS OF ARCHITECTURE  
BACHELOR OF ARTS IN ARCHITECTURE

#### LICENSES

PROFESSIONAL ARCHITECT  
WEST VIRGINIA, OHIO, KENTUCKY

#### YEARS EXPERIENCE

6 YEARS

- Project Architect for Building 22 Interior Renovations Charleston, West Virginia
- Architectural designer conceptual and schematic design on the Washington County Courthouse Renovation in Marietta, Ohio
- Project Architect for the new Public Library in Williamstown, West Virginia.
- Architectural designer for the new classroom additions and secure entrance on the elementary side of the Blennerhassett School Facilities.
- Architectural designer for Master Plans for the YMCA in Parkersburg, West Virginia.
- Architect for the 6,500 SF roof replacement of Washington Elementary school roof in Marietta, Ohio.
- Architectural designer for renovations to a 7,500 SF old school building into a new community health clinic in Arnoldsburg, West Virginia.
- Architectural designer for a new 5,600 SF building for Harbor Point in Williamstown, West Virginia.
- Architectural designer for locker room renovations for YMCA in Parkersburg, West Virginia.
- Architect for multiple HVAC renovations for Wood County Schools.
- Architectural designer for conceptual and schematic designs on a golf club renovation with a spa and resort addition in New Mexico.
- Architectural production for construction drawings of a private resort and master plan in California.
- Architectural designer and production for design and construction drawings and permits for 94-unit

“BUILDINGS ARE DEEPLY EMOTIVE STRUCTURES WHICH FORM OUR PSYCHE. PEOPLE THINK THEY’RE JUST THINGS THEY MANEUVER THROUGH, BUT THE MAKEUP OF A PERSON IS INFLUENCED BY THE NATURE OF SPACES.”

David Adjaye



# SPENCER KIMBLE, P.E.

PRINCIPAL CIVIL ENGINEER

## BACKGROUND:

### EDUCATION

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

### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO

### YEARS EXPERIENCE

17 YEARS

- Project Manager and Civil Engineer for City of Elkins New City Hall Parking Lot in Elkins, West Virginia
- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, Ohio.
- Civil Engineer for approximately 2 miles of new waterline and sewer line installation in Williamstown, W.Va.
- Civil Engineer for approximately 4,600 linear foot of waterline and meter replacement in Marietta, Ohio.
- Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout W.Va. and Ohio.
- Construction manager for multiple oil and gas projects throughout Ohio and West Virginia.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, West Virginia.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, W.Va.
- Lead Civil Engineer for renovation and reconstruction of a caustic tank loading/unloading facility at a local chemical plant.
- Lead Civil Engineer for construction of an mobile tank farm at a local chemical plant.
- Civil Engineer for three new \$8M ODOT Full Service Maintenance Facilities state DOT operations.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Civil Engineer for a new subdivision in Marietta, Ohio.

“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



## JEFFREY HOSEK, P.E. LEED AP

PRINCIPAL MECHANICAL ENGINEER  
LEED PROJECT ENGINEER  
ARCHITECTURAL & ENGINEERING 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

25 YEARS

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

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss



# MARK MOORE, P.E.

ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

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

### LICENSES

PROFESSIONAL ENGINEER  
WV, MD

### YEARS EXPERIENCE

18 YEARS

- Electrical Engineer for WV State Tax & Revenue HVAC Renovation Charleston, West Virginia
- Electrical Engineer for Building 22 Interior Renovations Charleston, West Virginia
- 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 Electri-

