



PICKERING ASSOCIATES

EXPRESSION OF INTEREST: HAWKS NEST STATE PARK

A/E Services for Hawks Nest CCC Museum and Pavilion
AEOI 0310 DNR180000007

Fayette County, West Virginia

July 31, 2018

www.PickeringUSA.com

Angela W Negley
West Virginia Division of Natural Resources
Property and Procurement Office
324 4th Avenue
South Charleston, WV 25303



Ms. Negley,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for the Hawks Nest CCC Museum and Pavilion Restoration Project in Fayette County, West Virginia. We feel confident our design team is uniquely qualified to provide design services for this project.

The professional team at Pickering Associates provides both single and multiple discipline projects ranging in size and scope. By providing the design for a project from within one company, we are able to maintain open communication, coordination and create a strong partnership with our clients.

We understand the importance of maintaining the historic look and feel of the old log buildings and fieldstone foundations but also understand the need to improve the structure and make it more viable. In order to meet those expectations Pickering would begin the project with an initial meeting with all project stakeholders. During this planning phase, our team would assist members and other stakeholders to define the project scope, determine budget, develop a schedule and identify any risks.

After this initial meeting, our Project Manager would review the requirements with our management team, develop a resource plan based on current workload, sequence activities to dedicate these resources, estimate costs, and provide the Division of Natural Resources with the assurance that we can meet project expectations. Our firm utilizes a full-time resource scheduler who utilizes proprietary software specifically designed for A/E firms to maintain scheduled workflow for each employee. This allows our team to plan projects without overbooking and scheduling deadlines we can't meet.

Next, the Project Manager would oversee project execution through close monitoring and control. Progress tracking, coordination, review and maintaining tight control of the scope, schedule and budget are integral parts of the design development phase, as well as continuous communication with the Owner and other stakeholders. The Project Manager would conduct several phase gates and reviews during the project and highlight major milestones, ensuring potential issues will be identified early and addressed.

Once the Division of Natural Resources and the project team have finalized the design for the project, Pickering Associates would assist with bidding, negotiating, and contracting. Clear instructions and control of the bidding process will allow contractors to provide accurate pricing and reduce the number of contractor requested change orders.

The attached statement of qualifications will offer you a small glimpse of our company and professional employees. 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, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in black ink that reads "Jessica Lee". The signature is written in a cursive, flowing style.

Jessica Lee, MBA

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Company Background & Project Team

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Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services to the Mid-Ohio Valley for over twenty-five years. Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art engineering practices create a full-service, multi-discipline, architectural, engineering and surveying firm serving a wide range of needs and featuring innovative, customized solutions.

