

A/E Design Services for West Virginia Department of Tourism



## CULTURAL CENTER WINDOWS PROJECT

AUGUST 13, 2025



EST. 1988

# OUR MISSION

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

Hanna Kroeger, Accounting Coordinator  
WV Department of Tourism  
Building 3, 1900 Kanawha Blvd. East  
Charleston, WV 25305



Ms. Kroeger,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for The Cultural Center Window Project. 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 to design, improve and renovate city halls, municipal offices and judicial centers. We have a long, successful history of delivering similar designed projects for the West Virginia Army National Guard, WV DNR, City of Parkersburg, and many others. We have completed similar renovation and building envelope work for the State at Building 22, Building 32 and the Capitol Walkway.

We understand the issue with the glazing at the main entry. The desire to keep a very open and airy is important. A new structural glazed system can be designed that allows for smaller glass lites but does not need additional horizontal members. This will keep the overall aesthetic and eliminate the current issue of cracking glass.

Through the years, we have taken 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 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.

We feel that 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 red ink, reading "Sean G. Simon, AIA". The signature is fluid and cursive, with the initials "AIA" written in a slightly larger, more formal script at the end.

Sean G. Simon, AIA, NCARB  
Senior Project Architect/Director of Construction Services  
ssimon@pickeringusa.com 1.304.991.6275

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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 five 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 its 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

For owners and designers, municipal 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 municipal projects allow a design team to start from the ground up, many municipal 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.

Municipal 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 more than 70 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. 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.

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

Our project manager, Sean Simon, will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the WV Department of Tourism and other stakeholders informed throughout the entire process and confirm information gets distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Sean will also lead in the development of the project schedule in conjunction with the WV Department of Tourism and necessary stakeholders.

## **OFFICE LOCATION: HEADQUARTERS**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

Sean G. Simon, AIA, NCARB  
Director of Construction Services  
(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'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:**

**Assess current front-facade window conditions and provide Tourism with any and all options available to correct and prevent the windows from cracking and failing, including cost estimates.**

Pickering's design process will begin by examining the existing conditions, glazing systems and facilities. We will review all exterior and interior conditions including the building's interior and exterior finishes, windows and ribbon window systems, roof, and exterior building envelope.

After a review of the site conditions, we will produce a report of our findings along with recommendations on how to correct the issues. This would be very similar to what we did at the Governor's Mansion, Building 22 and Building 32. The exterior envelope evaluation of the Governor's Mansion and Building 32 projects were very successful projects. Included in the attached project sheets are additional examples which include structural assessment and design of corrections.

We always involve the authorities-having-jurisdiction during the early stages of a project 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 addressed for a wide range of projects.

We are also familiar with several of the life safety systems that are in other State buildings. We will evaluate the current system in the cultural center to others and evaluate what impact, if any, the recommended designs may have on the system.

In order to provide estimates for probable construction costs with accuracy, Pickering subscribes to and utilizes RS Means CostWorks On-Line. This tool provides comprehensive, localized, and up-to-date construction costs to help us create reliable estimates for our projects.

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 knowledge or 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 over the project budget. Drawings and specifications will be submitted along with the cost estimates at the 35%, 65%, 95% and 100% milestones. If scope items are added to the project during the design phase, we make certain that the client understands the implications and costs associated with each change or addition - prior to officially adding it to the project.

**Goal/Objective 2:**

**Design a front-facade window update that improves safety, durability and longevity of the Cultural Center's Windows.**

The key deliverable of the project will be to design a system performance focused on protecting the building interior, its occupants and contents from the elements such as wind, moisture, and temperature. The design will maintain the open and airy feel of the current windows.

Another area Pickering Associates would focus on is the installation of a new system. Ideally, the replacement of the existing windows would be done on a varied schedule in order to minimize the impact to the Cultural Center. The recommendation will be based on the most economical choice for the project.

**Goal/Objective 3:**

**Produce specifications that follow industry's best practices and Department of Tourism's purchasing guidelines for use in bidding out the construction phase of the window project.**

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. We have completed several projects governed by the WV State Purchasing Division guidelines. In the past four years we have completed Building 8 Governor's Mansion and Building 22 Tax and Revenue HVAC, Building 22 Ejector Pump, Building 22 First Floor Renovations, Building 32 Water Infiltration, and currently Building 22 Interior Renovations, all under WV State Purchasing guidelines. All the projects came in on time, in budget and scope.