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

Pele

## Cost Estimate Report

State of West Virginia

Date: 01/03/2024

Charleston, West Virginia

### Bldg 22 Interior Renovations

Year 2023 Quarter 4

Unit Detail Report

Prepared By: David Boggs

Pickering Associates

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
<b>Division 01 General Requirements</b>					
013113200160	Field personnel, general purpose laborer, average	63.00	Week	\$2,700.00	\$170,100.00
013113200200	Field personnel, project manager, average	32.00	Week	\$3,749.00	\$119,968.00
013113200260	Field personnel, superintendent, average	32.00	Week	\$3,725.00	\$119,200.00
015213200450	Office trailer, furnished, rent per month, 50' x 10', excl. hookups	15.00	Ea.	\$393.66	\$5,904.90
015616101080	Selective demolition, rubbish handling, dust partition, 4' x 8' panels, 2" x 4" frame, 6 mil polyethylene, cost to be added to demolition cost	1,000.00	S.F.	\$1.64	\$1,640.00
015626500200	Temporary fencing, chain link, rented up to 12 months, 6' high, 11 ga, to 1000'	400.00	L.F.	\$6.08	\$2,432.00
016619100030	Material handling, above 2nd story, per C.Y. of material, via elevator	1,000.00	C.Y.	\$4.50	\$4,500.00
017413200052	Cleaning up, cleanup of floor area, continuous, per day, during construction	50.00	M.S.F.	\$88.58	\$4,429.00
017413200100	Cleaning up, cleanup of floor area, final by GC at end of job	50.00	M.S.F.	\$121.70	\$6,085.00
<b>Division 01 General Requirements Subtotal</b>					<b>\$434,258.90</b>
<b>Division 03 Concrete</b>					
030505100050	Selective concrete demolition, reinforcing less than 1% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	4.00	C.Y.	\$128.26	\$513.04
032111602410	Reinforcing steel, in place, dowels, deformed, 2' long, #4, A615, grade 60	130.00	Ea.	\$3.61	\$469.30
032211100300	Welded wire fabric, plain, sheets, 6 x 6 - W2.9 x W2.9 (6 x 6) 42 lb./C.S.F., ASTM A185, incl labor for accessories, excl material for accessories	3.00	C.S.F.	\$106.20	\$318.60
033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	4.00	C.Y.	\$316.48	\$1,265.92

