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Header @ 1

General Information [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 1553223

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: PICKERING ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2500000012

Published Date: 11/4/24

Close Date: 11/20/24

Close Time: 13:30

Status: Closed

Solicitation Description:

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: 1553223
Solicitation Description: Access Control Point (ACP) Improvements- Camp Dawson
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-11-20 13:30	SR 0603 ESR11192400000003572	1

VENDOR
000000206169
PICKERING ASSOCIATES INC

Solicitation Number: CEOI 0603 ADJ2500000012
Total Bid: 0
Response Date: 2024-11-19
Response Time: 15:34:51
Comments:

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@wv.gov

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

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Access Control Point (ACP) Improvements- Camp Dawson				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Provide professional architectural and engineering design services per the attached documentation.



ACCESS CONTROL POINT IMPROVEMENTS CEOI 0603 ADJ2500000012

NOVEMBER 20, 2024

EST. 1988

OUR PURPOSE...

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

Department of Administration, Purchasing Division
David H. Pauline
2019 Washington Street, East
Charleston, WV 25305-0130



Mr. Pauline,

Pickering Associates is pleased to submit this proposal for providing architectural and engineering services for the West Virginia Army National Guard Access Control Point (ACP) Improvements project at Camp Dawson, near Kingwood, West Virginia. Our design team is uniquely positioned to provide design services for this project because of our team of qualified experts, our depth of experience with similar projects in the area, and our ability to build strong and lasting relationships with the project team.

As a firm, Pickering Associates has been privileged to work with a variety of government agencies like yourself. We have a long, successful history delivering similarly designed projects for the West Virginia Department of Agriculture, West Virginia Department of Natural Resources, State of West Virginia General Services, and many others. We have also worked on several different projects at Camp Dawson.

As the leading architectural and engineering firm in the state, our experience is unparalleled. We are currently working with the WV Department of Agriculture on security and access improvements to the Guthrie Center outside of Charleston. In addition, we have extensive experience working with the West Virginia Department of Highways, West Virginia Department of Environmental Protection, and utility providers throughout the state, allowing us a familiar understanding of their requirements and how to address them.

We take pride in finding unique solutions to some of the industry's most challenging problems. We have delivered a variety of different projects ranging from short-notice schedule requirements for emergency work, to limited or stretched budgets. You will find a growing list of repeat clients who come back to Pickering Associates time and time again because of the importance we place on meeting the specific requirements of every single client we work with.

The following proposal outlines our qualifications, technical expertise, management and staffing capabilities, and related experience providing high-quality engineering and architectural services for your proposed project. As you know, teamwork is the spirit and foundation of any project, and our organization operates accordingly. We are dedicated to providing timely, excellent quality services in congruence with our administrative procedures, overall organization, and depth of experience. Our focused approach offers advantages in methodology and delivery, elevating the success of your project both now and for years to come.

Our expertise sets our team head and shoulders above any other. We look forward to personally discussing our qualifications to complete this project on time, within budget, and exceeding the standards of any firm you may have worked with previously. Should you have any questions regarding this proposal, we are available to swiftly respond to your needs.

Respectfully submitted,

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

Spencer Kimble, PE
Director of Municipal Design
skimble@pickeringusa.com

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

Our service disciplines include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration; with project types ranging from education, government, healthcare, industrial, oil and gas, and the private sector.



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

ABOUT THE PEOPLE

When you choose to partner with Pickering Associates, you can move forward with complete confidence that your project will be performed to your specifications, with frequent and efficient communication to keep you up to date on the status of the project. Our sole focus is your full satisfaction.

Our team has successfully executed more than 10,000 projects in our history, building a tremendous wealth of experience and gaining insight into what works for each unique client. Those lessons learned add depth of knowledge and substance to our product, enabling us to provide our clients with unparalleled value.

Our objective is to seamlessly interface with our clients' team to improve performance, flexibility, life-cycle cost, sustainability, and ultimately, the well-being of our communities.



WHAT FULL SERVICE MEANS

GOVERNMENT FACILITIES

For owners and designers, government 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 government 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. Performing extensive evaluations, prior to design, is key in providing our clients with a design that is effective and efficient in daily operation.

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, increased security measures, multiple phase oversight, and approving agencies.

Throughout the years, Pickering Associates has been able to engage with many government agencies to provide design and consultant services on multiple projects, including court room designs, upgrades and renovations, 911 Command Centers, office facilities, and fire stations, not to mention several projects for the WV Army National Guard.

The following proposal outlines our qualifications, technical expertise, management and staffing capabilities, and related experience providing high-quality engineering and architectural services for your project.

We understand the goal for the Camp Dawson Access Control Point (ACP) Improvements design project is to design upgrades to the ACP to address aging and wear and tear of the existing systems. Final deliverables will include construction documents with the support elements of the WVANG.

Pickering Associates endeavors to produce an accurate and well-coordinated set of construction documents for every project we work on.

We also understand the project will be awarded in two phases, with the first being investigation and design, with construction administration added to be via change order for the second phase. Our project manager, Spencer Kimble, is prepared to negotiate and work on the project in that capacity.