The team will move into the design development phase and expand the building assessment into contract and construction bidding documents. We will create final designs that will best fit with the Owner's needs and budget. Pickering will create a bid package with all required code specification updates and address all life safety issues. We will include the cost projections for the renovation in the cost estimate provided with the evaluation report.

**Goal/Objective 4:**

**Provide project management and supervision of the construction phase of the project, including scheduling and leading a pre-bid meeting for the construction phase, as well as managing the construction phase to completion.**

During construction administration Pickering Associates will be an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. Pickering will assist the owner in awarding the contract, lead and coordinate weekly construction meetings, produce meeting



agendas and meeting minutes, answer RFI's from contractors, review submittals, process change orders and pay applications, perform regular site visits, complete a punch list at the end of the project, and keep the owner informed throughout the entire process. In addition, Pickering will attend any committee meetings to discuss the project. This closely monitored process helps to ensure that the final project represents the intended design as indicated in the construction documents.

Pickering uses the construction management software Procore during the Construction Administration Phase of the project. Drawings and Specifications are uploaded to the program and can be accessed from your phone, tablet, or computer, whether you are at your desk or in the field you have access to the construction documents. Contractor's upload RFIs and Submittals through Procore. Meeting Minutes, Job Site visits and Field Reports are uploaded and distributed to the stakeholders. WV Department of Tourism staff and any other stakeholders will have access to the project through Procore and will be able to monitor the progress of construction.

### *Our Unique Qualities:*

We believe that 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. We have all architects and engineers in-house, including surveyors. We can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) Our Experience: We have completed other similar design projects 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 State of West Virginia on prior projects gives us an insight to the scope and design that other firms may not offer.

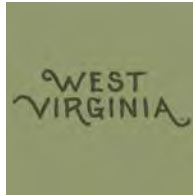
3) Our Technology: Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality, and 3D printing technology in developing our project concepts throughout the design process, as needed. These tools also allow us to better communicate the final layout and look of the project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

4) Our Communication: Our Project Manager will provide consistent communication with all 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

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### Project Owner



West Virginia Department of Tourism



## LEADERSHIP

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### Sector Director

Spencer Kimble, PE  
Director of Municipal Design  
Principal Civil Engineer

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### Project Manager

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

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Sean will serve as the main point of contact and coordinate all Pickering Associates work. Sean will also serve as Construction Administrator.