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
033513300200	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & manual steel trowel, excl placing, striking off & consolidating	300.00	S.F.	\$1.45	\$435.00
038113500400	Concrete sawing, concrete slabs, mesh reinforcing, up to 3" deep, includes blade cost, layout and set up time	127.00	L.F.	\$2.25	\$285.75
038113500420	Concrete sawing, concrete, existing slab, mesh reinforcing, for each additional inch of depth over 3", includes blade cost, layout and set up time	127.00	L.F.	\$0.74	\$93.98
038213100200	Concrete core drilling, core, reinforced concrete slab, 2" diameter, up to 6" thick slab, includes bit cost, layout and set up time	20.00	Ea.	\$83.55	\$1,671.00
038213100700	Concrete core drilling, core, reinforced concrete slab, 6" diameter, up to 6" thick slab, includes bit cost, layout and set up time	20.00	Ea.	\$99.23	\$1,984.60
<b>Division 03 Concrete Subtotal</b>					<b>\$7,037.19</b>
<b>Division 04 Masonry</b>					
040120200320	Pointing masonry, tuck, cut and re-point, hard mortar, common bond	100.00	S.F.	\$9.11	\$911.00
<b>Division 04 Masonry Subtotal</b>					<b>\$911.00</b>
<b>Division 06 Wood, Plastics and Composites</b>					
060505201000	Selective demolition, millwork and trim, wood base cabinets	21.00	L.F.	\$13.55	\$284.55
060505201500	Selective demolition, millwork and trim, counter top, straight runs	70.00	L.F.	\$5.42	\$379.40
062213300425	Moldings, casings, beaded, 3/4" x 5-1/2", cherry	500.00	L.F.	\$9.31	\$4,655.00
<b>Division 06 Wood, Plastics and Composites Subtotal</b>					<b>\$5,318.95</b>
<b>Division 07 Thermal and Moisture Protection</b>					
070505100020	Selective demolition, thermal and moisture protection, caulking/sealant, to 1" x 1" joint	130.00	L.F.	\$0.88	\$114.40
070505102470	Selective demolition, thermal and moisture protection, roof insulation board, over 2" thick	40,000.00	B.F.	\$0.34	\$13,600.00
070505104420	Selective demolition, thermal and moisture protection, roofing, single ply membrane, fully adhered	110.00	Sq.	\$68.12	\$7,493.20
072216100810	Roof deck insulation, gypsum cover board, fiberglass mat faced, 1/2" thick, fastening excluded	10,900.00	S.F.	\$1.71	\$18,639.00
072216101725	Polyisocyanurate insulation, for roof decks, 2" thick, 2#/CF density, fastening excluded	218.00	S.F.	\$2.71	\$590.78
072216101765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	0.00	B.F.	\$2.05	\$0.00
072216103110	Roof deck insulation, fastening alternatives, 12" OC beads, low-rise polyurethane	220.00	Sq.	\$181.11	\$39,844.20
074113200755	Steel roofing panels, on steel frame, flat profile, zinc aluminum alloy finish, 1-3/4" standing seams, 12" wide, 24 gauge	660.00	S.F.	\$11.00	\$7,260.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
075323204800	Ethylene-propylene-diene-monomer roofing, (EPDM), 0.40 psf, fully adhered with adhesive, 60 mils	110.00	Sq.	\$284.10	\$31,251.00
075323204850	Ethylene-propylene-diene-monomer roofing, (EPDM), seam tape for membrane, 3" x 100' roll	15.00	Ea.	\$51.81	\$777.15
075323204910	Ethylene-propylene-diene-monomer roofing, (EPDM), cover tape for batten strips, 6" x 100' roll	15.00	Ea.	\$225.14	\$3,377.10
075323204970	Ethylene-propylene-diene-monomer roofing, (EPDM), adhesive for fully adhered systems, 60 SF/gal	10,900.00	S.F.	\$1.04	\$11,336.00
076510100300	Sheet metal flashing, aluminum, flexible, mill finish, .050" thick, including up to 4 bends	420.00	S.F.	\$11.99	\$5,035.80
076510100400	Sheet metal flashing, aluminum, flexible, mill finish, .013" thick, including up to 4 bends, painted finish, add	300.00	S.F.	\$0.41	\$123.00
077116200100	Pitch pockets, adjustable, welded corners, 4" to 7", 4" deep	10.00	Ea.	\$66.48	\$664.80
077123100400	Aluminum downspouts, enameled, 3" x 4", .024" thick	60.00	L.F.	\$8.87	\$532.20
077123200300	Elbows, aluminum, enameled, .025" thick, 3" x 4"	10.00	Ea.	\$14.36	\$143.60
077123300400	Aluminum gutters, stock units, enameled, 5" box, .032" thick	100.00	L.F.	\$10.59	\$1,059.00
077143100200	Aluminum drip edge, mill finish, .016" thick, 8" wide	60.00	L.F.	\$3.14	\$188.40
079213100200	Masonry joint sealants, polysulfide, 1/2" x 1/2" joint, re-caulk only, excludes scaffolding	130.00	L.F.	\$4.32	\$561.60