Spencer will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the



WVANG informed throughout the entire process and confirm information is distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Spencer will also lead in the development of the project schedule in conjunction with WVANG.

Goal/Objective 1:

Provide a complete design including all engineering, including mechanical, electrical and plumbing and architecture disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements include replacing a Direct Current (DC) exterior lighting system to an Alternating Current (AC) LED lighting system. Traffic control devices to include items such as speed bumps, tire shredders, barrier gate operators and barricades. The design shall comply with all federal, state, military, and local codes and standards.

Pickering Associates endeavors to produce an accurate and well-coordinated set of construction documents for every project that we work on. We are very familiar with West Virginia State Purchasing procedures and guidelines.

Our design process will begin with examining the existing conditions of equipment and facilities. The results of the examination will be incorporated into a schematic design. We feel that 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 in a timely manner, therefore allowing us to meet your anticipated design schedule.

OFFICE LOCATION:

HEADQUARTERS

11283 Emerson Ave.
Parkersburg, WV 26104

CONTACT INFORMATION:

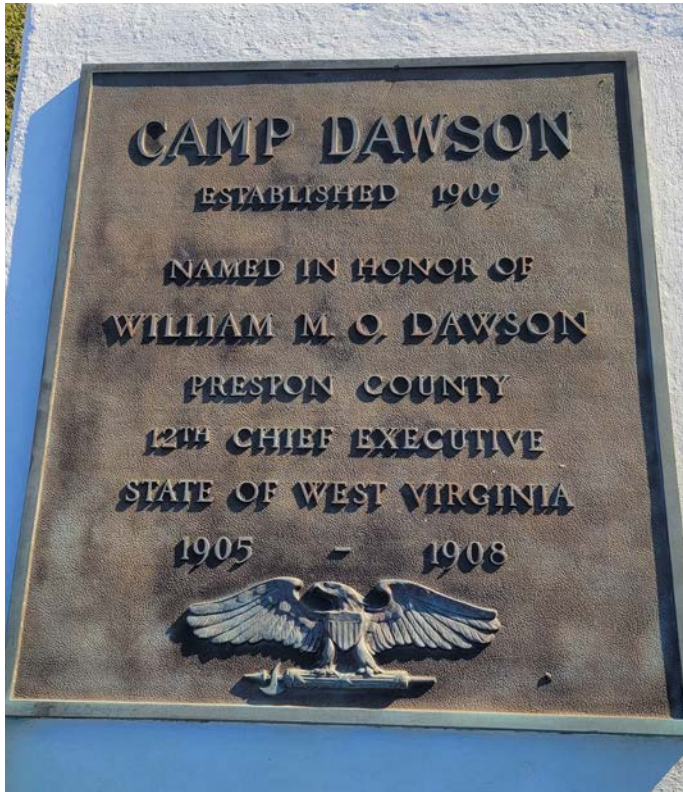
Spencer Kimble, PE
Director of Municipal Design
(P) (800) 954-5305 EXT: 1305
(E) skimble@pickeringusa.com

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



We always involve the authorities-having-jurisdiction during the schematic design to make certain that we address any and all concerns that they may have, thus reducing costly changes during design and/or construction. We have a close working relationship with agencies such as the West Virginia State Fire Marshal's Office and are familiar with the local and state requirements that need to be addressed for a wide range of projects.

At the end of the schematic design phase, Pickering Associates will present draft sketches to the owner for approval. These sketches will provide the owner with the opportunity to verify that we have correctly interpreted your desired functional relationships between various activities and spaces.

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 crystallize the design concept and describe it in terms of architectural, electrical, mechanical, and structural systems. In addition, we will also prepare an estimate of probable construction costs so you will have a better indication of anticipated project costs. By preparing this estimate early in the design process, it will allow us to identify potential cost savings that may be required to keep the project within your anticipated budget.

At the end of the design development phase, the architect will provide the client with drafted-to-scale drawings that will illustrate the project as it would look

when it's constructed. These drawings will specifically define the site plan, floor plans, and exterior elevations. It is important that the client provides input to the project manager at this time as the design development drawings are used as the basis for the construction drawings and to further develop and refine the estimate of probable construction costs.

Once the team prepares detailed working drawings, we progress 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. These drawings and specifications become part of the construction contract and will include the necessary information to support project construction as conceived by the owner and design team.

Goal/Objective 2:

Designer shall provide all geotechnical work, if required, 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 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.

Pickering Associates will use our survey crew to document the existing utilities. The design documents will show locations and required changes to the existing utilities.

Pickering Associates has a strong partnership with CTL Engineering and will contract with them for all necessary geotechnical work.

Goal/Objective 3:

Drawings and specifications are to be submitted at 35%, 65%, 95%, and 100%. Cost estimates are to be revised and submitted with each submittal at 35%, 65%, 95%, and 100%.