## DESIGN TEAM

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### Structural Engineering

Joe Tucker, PE

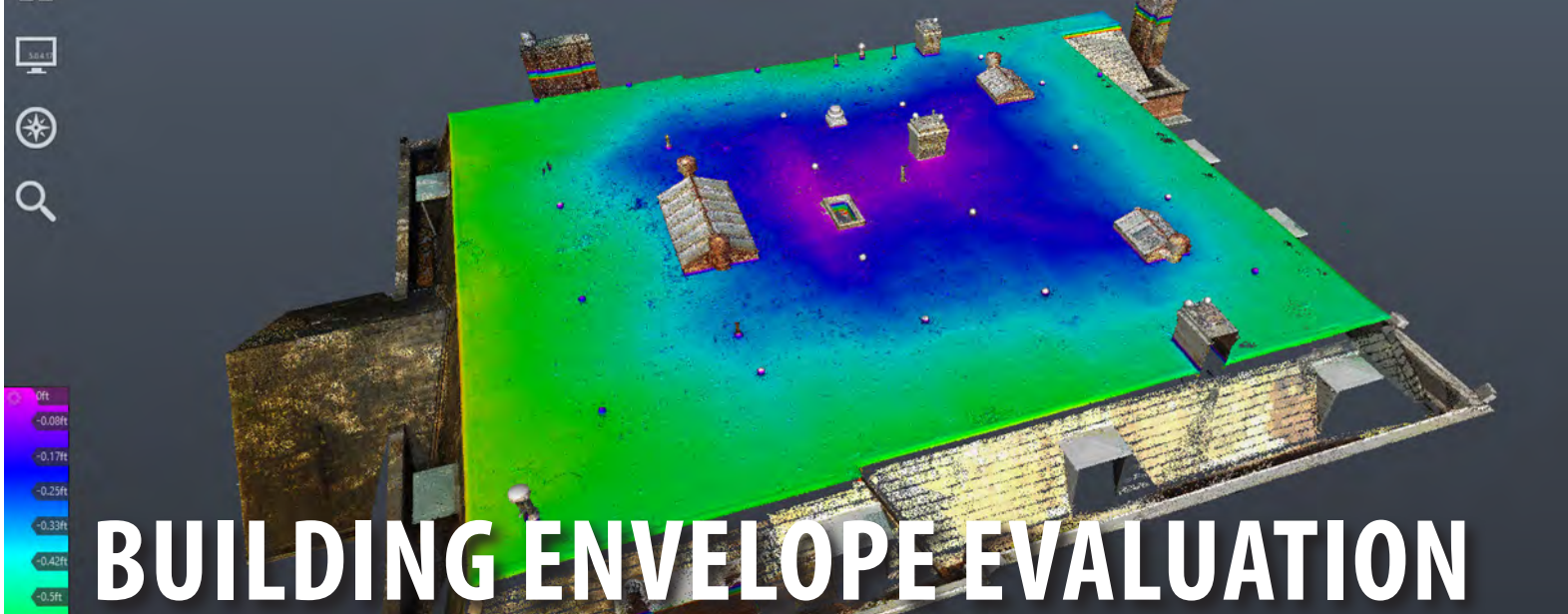
### Architecture

Sean G. Simon, AIA, NCARB

### Construction Administration

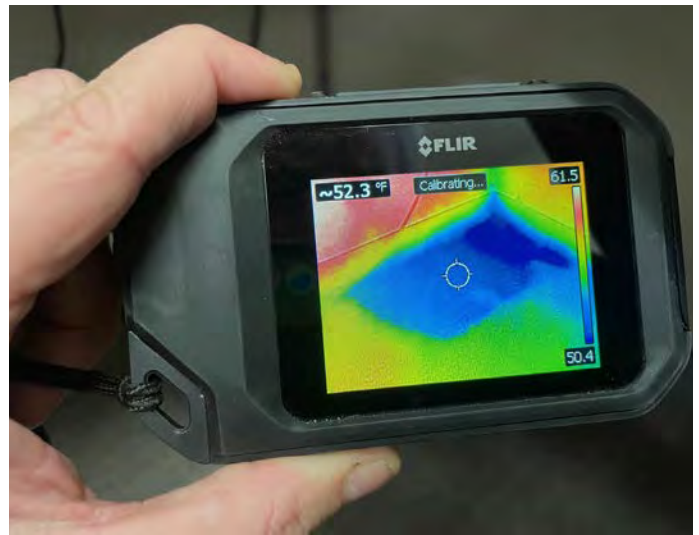
Sean G. Simon, AIA, NCARB





Pickering uses technology and experience to help find source(s) of water infiltration and other building envelope issues. When reviewing roof drainage issues, our 3D scanner helps highlight ponding areas. While on site we can pay particular attention to these problematic areas.

When reviewing windows and general wall construction, our thermal camera and moisture meter help pin point the source of infiltration. Sometimes limited demolition is required to verify our assumptions. Pickering uses these tools to minimize demolition and to clarify the issues.



# PAST PROJECTS

\* More Project examples available upon request

## **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

## **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

## **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

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# WDP AND ASSOCIATES

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## CAPITOL WALKWAY

### PROJECT SPECS:

#### PROJECT BUDGET

\$3,000,000

#### SQUARE FOOTAGE

2000

#### DESIGN COMPLETION

MARCH 2023

#### CONSTRUCTION COMPLETION

APRIL 2024

Pickering Associates was hired for the design and administration for two new West Virginia capitol walkways. The walkways connect the main building to the east and west wing respectively.

The glass design emphasizes modernity combined with the historic look of the capitol building.

For this project, Pickering Associates worked with WDP and Associates. Pickering Associates provided the architecture design, electrical and mechanical engineering, as well as construction administration. Pickering Associates also helped with the bidding process.

### SERVICES PROVIDED

ARCHITECTURE  
BIDDING  
CONSTRUCTION ADMINISTRATION  
ELECTRICAL  
MECHANICAL

### CLIENT CONTACT

REX CYPHERS  
PROJECT MANAGER  
P) 1.434.242.7494  
E) RCYPHERS@WDPA.COM





# STATE OF WEST VIRGINIA

## BUILDING 32 WATER INFILTRATION

### PROJECT SPECS:

PROJECT COST  
EST \$450,000

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

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

#### SERVICES PROVIDED

ARCHITECTURE

STRUCTURAL

CONSTRUCTION MANAGEMENT

PROJECT MANAGEMENT

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.