079219100025	Joint sealants, caulking and sealants, acoustical sealants, elastomeric, cartridges, 1/4" x 1/4", in place	130.00	L.F.	\$2.41	\$313.30
<b>Division 07 Thermal and Moisture Protection Subtotal</b>					<b>\$142,904.53</b>
<b>Division 08 Openings</b>					
080505101000	Door demolition, interior wood door, 1-3/4" x 3'-0" x 6'-8", remove	19.00	Ea.	\$24.87	\$472.53
081213130100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0"	59.00	Ea.	\$285.65	\$16,853.35
081213130112	Frames, steel, knock down, hollow metal, 16 gauge, up to 5-3/4" D, 7'-0" H, 4'-0" W single	1.00	Ea.	\$296.62	\$296.62
081213130140	Frames, steel, knock down, hollow metal, double, 16 ga., up to 5-3/4" deep, 7'-0" h x 6'-0" w	1.00	Ea.	\$397.16	\$397.16
081416090380	Door, wood, architectural, flush, interior, hollow core, 7 ply, walnut face, 3'-0" x 6'-8" x 1-3/8" thick	61.00	Ea.	\$451.57	\$27,545.77
081416090400	Door, wood, architectural, flush, interior, hollow core, 7 ply, walnut face, 4'-0" x 6'-8" x 1-3/8" thick	1.00	Ea.	\$471.10	\$471.10
081416090430	Door, wood, architectural, flush, interior, hollow core, 7 ply, for 7'-0" high, add	62.00	Ea.	\$51.35	\$3,183.70
081416090500	Door, wood, architectural, flush, interior, hollow core, 7 ply, for prefinishing, stain, add	62.00	Ea.	\$118.64	\$7,355.68
084113200050	Gasketing for window walls and storefronts.	2,400.00	L.F.	\$14.02	\$33,648.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
087120300020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	20.00	Ea.	\$281.81	\$5,636.20
087120420050	Door hardware, mortise lockset, commercial, wrought knobs and full escutcheon trim, non-keyed, privacy, grade 1	51.00	Ea.	\$582.00	\$29,682.00
087120420110	Door hardware, mortise lockset, commercial, wrought knobs and full escutcheon trim, keyed, office/entrance/apartment, grade 1	51.00	Ea.	\$413.76	\$21,101.76
087120501300	Door hardware, doorstops, holder and bumper, for wall, with rubber pad, aluminum, 4" dia.	25.00	Ea.	\$26.46	\$661.50
087120550210	Door hardware, push plate, brass, .050" thick x 4" x 16"	10.00	Ea.	\$71.14	\$711.40
087120551060	Door hardware, pull plate, brass, .050" thick x 4" x 16"	10.00	Ea.	\$169.82	\$1,698.20
087120901430	Door hardware, hinges, full mortise, high frequency, brass base, US10, 4-1/2" x 4-1/2"	93.00	Pair	\$41.77	\$3,884.61
087120908000	Door hardware, hinge, install	93.00	Pair	\$18.24	\$1,696.32
088110100600	Float glass, clear, plain, 1/4" thick	50.00	S.F.	\$20.76	\$1,038.00
<b>Division 08</b>	<b>Openings Subtotal</b>				<b>\$156,333.90</b>
<b>Division 09</b>	<b>Finishes</b>				
090505101250	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	50,100.00	S.F.	\$0.92	\$46,092.00
090505200400	Flooring demolition, carpet, bonded, includes surface scraping	39,671.00	S.F.	\$0.55	\$21,819.05
090505200850	Flooring demolition, vinyl or rubber cove base, straight section	3,810.00	L.F.	\$0.55	\$2,095.50
090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	7,280.00	S.F.	\$1.10	\$8,008.00
090505302000	Walls and partitions demolition, movable walls, metal, 5' high	7,200.00	S.F.	\$1.83	\$13,176.00
090505302250	Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	8,500.00	S.F.	\$6.46	\$54,910.00
092216132800	Metal stud partition, non-load bearing, galvanized, 10' high, 3-5/8" wide, 20 gauge, 16" OC, includes top & bottom track	10,700.00	S.F.	\$3.13	\$33,491.00
092216133000	Metal stud partition, non-load bearing, galvanized, 10' high, 6" wide, 20 gauge, 16" OC, includes top & bottom track	320.00	S.F.	\$2.91	\$931.20
092216133200	Metal stud partition, non-load bearing, galvanized, 12'high, 3-5/8" wide, 20 gauge, 16" OC, includes top & bottom track	12,300.00	S.F.	\$3.43	\$42,189.00
092216133240	Metal stud partition, non-load bearing, galvanized, 12'high, 6" wide, 20 gauge, 16" OC, includes top & bottom track	0.00	S.F.	\$3.15	\$0.00
092910302150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	37,500.00	S.F.	\$1.87	\$70,125.00
092910302520	Gypsum wallboard, on walls, mold resistant, taped & finished (level 4 finish), 5/8" thick	2,600.00	S.F.	\$1.90	\$4,940.00
092910303650	Gypsum wallboard, on beams, columns, or soffits, fire resistant, taped & finished (level 4 finish), 5/8" thick	3,000.00	S.F.	\$3.38	\$10,140.00
092910305500	Gypsum wallboard, for acoustical sealant, add per bead	4,200.00	L.F.	\$1.39	\$5,838.00



LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
093113101600	Ceramic tile, sanitary cove base, thin set, 6" x 6" h	787.00	L.F.	\$19.14	\$15,063.18
093113102800	Ceramic tile, bullnose trim, thin set, 2" x 6"	800.00	L.F.	\$12.38	\$9,904.00
093113104300	Ceramic tile, for floors, specialty type, decorator finish, 4-1/4" x 4-1/4"x 1/2"	2,200.00	S.F.	\$14.14	\$31,108.00
093113105500	Ceramic tile, walls, interior, thin set, 6" x 4-1/4"	3,000.00	S.F.	\$24.59	\$73,770.00
095123300810	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 4' x 5/8", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	50,100.00	S.F.	\$7.25	\$363,225.00
095123300810	Complete suspended ceilings, for rooms under 500 S.F., add	1.00	S.F.	\$0.44	\$22,044.00
096119400340	Paints & coatings, floors, interior, acrylic sealer, two coats	664.00	S.F.	\$1.00	\$664.00
096513131110	Wall base, rubber, straight or cove, standard colors, 6" high, 1/8" thick	8,733.00	L.F.	\$5.20	\$45,411.60
096519237800	Flooring, vinyl tile, max, premium colors/jpatterns, 12" x 12"x 1/8"	22,000.00	S.F.	\$5.32	\$117,040.00
096813100210	Carpet tile, tufted nylon, cushion back, 26 oz., 18" x 18"	25,000.00	S.Y.	\$20.07	\$501,750.00
098116101500	Sound attenuation blanket, 3" thick	22,000.00	S.F.	\$1.51	\$33,220.00
099123330500	Paints & coatings, interior, alkyd (oil base), flush door w/frame, primer, brushwork, 3' x 7'	61.00	Ea.	\$60.12	\$3,667.32
099123740190	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, cut-in by brush	5,000.00	L.F.	\$0.51	\$2,550.00
099123740240	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, roller	58,100.00	S.F.	\$0.49	\$28,469.00
099123740790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	5,000.00	L.F.	\$0.86	\$4,300.00
099123740840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	58,100.00	S.F.	\$0.87	\$50,547.00
<b>Division 09</b>	<b>Finishes Subtotal</b>				<b>\$1,616,487.85</b>
<b>Division 10</b>	<b>Specialties</b>				
101310100050	Directory boards, plastic, glass covered, 30" x 20"	5.00	Ea.	\$703.27	\$3,516.35
101423131150	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 8" x 4"	60.00	Ea.	\$42.54	\$2,552.40
101423131500	Signs, graphic symbols, adhesive back, 2" x 2"	12.00	Ea.	\$30.60	\$367.20
102113192550	Toilet cubicles, overhead braced phenolic partitions, install	13.00	Ea.	\$1,618.78	\$21,044.14
102113197110	Partitions, toilet, urinal screen, polymer plastic, 18" w, wall hung	5.00	Ea.	\$392.40	\$1,962.00
102813130400	Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	5.00	Ea.	\$410.48	\$2,052.40
102813130610	Toilet accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	10.00	Ea.	\$497.87	\$4,978.70
102813130900	Toilet accessories, grab bars, straight, stainless steel, 24" long	10.00	Ea.	\$56.54	\$565.40
102813131100	Toilet accessories, grab bars, straight, stainless steel, 36" long	10.00	Ea.	\$63.72	\$637.20