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. We utilize cost control methods to make sure that the overall project budget does not increase without the client's prior approval. We will provide an updated estimate of probable construction costs for 35%, 65%, 95%, and 100% phases of design, thus monitoring and providing control for the project budget. Drawings and specifications will be submitted along with the cost estimates at the designated milestones. If scope items are added to the project during the design phase, we communicate so that the client understands the implications and costs associated with each change or addition — prior to officially adding it to the project.

We submit cost estimates with the document submissions. Our cost estimates are line-item estimates. We do not use square foot cost estimates. In order to provide estimates for probable construction costs with accuracy, Pickering Associates subscribes to and utilizes RS Means CostWorks On-Line. This tool provides comprehensive, localized, and up-to-date construction costs to help us create reliable estimates for our projects.

Goal/Objective 4:

Provide construction bid services and administrative services to the owner.

Pickering Associates can handle the bidding and negotiation phase of the project with our experienced in-house construction administration team. We have systems in place to electronically distribute the bidding documents to contractors and equipment suppliers interested in bidding on 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.

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

Our Unique Qualities

Pickering Associates has many unique qualities that set us apart from other firms. Below is a list of qualities that we feel are worth calling attention to:

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

2) Our Experience: We have completed design projects similar to your ACP Improvements project and have assembled an experienced project team that works well together. We understand the needs of your facility and believe that our work with the WVANG on prior projects at Camp Dawson gives us an insight to the scope and design that other firms may not offer.

3) Our Technology: Pickering Associates uses Building Information Modeling (BIM), 3D scanning, virtual reality, and 3D printing technology in developing our project concepts throughout the design process, as needed. These tools also allow us to better communicate the final layout and look of the project and permits our clients to experience what the project will look like prior to construction.

4) Our Communication: Our Project Manager will provide consistent communication with the project stakeholders throughout the project design. We make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations.



YOUR PROJECT TEAM



Project Owner

WV Army National Guard
Construction and Facilities Management Office



LEADERSHIP

Project Manager

Spencer Kimble, PE
Director of Municipal Design
Civil Engineer

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

DESIGN TEAM

Architecture

Chris Mancuso, AIA

Structural Engineering

Joe Tucker, P.E.

Mechanical Engineering

Jeff Hosek, P.E., LEED AP

Electrical Engineering

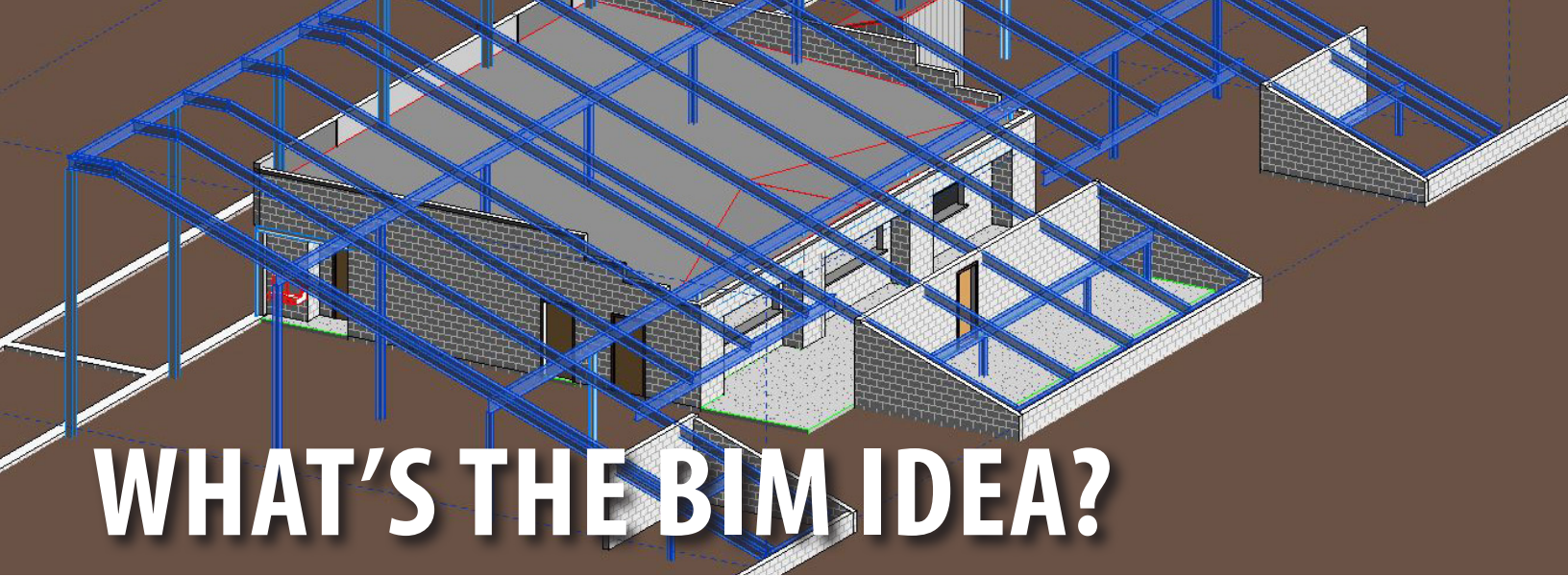
Carl Henson, P.E.