Pickering Associates also provided Construction Administration for owner, including weekly site visits and reports.

#### CLIENT CONTACT

SCOT R. CASDORPH, P.E.

ARCHITECTURE & ENGINEERING MANAGER

P) 30.957.7145

E) SCOT.R.CASDORPH@WV.GOV







# STATE OF WEST VIRGINIA

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## 1ST FLOOR RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$591,325

DESIGN COMPLETION  
AUGUST 2021

CONSTRUCTION COMPLETION  
EST JUNE 2022

Pickering Associates met with State Tax and designed a public meeting space on the first floor of Building 22.

The new space included 8 personal meeting rooms, conference room, security office, public waiting area, 5 private offices and public restrooms. The existing space was demolished and all finishes removed. The new design included all new finishes and new LED lights. Also, a new entry door from the vestibule into the public meeting area was included.

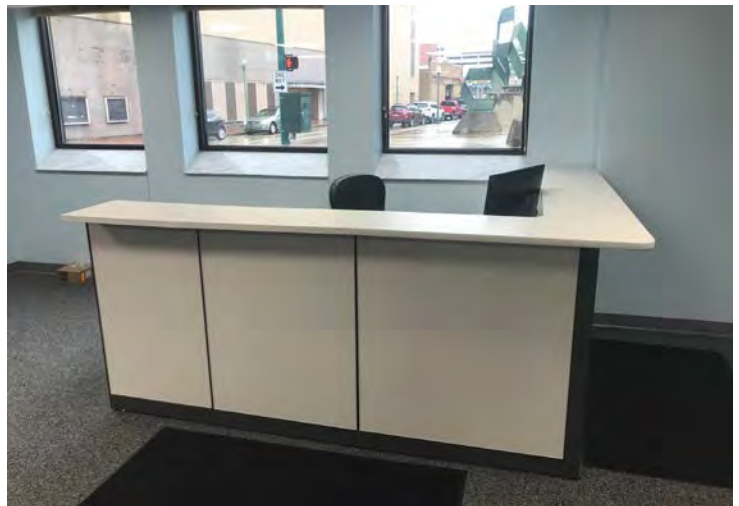
Due to IRS and State Tax requirements it was very important to keep staff and public separated. The new design lets both groups interact, but the public never has access to restricted areas of the building.

### SERVICES PROVIDED

ARCHITECTURE  
PLUMBING  
MECHANICAL  
ELECTRICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

TIM LEE  
ARCHITECTURE & ENGINEERING MANAGER  
P) (304) 558-2317  
E) TIMOTHY.M.LEE@WV.GOV





# CITY OF PARKERSBURG

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## DOWNTOWN OFFICE BUILDING RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$750,000

SQUARE FOOTAGE  
6,148 SF

DESIGN COMPLETION  
JUNE 2016

CONSTRUCTION COMPLETION  
NOVEMBER 2016

### SERVICES PROVIDED

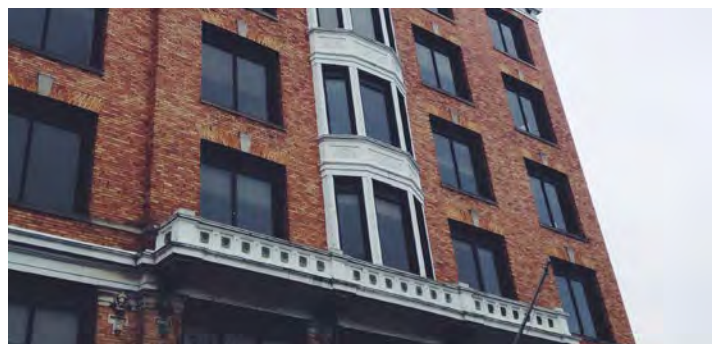
ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PIPING  
STRUCTURAL

### CLIENT CONTACT

LAURIE FAIRCHILD  
TITLE  
P) (703) 887-7299  
E) FPSGOV13@GMAIL.COM

Pickering Associates was hired to conduct renovations to a communal office building location in Parkersburg, WV. The facility houses three different government agencies including, the Department of Labor, Social Security Administration, and the Internal Revenue Service. The team worked with all of the clients to develop a renovation design for the entire facility. This required demolition plans, overall fire safety and code review services, and a completely new design layout for the entire work space, including most of the common space areas, toilet room renovations, storage spaces, data and communications rooms.