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
102813131105	Toilet accessories, grab bars, straight, stainless steel, 42" long	10.00	Ea.	\$89.46	\$894.60
102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	10.00	Ea.	\$132.38	\$1,323.80
102813134100	Toilet accessories, mop holder strip, stainless steel, 5 holders, 48" long	5.00	Ea.	\$104.51	\$522.55
102813134250	Toilet accessories, sanitary napkin receptacle, recessed	10.00	Ea.	\$353.71	\$3,537.10
102813134600	Toilet accessories, soap dispenser, chrome, surface mounted, liquid	20.00	Ea.	\$90.91	\$1,818.20
102813136050	Toilet accessories, toilet seat cover dispenser, stainless steel, surface mounted	18.00	Ea.	\$85.28	\$1,535.04
102813136200	Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	18.00	Ea.	\$139.11	\$2,503.98
102813136700	Toilet accessories, towel dispenser, stainless steel, surface mounted	20.00	Ea.	\$96.03	\$1,920.60
102813139996	Toilet accessories, installation only, grab bars, straight, satin finish, 2-1/2" diameter x 42" long	40.00	Ea.	\$39.34	\$1,573.60
104413531000	Fire equipment cabinets, portable extinguisher, single, steel box, recessed, D.S. glass in door, aluminum door & frame, 8" x 12" x 27", excludes equipment	10.00	Ea.	\$311.05	\$3,110.50
104416132080	Fire extinguishers, dry chemical, pressurized, ABC all purpose type, portable, 9-1/2 lb	10.00	Ea.	\$60.69	\$606.90
<b>Division 10</b>	<b>Specialties Subtotal</b>				<b>\$57,022.66</b>
<b>Division 11</b>	<b>Equipment</b>				
115213100400	Projection screens, manually operated, deluxe	5.00	S.F.	\$16.98	\$84.90
115213109000	Projection screens, minimum labor/equipment charge	5.00	Job	\$469.26	\$2,346.30
<b>Division 11</b>	<b>Equipment Subtotal</b>				<b>\$2,431.20</b>
<b>Division 12</b>	<b>Furnishings</b>				
122113130020	Blinds, interior, horizontal, solid color, stock, 1" aluminum slats	9,000.00	S.F.	\$7.02	\$63,180.00
123223100880	Custom cabinets, kitchen base cabinets, hardwood, prefinished, 1 top drawer, 1 door below, 24" deep, 35" high, 24" wide, excl. countertops	5.00	Ea.	\$587.86	\$2,939.30
123223101540	Custom cabinets, kitchen base cabinets, hardwood, prefinished, range or sink base, 2 doors below, 24" deep, 35" high, 36" wide, excl. countertops	5.00	Ea.	\$526.05	\$2,630.25
123223104700	Custom cabinets, kitchen wall cabinets, hardwood, prefinished, 2 doors, 12" deep, 24" high, 30" wide	7.00	Ea.	\$247.10	\$1,729.70
123223308100	Wood casework vanities, base, 2 door, 30" h x 21" d x 36" w	0.00	Ea.	\$562.55	\$0.00
123661162600	Solid surface countertop, acrylic polymer, premium patterned colors, with silicone attached 4" backsplash, pricing for orders of 1-50 LF, 25" wide	100.00	L.F.	\$237.55	\$23,755.00
123661164000	Solid surface countertop, acrylic polymer, sinks, single bowl, hard seamed, solid colors, pricing for orders of 1-50 units, 10" x 15"	20.00	Ea.	\$446.77	\$8,935.40