Plumbing Engineering

David Boggs, P.E.

Construction Administration

Sean Simon, AIA, NCARB



WHAT'S THE BIM IDEA?

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

Integrated — we want our clients, contractors and end users engaged in the process of design. When the right people are involved, accessing the most updated information, better decisions are made.

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

Approach — we recognize that projects are constantly changing and evolving as the project progresses. We tailor a plan for the project objective, then maintain and monitor the plan to achieve project goals efficiently.

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 helps us understand the proposed design and coordinate to 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 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 that 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. 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 Associates' Integrated Design Execution Approach, and we can't wait to show you BIM and our "IDEA!"

MUNICIPAL PROJECT EXPERIENCE

West Virginia Army National Guard

Charleston, West Virginia

Huntington Tri-State Armory-HVAC Renovation
Kenova Vehicle Exhaust HVAC Upgrades
Eleanor Readiness Center HVAC Renovations
Camp Dawson Building 215 Windows and Door Replacements
Camp Dawson Rappel Tower Renovation
Camp Dawson Structural Repairs
Camp Dawson Airfield Support Facility
Camp Dawson Cottages Renovations
Camp Dawson Bldg 215 Medical Wing Renovation

West Virginia State Capital Complex

Charleston, West Virginia

Governor's Mansion Roof Replacement
Building 8 Evaluation
Building 22 HVAC Renovations
Building 13 Parking Garage Evaluation

WV Department of Agriculture

Cedar Lakes, West Virginia

Conceptual Master Planning Design
Assembly Hall Addition

West Virginia DNR

Parkersburg, West Virginia

District 6 Office Complex Conceptual Concepts and Construction Designs

Chief Logan State Park

Park Recreation Center

North Bend State Park

Lodge Renovations

City of Parkersburg

Parkersburg, West Virginia

Engineering Assistance with Boiler I
Old Sumner School Site and Building Evaluation
Downtown Electrical Lighting Design
Emerson New Fire Station Design & Construction Administration
Covert Street New Fire Station Design & Construction Administration
Liberty Street New Fire Station Design
City of Parkersburg Master Planning Design
New Recreation Center

City of Vienna

Vienna, West Virginia

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

Vienna Volunteer Fire Department

Vienna, West Virginia

Vienna Volunteer Fire Station Addition
Police Station Generator Renovation

City of Marietta

Marietta, Ohio

Phase 1,2,3 Marietta City Hall Renovations
City Hall Roof Replacement
Armory Structural & Reroofing
Duckbill Outfall
Water Treatment Plant Solids Contact Tank Painting
North Hills Elevated Water Tank
Channel Lane Culvert
Harmar & 676 Elevated Water Tanks
Sherry Dr/Hadley Ln Water LN Replacement
Additional Survey-Sherry Dr/Hadley Water
Greene ST/Colegate Dr Waterline Replacement
Armory Ground Floor Renovations
Marietta Waste Water Treatment Plant Phase 2 Services
Armory Elevator

Parkersburg Utility Board

Parkersburg, West Virginia

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

Parkersburg & Wood County Library

Parkersburg, West Virginia

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

Lubeck Utility Board

Lubeck, West Virginia

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

FEATURED PROJECTS





PROJECT SPECS:

PROJECT BUDGET

VARIED DEPENDING ON PROJECT STAGE

PROJECT SIZE

10,000 SF

DESIGN COMPLETION

JUNE 2022

CONSTRUCTION COMPLETION

VARIED DEPENDING ON PROJECT STAGE

SERVICES PROVIDED

ARCHITECTURE

CIVIL

ELECTRICAL

MECHANICAL

STRUCTURAL

SURVEYING

PIPING

PROJECT MANAGEMENT

CONSTRUCTION ADMINISTRATION

CLIENT CONTACT

ALAN CLEMANS

DIRECTOR OF ADMINISTRATIVE SERVICES

P) 304.558.2221

E) ACLEMANS@WVDA.US

The West Virginia Division of Agriculture wanted to expand, improve, and secure access to the AG Guthrie Agricultural Center. Multiple projects were identified to improve the access, security, and maintenance of the center.

Pickering Associates provided Project Management, Architectural, Engineering, Surveying and Construction Administration professional services for the projects as required for each scope of work.

The projects included design of a new gravel roadway, design of a new gated access control entrance, design of new parking areas, conceptual design of a new entrance, and design new secure entrances for two buildings.