The renovations included providing a replacement for an existing split system for a new central air handler station with VAV zones. Design also included updates to the kitchenette area for new plumbing and sink installation, as well as a coffee bar station. The team also developed a new electrical plan for the entire floor to ensure installation of a new lighting system and emergency/egress lighting would meet requirements. A new security system was installed and all the specifications for a new communications and wiring system.







# WEST VIRGINIA DIVISION OF NATURAL RESOURCES

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# NORTH BEND STATE PARK LODGE RENOVATION

## PROJECT SPECS:

PROJECT COST  
EST \$3.4 MILLION

SQUARE FOOTAGE  
26,288 SF

DESIGN COMPLETION  
APRIL 2020

CONSTRUCTION COMPLETION  
NOVEMBER 2021

## SERVICES PROVIDED

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

## CLIENT CONTACT

BARROW KOSLOSKY  
CHIEF, PLANNING, ENGINEERING AND  
MAINTENANCE  
P) 304.558.2764  
E) BARROW.A.KOSLOSKY@WV.GOV

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

Interior improvements included: Window replacement and the addition of new window locations, door replacement and access control, new flooring throughout the building, toilet room upgrades, wall and ceiling finish replacement, plumbing fixture replacement, water heater replacement, new LED lighting throughout, addition of a fire alarm system, replacement of kitchen hood system, replacement of PTAC units in guest rooms, new mechanical system in dining room and lobby areas to replace existing PTAC units, add HVAC/fresh air to existing corridor spaces, addition of a standby generator, and material, color & furniture selection.

Virtually every interior and exterior feature was replaced or improved to create a comfortable and modern lodge.





# WVANG - CAMP DAWSON COTTAGE RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
EST \$1.25 MILLION

SQUARE FOOTAGE  
3 COTTAGES: 1300 SF  
2700 SF  
3400 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, W.Va. The cottages are used by traveling staff and visitors at the base. Each cottage has its own style, ranging from rustic to elegant, and will receive upgrades and improvements inside and out.

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

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

# 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







# 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.

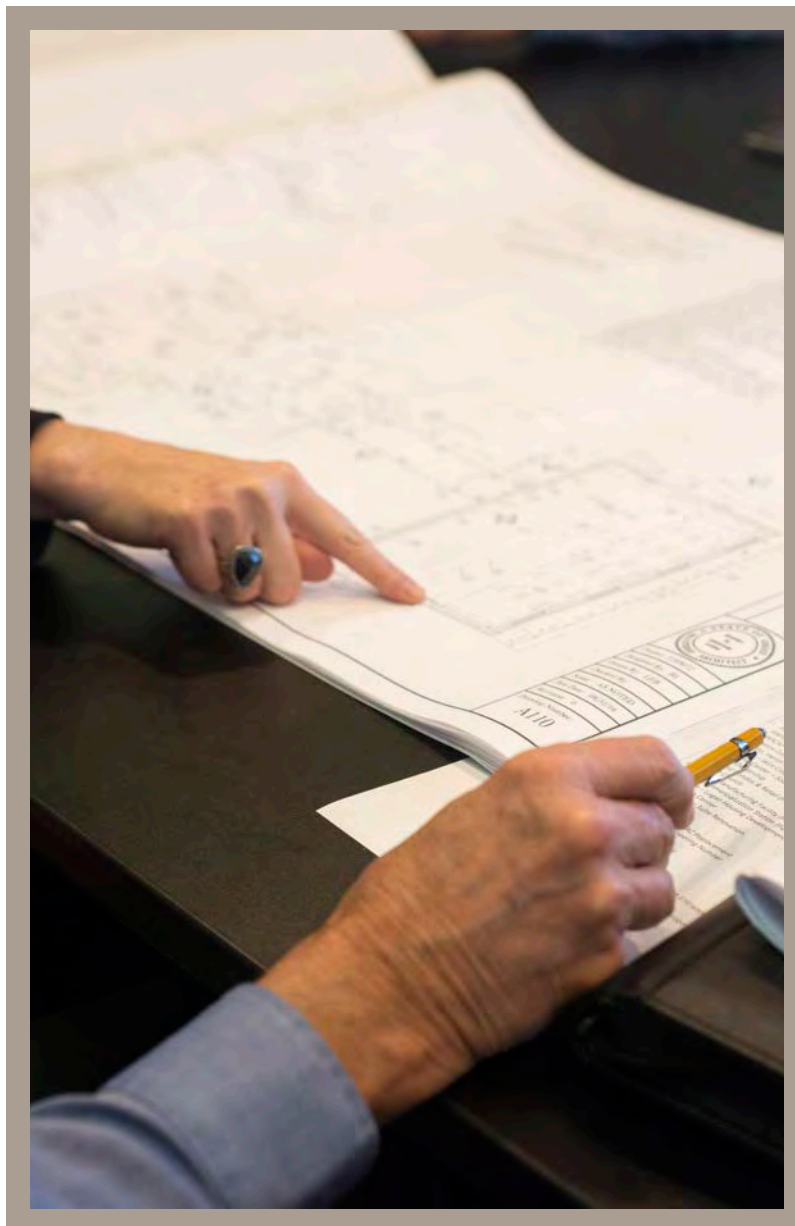
The brick façade on the exterior portions of the building were becoming deteriorated and beginning to come apart. Pickering's Architecture and Structural team worked with the client to set up the project scope and design for the repairs to be developed in a two-phase approach. Phase one included the 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.