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
<b>Division 12</b>	<b>Furnishings Subtotal</b>				<b>\$103,169.65</b>
<b>Division 14</b>	<b>Conveying Equipment</b>				
14240000000	Elevator Allowance	1.00		\$1,000,000.00	\$1,000,000.00
<b>Division 14</b>	<b>Conveying Equipment Subtotal</b>				<b>\$1,000,000.00</b>
<b>Division 22</b>	<b>Plumbing</b>				
220505101200	Fixture, lavatory, wall hung, selective demolition, includes 10' piping	4.00	Ea.	\$79.30	\$317.20
220505101300	Fixture, sink, single compartment, selective demolition	21.00	Ea.	\$98.90	\$2,076.90
220505101320	Fixture, sink, double compartment, selective demolition	1.00	Ea.	\$113.16	\$113.16
220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	26.00	Ea.	\$98.90	\$2,571.40
220505101520	Fixture, urinal, wall mounted, selective demolition, includes 10' piping	7.00	Ea.	\$113.16	\$792.12
220505101620	Fixture, old water cooler, wall or deck mounted, selective demolition, includes 10' piping	2.00	Ea.	\$131.87	\$263.74
220719100245	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	20.00	Ea.	\$45.53	\$910.60
220719100265	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, valve and supply cover, 1/2", 3/8", and 7/16" pipe size	40.00	Ea.	\$45.53	\$1,821.20
220719108444	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 1" wall, 1/2" iron pipe size	1,000.00	L.F.	\$12.30	\$12,300.00
220719108445	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 1" wall, 3/4" iron pipe size	500.00	L.F.	\$13.36	\$6,680.00
220719108446	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 1" wall, 1" iron pipe size	500.00	L.F.	\$14.35	\$7,175.00
220719108447	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber tubing flexible closed cell foam, 1" wall, 1-1/4" iron pipe size	250.00	L.F.	\$15.48	\$3,870.00
220719108456	Insulation, pipe covering (price copper tube one size less than I.P.S.), rubber insulation tape, 1/8" x 2" x 30'	5.00	Ea.	\$27.61	\$138.05
220719109600	Insulation, pipe covering (price copper tube one size less than I.P.S.), minimum labor/equipment charge	1.00	Job	\$197.80	\$197.80
221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	1,000.00	L.F.	\$15.14	\$15,140.00
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	500.00	L.F.	\$17.46	\$8,730.00
221113232200	Pipe, copper, tubing, solder, 1" diameter, type L, includes coupling & clevis hanger assembly 10' OC	250.00	L.F.	\$18.51	\$4,627.50
221113250100	Elbow, 90 Deg., copper, wrought, copper x copper, 1/2"	50.00	Ea.	\$42.82	\$2,141.00
221113250120	Elbow, 90 Deg., copper, wrought, copper x copper, 3/4"	50.00	Ea.	\$48.94	\$2,447.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
221113250130	Elbow, 90 Deg., copper, wrought, copper x copper, 1"	50.00	Ea.	\$66.98	\$3,349.00
221113259000	Pipe fittings, copper, minimum labor/equipment charge	1.00	Job	\$197.36	\$197.36
221119100220	Flexible connectors, corrugated, gas, seamless brass, steel fittings, 5/8" OD x 3/4" ID, 18" long	19.00	Ea.	\$57.35	\$1,089.65
221119180040	Mixing valve, automatic water tempering, 1/2" size	20.00	Ea.	\$728.15	\$14,563.00
221119540500	Water hammer arrester/shock absorber, copper, for 1 to 11 fixtures, 3/4" male IPS	40.00	Ea.	\$114.89	\$4,595.60
224116131000	Lavatory, vanity top, cultured marble, white, single bowl, 19" x 17", includes trim	20.00	Ea.	\$412.63	\$8,252.60
224116163200	Sink, kitchen, counter top style, stainless steel, self rimming, double bowl, 33" x 22", includes faucet and drain	1.00	Ea.	\$1,500.22	\$1,500.22
224116165790	Sink, kitchen, raised deck, porcelain enamel on cast iron, rough-in, supply, waste and vent	1.00	Ea.	\$1,490.43	\$1,490.43
224213133100	Water closet, bowl only, wall hung, includes flush valve and seat	20.00	Ea.	\$1,397.66	\$27,953.20
224213133200	Water closet, bowl only, wall hung, rough-in, supply, waste and vent	20.00	Ea.	\$2,434.38	\$48,687.60
224213163100	Urinal, wall hung, vitreous china, with self-closing valve, siphon jet type	5.00	Ea.	\$936.54	\$4,682.70
224213163300	Urinal, wall hung, rough-in, supply, waste and vent	5.00	Ea.	\$1,980.24	\$9,901.20
224213169000	Urinal, minimum labor/equipment charge	1.00	Job	\$355.60	\$355.60
224216406650	Sink, service, floor, porcelain enamel on cast iron, corner, 28" x 28", includes faucet and drain	3.00	Ea.	\$2,077.99	\$6,233.97
224216406790	Sink, service, floor, rough-in, supply, waste and vent	3.00	Ea.	\$3,597.23	\$10,791.69
224216409000	Sink, minimum labor/equipment charge	3.00	Job	\$355.60	\$1,066.80
224239100972	Faucets/fittings, flush valve, automatic flush sensor and operator for urinals or waterclosets, standard	24.00	Ea.	\$765.01	\$18,360.24
224239102810	Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	20.00	Ea.	\$834.43	\$16,688.60
224239103000	Faucets/fittings, service sink faucet, cast spout, pail hook, hose end	3.00	Ea.	\$145.63	\$436.89
<b>Division 22</b>	<b>Plumbing Subtotal</b>				<b>\$252,509.02</b>
<b>Division 23</b>	<b>Heating, Ventilating, and Air Conditioning (HVAC)</b>				
230505101220	Air conditioner, ductwork, rigid, 10" x 18", selective demolition	500.00	L.F.	\$4.63	\$2,315.00
230593101400	Balancing, air, heating and ventilating equipment, roof exhaust fan, (Subcontractor's quote including material & labor)	10.00	Ea.	\$269.64	\$2,696.40
230593102400	Balancing, air conditioning equipment, central station, built-up variable volume, (Subcontractor's quote including material & labor)	10.00	Ea.	\$1,757.48	\$17,574.80
230713103170	Duct thermal insulation, blanket type, fiberglass, flexible, FSK vapor barrier wrap, .75 lb. density, 1-1/2" thick	1,000.00	S.F.	\$4.78	\$4,780.00
232316163280	Refrigerant line sets, insulated copper supply and return tubes, 1/4" and 1/2" tubes, 3/8" insulation, 50' long	40.00	Ea.	\$270.00	\$10,800.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
233713102000	Diffuser, aluminum, ceiling, T-bar mounting, 24" x 24" lay-in frame, 6" x 6", includes opposed blade damper	278.00	Ea.	\$127.57	\$35,464.46
238129101100	Heat pump, gas driven, split, outdoor unit, multi-zone, (VRV) type, 8 tons cooling, for up to 17 zones, excludes interconnecting refrigerant tubing and multi-zone controls	5.00	Ea.	\$36,902.50	\$184,512.50
238129101160	Heat pump, gas driven, split, outdoor unit, multi-zone, (VRV) type, 15 ton cooling, for up to 33 zones, excludes interconnecting refrigerant tubing and multi-zone controls	1.00	Ea.	\$48,611.20	\$48,611.20
238129101170	Heat pump, gas driven, split, outdoor unit, multi-zone, (VRV) type, 15 ton cooling, isolation rails, excludes interconnecting refrigerant tubing and multi-zone controls	1.00	Pair	\$2,046.84	\$2,046.84
<b>Division 23 Heating, Ventilating, and Air Conditioning (HVAC) Subtotal</b>					<b>\$308,801.20</b>
<b>Subtotal</b>					<b>\$4,087,186.05</b>
<b>General Contractor's Markup on Subs</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Subtotal</b>					<b>\$4,087,186.05</b>
<b>General Conditions</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Subtotal</b>					<b>\$4,087,186.05</b>
<b>General Contractor's Overhead and Profit</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Grand Total</b>					<b>\$4,087,186.05</b>