One of the key projects was the security enhancement to the main entrance to allow for streamlined flow of traffic in and out while keeping unauthorized vehicular traffic controlled with granted access only. Some features of the new entrance included:

- Guard booth/shack
- Two single lane high usage barrier control arms
- A covered canopy at entrance
- Provisions for wide load clearances with removable bollards for traffic control
- Additional infrastructure underground (conduits) for future improvements as required
- Storm-water structures as required
- Buried sensor loops for leaving vehicles.
- Proximity card access for entering vehicles



PROJECT SPECS:

PROJECT BUDGET
EST \$741,500

DESIGN COMPLETION
APRIL 2019

CONSTRUCTION COMPLETION
IN PROGRESS BEING PHASED

SERVICES PROVIDED

ELECTRICAL
CONSTRUCTION MANAGEMENT

CLIENT CONTACT

MICHAEL FLING
MAINTENANCE DIRECTOR
P) 304.420.9663

Wood County Schools conducted a needs assessment of all of the county's schools with regard to overall access security of the school system in relation to the requirements needed to fulfill the audit prerequisite of the School Building Authority Access Safety Plan. An inventory was created in response to the evaluation and was prioritized into six categories, from the most to least urgent as follows:

1. One remote buzz-in and camera surveillance entrance per school.

2. One electronic proximity reader per school.
3. New entrances and/or retrofitted electrically wired doors to be installed in conjunction with the proximity readers.
4. Lock cylinder replacements and signage.
5. Exterior single door replacement.
6. Contracted exterior door replacement.

This extensive project occurred at 28 buildings throughout Wood County. Partial floor plans were created of all buildings showing existing conditions, exterior door locations, main office location, corridors/areas as necessary to show CPU location and wiring routes. Detailed design was done for buzz-in and camera surveillance system, proximity sensors, and entrance modifications. Each school was equipped with two master stations and entrances received audio/video/card readers to control access. Thirty-nine entrances were completely replaced and twenty additional entrances were retrofitted. Over 1700 key fobs were programmed for teachers and staff. Each building was given the ability to instantly lock down in case of emergency.

The close contact maintained with the owner and contractor throughout the course of the project contributed to a very successful final product. Pickering Associates has also made sure to keep all the phases consistent and working together to continue the success of the undertaking.

Each fiscal year, the SBA has dedicated additional funds to this program. Pickering Associates has continued to evaluate, prioritize, and implement additional access safety installations and door replacements.



WOOD COUNTY SCHOOLS

SECURE ENTRANCE ADDITIONS

PROJECT SPECS:

PROJECT COST
\$1,389,000 (TO DATE)

SQUARE FOOTAGE
VARIES DEPENDING ON SCHOOL

DESIGN COMPLETION
JULY 2019

CONSTRUCTION COMPLETION
AUGUST 2020

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
CIVIL
PLUMBING
MECHANICAL
ELECTRICAL
CONSTRUCTION ADMINISTRATION
PROJECT MANAGEMENT

CLIENT CONTACT

MARTIN BEST
MAINTENANCE DIRECTOR
P) 304.420.9568
E) MBEST@K12.WV.US

Wood County Schools has been adding additional security measures to their existing buildings over the past several years to make them safer for both students and staff. Recently, they selected several schools whose main entrances were at the top of the list for needing additional security measures put in place. The schools that Wood County were identified as having the greatest need for this added security measure were: Parkersburg High School, Parkersburg South High School, Madison Elementary, Emerson Elementary, Jefferson Elementary, Criss Elementary, Greenmont Elementary, Kanawha Elementary, and Mineral Wells Elementary. The main entrances for each of these schools were re-designed to include layouts that were more aligned with the SBA safe school guidelines.

The projects included redesign of the existing main entrance areas and offices, and in some cases a small addition to gain enough space to provide the desired layout. A secure entrance area, as well as transaction windows, cameras, and additional access control devices were added at each school. These modifications provided for greater visibility and monitoring of visitors during the school day. Of the two high schools and five elementary schools whose entrances were redesigned, Wood County Schools has been able to fund and construct six of the secure entrances to date - Parkersburg High School, Parkersburg South High School, Madison Elementary, Emerson Elementary, Jefferson Elementary, and Kanawha Elementary. The other three schools will be constructed when additional funding is obtained.



OHIO DEPARTMENT OF REHABILITATION AND CORRECTION

STAR JUSTICE CENTER

PROJECT SPECS:

PROJECT BUDGET
\$1.25M

SQUARE FOOTAGE
N/A

DESIGN COMPLETION
JANUARY 2019

CONSTRUCTION COMPLETION
JUNE 2019

Pickering Associates was hired by The Ohio Facilities Construction Commission (OFCC), on behalf of the Ohio Department of Rehabilitation & Corrections (DRC), to help with designs for the renovation of the Star Justice Center in Franklin Furnace, Ohio. The project scope included upgrades on existing security control stations, testing on existing fire alarm and sprinkler systems, network switches, wi-fi hubs, cabling for cameras, fiber optic cameras, selected lock core replacements, maintenance on existing HVAC and plumbing items in BAS, maintenance on existing boilers and softeners, and jetting of existing roof drains to the extent of getting the building operational.

SERVICES PROVIDED

ELECTRICAL
MECHANICAL
PIPING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

The Pickering Associates team is providing Architectural, MEP (Mechanical, Electrical, Plumbing) design that includes various parts including the schematic design, detailed design, cost estimating, specifications, final drawing, bid packaging, and construction administration.