# RESUMES

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# SPENCER KIMBLE, P.E.

PRINCIPAL CIVIL ENGINEER  
PROJECT MANAGER

## BACKGROUND:

### EDUCATION

WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA, OHIO

### YEARS EXPERIENCE

18 YEARS

- Civil Engineer for the Ritchie County Judicial Annex in Harrisville, West Virginia.
- Civil Engineer for Business Park Land Evaluation in Mineral Wells, W.Va. for the Wood County Development Authority.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, West Virginia.
- Civil Engineer for the new Ritchie County Recycling Center.
- 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, West Virginia.
- Lead Civil Engineer for construction of a new 4 story hotel in Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Tech Center New Parking Lot and Bus Drive Repair and Repaving, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Jefferson and Criss New Parking Lots, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Emerson Elementary Parking Lot, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools for Blennerhassett Addition, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Edison Middle School Additions and Renovations, Parkersburg, West Virginia.
- Civil Engineer for new manufacturing building in Reno, 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



## 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  
10 HOUR OSHA CERTIFICATION

#### LICENSES

PROFESSIONAL ARCHITECT  
WEST VIRGINIA, OHIO

#### YEARS EXPERIENCE

33 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





# JOE TUCKER, P.E.

PRINCIPAL STRUCTURAL ENGINEER

## BACKGROUND:

### EDUCATION

OHIO UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WEST VIRGINIA AND OHIO

### YEARS EXPERIENCE

46 YEARS

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

Thomas A. Edison

- Structural Engineer for exterior masonry wall replacement for Meigs County Ohio Highway Department.
- Structural Engineer for the renovations of the Capitol Market in Charleston, West Virginia.
- Structural review for equipment replacements at Cabell Huntington Hospital in Huntington, West Virginia.
- Existing conditions structural review 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, West Virginia.
- Structural Engineer for elevator addition to the Oil and Gas Museum in Parkersburg, West Virginia.
- Structural Engineer for water line upgrades to the Minnie Hamilton Health Services Grantsville Campus in Grantsville, West Virginia.
- Civil and Structural review of Construction Documents for the Mountaineer Food Bank Expansion in Gassaway, West Virginia.
- Structural assessment and review of college dormitory building to address slippage due to storm water in Parkersburg, West Virginia.
- Civil and Structural design and site development for Marietta College softball and soccer fields in Marietta, Ohio.
- Project Manager for new pedestrian bridge crossing Sandy Creek and connecting the City of Ravenswood W.Va. to Ravenswood River Front Park.

# REFERENCES



Tom Joyce, Mayor of Parkersburg  
(P) (304) 464-5282



West Virginia  
General Services

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

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



**University of Charleston**  
Charleston, W.Va.

Cleta Harless  
(P) (304) 357-4738  
(E) cletaharless@ucwv.edu



**Randolph County Development Authority**  
Elkins, WV

Robert L. Morris, Jr., Executive Director  
(P) (304) 637-0803  
(E) ROBBIE@RCDA.ORG



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

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

**Larry Lang Excavating, Inc.**  
Beverly, Ohio

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