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**Site Observation & Notes**

Document 55a: Rev 2, 06/25/14

<b>Project Name:</b>	<u>B-22 HVAC Renovations</u>	<b>Report #</b>	<u>6</u>
<b>Location:</b>	<u>1001 Lee Street, Charleston, WV</u>	<b>PA Proj. #:</b>	<u>2191036</u>
<b>Recorded By:</b>	<u>Sean G. Simon, AIA</u>	<b>Date:</b>	<u>12.22.20</u>
<b>Attendees:</b>	<u>Sean G. Simon, AIA, Mike Laughlin</u>	<b>Time:</b>	<u>1:00 PM</u>
<b>Contractor:</b>	<u>DSO Mechanical LLC</u>	<b>Temperature:</b>	<u>40 deg.</u>
<hr/>			
<b>Man Power:</b>	<u>Iron workers, plumbers, roofer</u>		
<b>Overhead Conditions:</b>	<u>Overcast</u>		
<b>General Field Conditions:</b>	<u>Dry</u>		

**Project Summary:**

The project includes new HVAC equipment though out the entire building.

**Project Status:**

The project is on schedule.

**Contractor Questions:**

-

**Work in Progress:**

- Contractor is installing grating hold-down clips on new roof platform.
- Contractor has installed steel supports at rear wall of the building.
- Ductwork installation has started at the back of the building.

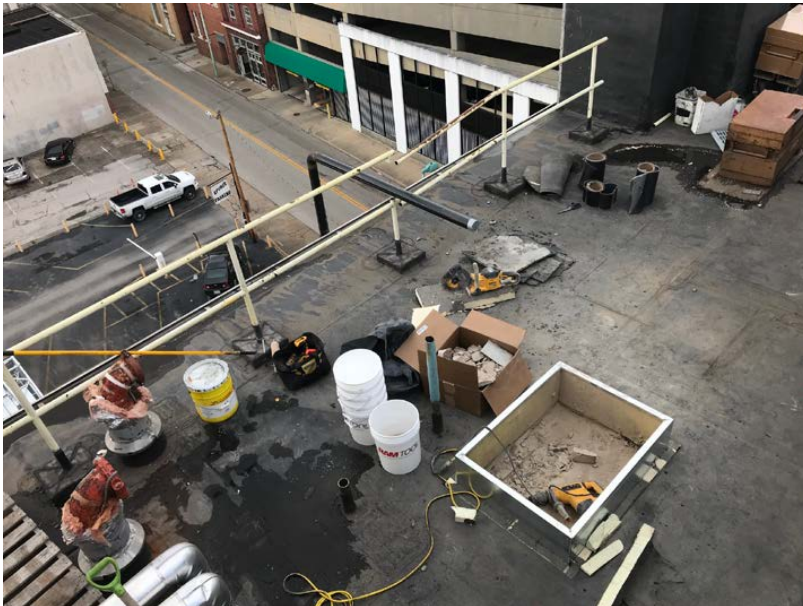
**Nonconforming Items to the Drawings and Specifications:**

- 1.

**Photos:**



Back of the building with new steel supports and ductwork installation has started.



Contractor is making penetration thru the roof for ductwork.



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3<sup>rd</sup> floor with exterior steel frame thru-bolts visible.



Interior view of the lintel above duct penetration at 3<sup>rd</sup> floor.

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*Architects • Engineers • Surveyors*



4<sup>th</sup> floor VAV has been plumbed.

**End of Document**

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ELECTRICAL ENGINEERING • PROCESS ENGINEERING • AUTOMATION AND CONTROLS • CONSTRUCTION ADMINISTRATION



# REFERENCES



**City of Marietta**  
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**West Virginia**  
**General Services**

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

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

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:

*(Check the box next to each addendum received)*

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

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

\_\_\_\_\_  
Company  
  
\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

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

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Sean G. Simon, AIA, NCARB/Director of Construction Services

(Address) 318 Lee Street, West Suite 200; Charleston, WV 25302

(Phone Number) / (Fax Number) 304.991.6275 / 304.345.1813

(email address) ssimon@pickeringusa.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

*By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.*

Pickering Associates

(Company)



(Signature of Authorized Representative)

Sean G. Simon, AIA, NCARB/Director of Construction Services

(Printed Name and Title of Authorized Representative) (Date)

304.991.6275 / 304.345.1813

(Phone Number) (Fax Number)

ssimon@pickeringusa.com

(Email Address)