CLIENT CONTACT

TASHEENA N. DURESKY
PROJECT COORDINATOR
P) 614.644.1580
E) TASHNEENA.DURESKY@OFCC.OHIO.GOV





WVANG - CAMP DAWSON

BUILDING 215 WINDOW AND DOOR REPLACEMENT & MEDICAL WING RENOVATIONS

PROJECT SPECS:

ESTIMATED PROJECT COST
\$1,800,000

DESIGN COMPLETION
WINDOWS AND DOORS - SPRING 2019
MED WING - MARCH 2022

CONSTRUCTION COMPLETION
WINDOWS AND DOORS - FALL 2021
MED WING - MARCH 2024

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

Two separate projects took place. One project included complete replacement of doors and windows with new blast-resistant exterior doors and windows and all new interior doors. The second project included complete demolition and reconstruction of the medical wing to provide new waiting rooms, exam rooms, a dental suite, EKG room, hearing testing, as well as multiple private offices, consultation rooms, and restrooms.

SERVICES PROVIDED

ARCHITECTURE
ELECTRICAL
MECHANICAL
PLUMBING
CONSTRUCTION ADMINISTRATION

CLIENT CONTACT

JONATHAN NEAL
DEPUTY BRANCH CHIEF
TRAINING SITE BRANCH
P) 304.791.4138
E) JONATHAN.I.NEAL.NFG@MAIL.MIL





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
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P) 304.561.6658
E) MATTHEW.T.REYNOLDS18.NFG@MAIL.MIL

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

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

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



WVANG - CAMP DAWSON

AIRFIELD SUPPORT FACILITIES RENOVATION

PROJECT SPECS:

ESTIMATED PROJECT COST
\$992,240

DESIGN COMPLETION
SPRING 2021

CONSTRUCTION COMPLETION
NOVEMBER 2023

SERVICES PROVIDED

ARCHITECTURE
CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
STRUCTURAL
CONSTRUCTION ADMINISTRATION
PROJECT MANAGEMENT

CLIENT CONTACT

JONATHAN NEAL
DEPUTY BRANCH CHIEF
TRAINING SITE BRANCH
P) 304.791.4138
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design 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.



WVANG - CAMP DAWSON COTTAGE RENOVATIONS

PROJECT SPECS:

PROJECT COST
EST \$1.25 MILLION

SQUARE FOOTAGE
3 COTTAGES: 1,300 SF
2,700 SF
3,400 SF

DESIGN COMPLETION
JUNE 2024

CONSTRUCTION COMPLETION
TBD

SERVICES PROVIDED

ARCHITECTURAL
STRUCTURAL
CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

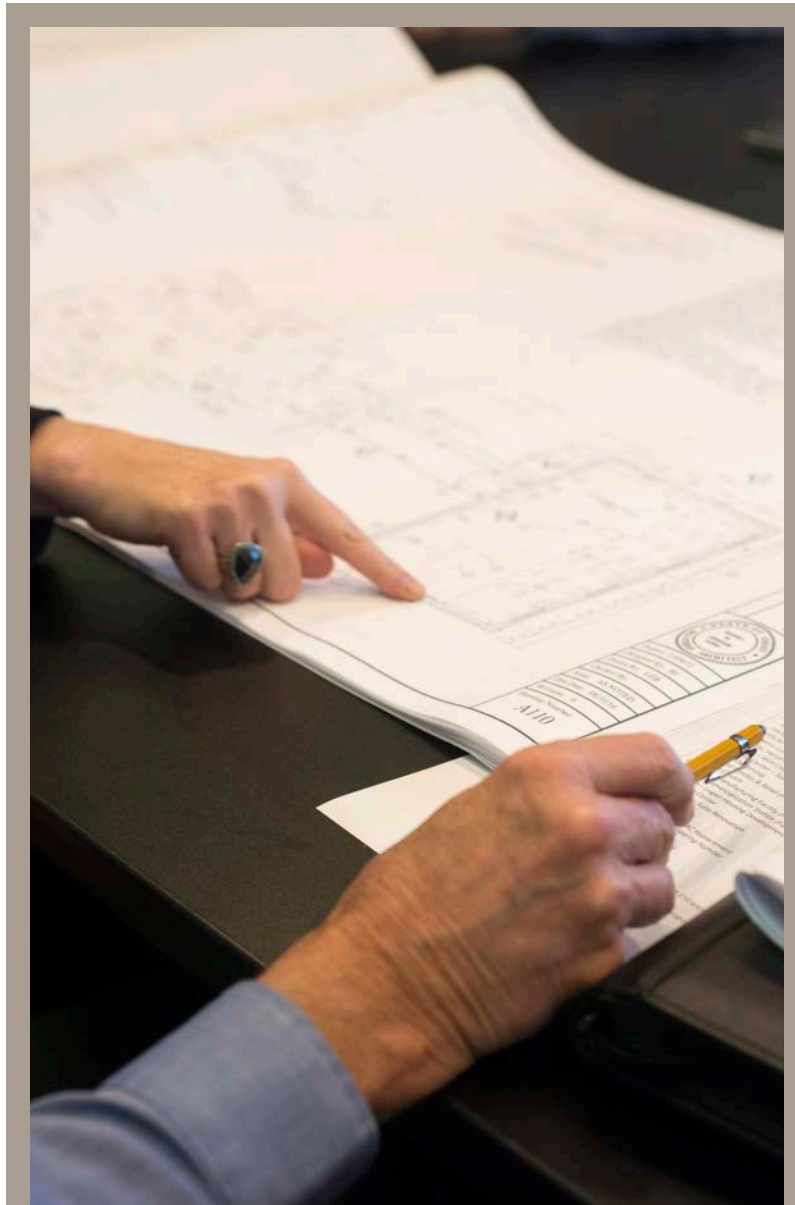
JONATHAN NEAL
DEPUTY BRANCH CHIEF
TRAINING SITE BRANCH
P) 304.791.4138
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design improvements to three residential cottages at their Camp Dawson facility in Kingwood, WV. 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, and all units will be upgraded to be compliant with ADA.

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

RESUMES





SPENCER KIMBLE, P.E.

DIRECTOR OF MUNICIPAL DESIGN
PRINCIPAL CIVIL ENGINEER

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

18 YEARS

- Civil Engineer for Wood County Schools 2022 Paving Projects, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Tech Center New Parking Lot and Bus Drive Repair and Repaving, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Jefferson and Criss New Parking Lots, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Emerson Elementary Parking Lot, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools for Blennerhassett Addition, Parkersburg, W.Va.
- Civil Engineer for Wood County Schools Edison Middle School Additions and Renovations, Parkersburg, W.Va.
- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, 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 W.Va.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, W.Va.
- 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 two new \$8M full service maintenance facilities for Ohio 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



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

7 YEARS

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

- Architect for State of West Virginia Building 32 Water Infiltration Issues.
- Architect for State of West Virginia Building 22 HVAC Replacement.
- Architectural design for State of West Virginia Building 22 Interior Renovations.
- Architectural designer conceptual and schematic design on the Washington County Courthouse Renovation in Marietta, Ohio
- Project Architect for the new Public Library in Williamstown, W.Va.
- 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, W.Va.
- 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, W.Va.
- Architectural designer for a new 5,600 SF building for Harbor Point in Williamstown, W.Va.
- Architectural designer for locker room renovations for YMCA in Parkersburg, W.Va.
- 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 N.M.



JOE TUCKER, P.E.

PRINCIPAL STRUCTURAL ENGINEER
CONSTRUCTION ADMINISTRATION

BACKGROUND:

EDUCATION

OHIO UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

45 YEARS

- Structural Engineer for exterior masonry wall replacement for Meigs County Highway Department.
- Structural Engineer for the renovations of the Capitol Market in Charleston, W.Va.
- Structural review for equipment replacements at Cabell Huntington Hospital in Huntington, W.Va.
- Structural review of existing conditions for permit drawing to renovate shopping space for new tenant.
- Structural Engineer for elevator addition to the Arc of the Mid-Ohio Valley offices in Parkersburg, W.Va.
- Structural Engineer for elevator addition to the Oil and Gas Museum in Parkersburg, W.Va.
- Structural Engineer for water line upgrades to the Minnie Hamilton Health Services Grantsville Campus in Grantsville, W.Va.
- Civil and Structural review of Construction Documents for the Mountaineer Food Bank Expansion in Gassaway, W.Va.
- Structural assessment and review of college dormitory building to address slippage due to storm water in Parkersburg, W.Va.
- Civil and Structural design and site development for Marietta College softball and soccer fields in Marietta, Ohio.
- Structural engineering designs for renovations to install an elevator in a private residence.
- Project Manager for new pedestrian bridge crossing Sandy Creek and connecting the City of Ravenswood W.Va. to Ravenswood River Front Park.

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

Thomas A. Edison



JEFFREY HOSEK, P.E. LEED AP

ARCHITECTURAL AND ENGINEERING MANAGER
PRINCIPAL MECHANICAL ENGINEER
LEED PROJECT ENGINEER

BACKGROUND:

EDUCATION

UNIVERSITY OF AKRON
B.S. MECHANICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO, KENTUCKY,
PENNSYLVANIA, LOUISIANA, VIRGINIA,
MINNESOTA

LEED AP (BD&C)

YEARS EXPERIENCE

23 YEARS

SOMETIMES THE
QUESTIONS ARE
COMPLICATED AND THE
ANSWERS ARE SIMPLE.

Dr. Seuss

- Project Manager and Mechanical Engineer on WVANG Eleanor Armed Forces Center in Red House, W.Va.
- Project Manager on WVANG Kenova Shop Vehicle Exhaust in Kenova, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Cottages in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Building 215 Medical Wing Renovation in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Rappel Tower Support Renovation in Kingwood, W.Va.
- Lead Mechanical Engineer - HVAC Camp Dawson Airfield Support Facility in Kingwood, W.Va.
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Monroe County Full Service Maintenance Facility
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Washington County Full Service Maintenance Facility
- Mechanical Engineer/HVAC for Ohio Dept of Transportation Vinton County Full Service Maintenance Facility
- Mechanical Engineer for the WV Dept of Natural Resources District 6 New Office Complex
- Mechanical Engineer for Addition and Renovations for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Project Manager and Mechanical Engineer for the revision of exhaust duct system in the Welding Shop of Wood County Technical Center.
- Project Manager and Mechanical Engineer for renovations to Wood County Schools in W.Va.



CARL HENSON, P.E.

SENIOR 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

WEST VIRGINIA, OHIO, PENNSYLVANIA, INDIANA,
LOUISIANA

YEARS EXPERIENCE

42 YEARS

- Responsible for the electrical design and auditing of safety systems in industrial and commercial facilities.
- Trained by the National Fire Protection Association (NFPA) in evaluation of industrial hazardous area classification for flammable liquids and vapors, NFPA 497, and combustible dust, NFPA 499.
- Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- Over 15 year of hazardous area review and classification at local industries such as KRATON Polymers, American Styrenics, Solvay Specialty Polymers, Markwest, Zoetis, and other industrial and commercial clients.
- Trained by NFPA 70E Electrical Safe Work Practices.
- Over 15 year experience in utilizing SKM Power Tools software for electrical system modeling to produce short-circuit, arc-flash, coordination and equipment evaluation studies for industrial and commercial applications.
- Over 15 of experience in developing NFPA 70E compliant arc-flash tags and training of qualified and non-qualified personnel for industrial and commercial safety programs.
- Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- Lead Electrical Engineer in designing high voltage (138-69kV) substations.

“ONE MAN’S ‘MAGIC’
IS ANOTHER MAN’S
ENGINEERING.
‘SUPERNATURAL’ IS A
NULL WORD.”

Robert A Heinlein



DAVID BOGGS, P.E.

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

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT

VIRGINIA TECH.
B.S. MECHANICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

29 YEARS

- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Monroe County Full Service Maintenance Facility.
- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Washington County Full Service Maintenance Facility.
- Mechanical Engineer/Plumbing Engineer for Ohio Dept of Transportation Vinton County Full Service Maintenance Facility.
- Plumbing Engineer for Addition and Renovations for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Plumbing Engineer for the WV Dept of Natural Resources District 6 New Office Complex
- Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system at the Caperton Center located on the campus of West Virginia University at Parkersburg.
- Project Manager and plumbing engineer of record for the Mechanical, Electrical and Plumbing (MEP) services on a \$25MM high-rise dormitory at Glenville State College in Glenville, W.Va.
- Project Manager and Plumbing Engineer of record for a triple boiler system replacement to a school in Parkersburg, W.Va.
- Lead Mechanical/Plumbing Engineer of record on the design of a new science facility at Ohio Valley University in Vienna, W.Va.
- Project Manager and Lead Mechanical/Plumbing Engineer for multiple dormitory bathroom renovation projects at Marietta College in Marietta, Ohio.
- Project Manager and Lead Mechanical Engineer for multiple projects at Ohio University in Athens, Ohio.

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

Abraham Lincoln



SEAN G. SIMON, AIA, NCARB

DIRECTOR OF CONSTRUCTION ADMINISTRATION
SENIOR PROJECT ARCHITECT

BACKGROUND:

EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE
PROFESSIONAL BACHELOR OF ARCHITECTURE

LICENSES

PROFESSIONAL ARCHITECT
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

32 YEARS

- Project and Construction Administration for State of West Virginia Building 22 Interior Renovations.
- Project Manager for State of West Virginia Building 32 Water Infiltration Issues.
- Project Manager for State of West Virginia Building 22 HVAC Replacement.
- Project Architect for WV Governor's Mansion exterior evaluation and renovations.
- Project Architect for WV State Tax and Revenue Building Renovations.
- Project Architect for Mathiasis/Baker Fire Station.
- Project Architect for 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 Va. and W.Va.
- 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.

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

Aristotle

REFERENCES



Tom Joyce, Mayor of Parkersburg
(P) 304.464.5282



West Virginia
General Services

State of WV General Services
Charleston, W.Va.

Scot Casdorff, PE
Architecture & Engineering Manager
(P) 304.957.7145



City of Vienna
Vienna, W.Va.

Randall Rapp, Mayor of Vienna
(P) 304.295.5070
(E) rcrapp@suddenlink.net



Randolph County Development Authority
Elkins, W.Va.

Robert L. Morris, Jr., Executive Director
(P) 304.637.0803
(E) ROBBIE@RCDA.ORG



Mark Mondo- Building and Excavating, Inc.
Reno, 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

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

(Printed Name and Title) _____

(Address) _____

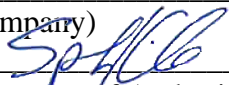
(Phone Number) / (Fax Number) _____

(email address) _____

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

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

(Company)



(Signature of Authorized Representative)

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

(Phone Number) (Fax Number)

(Email Address)