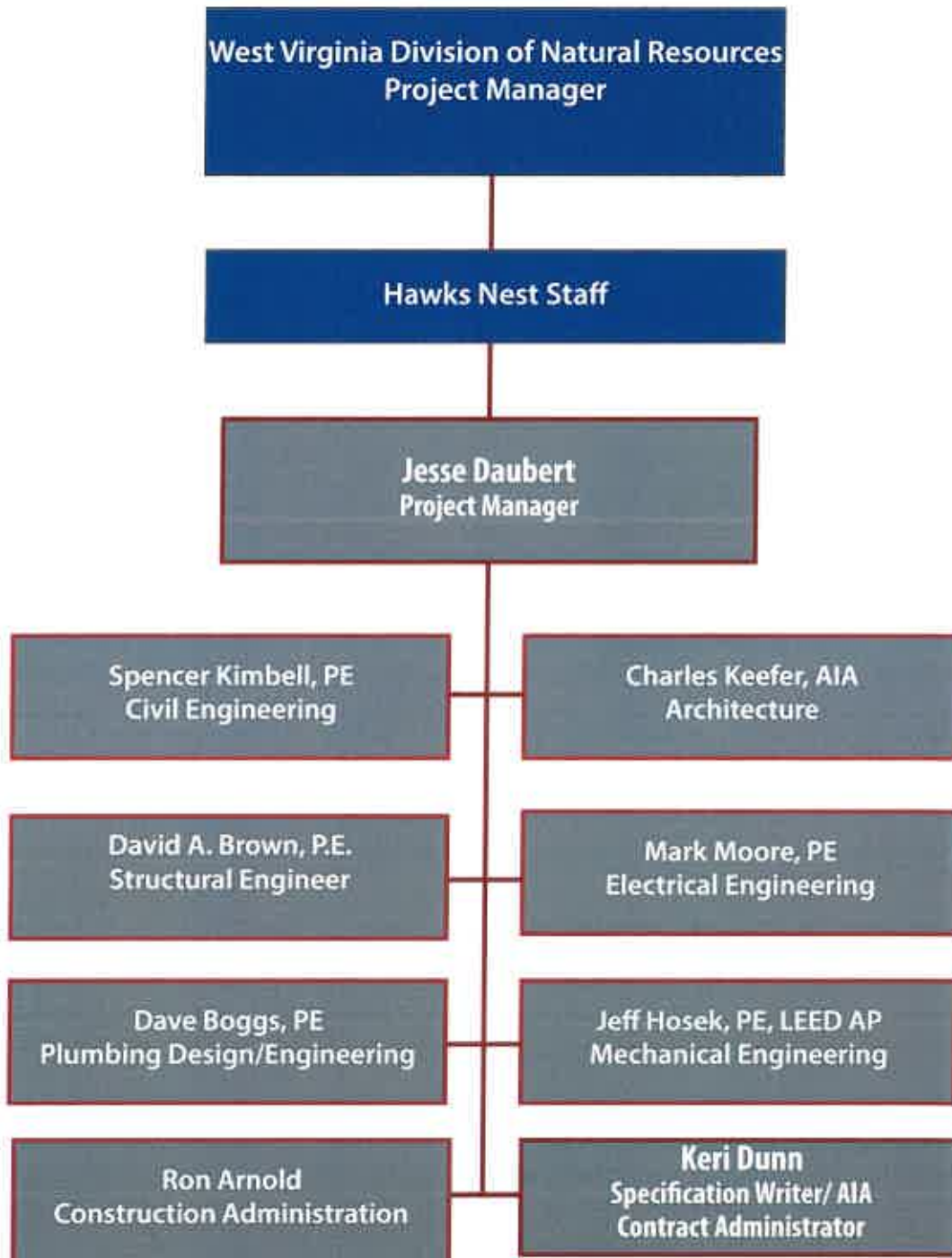
Our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters as well as support personnel. The disciplines we cover include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration. Pickering Associates specializes in the above listed disciplines with education, government, healthcare, industrial, oil & gas and private sector clients.

Successfully executing more than 10,000 projects in its history, the firm has built a tremendous wealth of experience gaining insight into what works for each of our client types. Those lessons learned add substance to our work and provide our clients with unparalleled value. Our objective is to partner with our clients improving their performance, flexibility, life-cycle cost, sustainability and ultimately well-being.

Our broad client base is representative of the area and includes education, healthcare, retail, utilities, municipal, chemicals and plastics, metals, and power generation among others. The types of projects we provide range from conceptualization and construction estimates to full turn-key design including construction management. Every project is unique and our approach to the solution is determined accordingly. Whether the project is a small electrical or mechanical modification, a larger multi-discipline new building or retrofit, or a green field installation, it receives all the attention and care required to make the project a success.

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







Technical Expertise

Project Manager and Client Relations Manager for capital and non-capital projects at Kuraray America, Inc., a global leader in specialty chemical, fiber, resin, and film production.

Project Manager for Master Planning efforts for City Park and Southwood Park in Parkersburg, WV. Lead the team that conducted 3D scanning, Drone footage, and BIM Design efforts to provide marketing and analysis materials for the city of Parkersburg. This allowed for the City of Parkersburg to apply for various grants and funding opportunities to make the design vision that Pickering Associates provided, into a reality.

Project Manager for conceptual planning designs for Muskingham Park and monument revitalization for the City of Marietta in Ohio. Managed the team in putting together a conceptual design layout of the park and the area around the monument. This project included the efforts from our BIM specialist team including, Drone footage, 3D Scanner, and the design team. The project is currently in the process of getting funding, and with Pickering Associates help, was able to have marketing materials and design ideas to submit for grants and funding opportunities.

Project Manager and on-site Supervisor for an Industrial Client in the Mid-Ohio Valley. Managed and supervised document controls staffing and workload coordination for the Client at the Plant. Oversaw various smaller grade projects and coordinated with the client to ensure projects met the facilities needs.

Project Manager for the As-Built documentation for over 250 Piping and Instrumentation Diagram drawings at MarkWest facility in Cadiz, OH.

Project Manager and Environmental Lead for a Phase II Environmental Site Assessment of anew commercial facility in Lore City, Ohio. Managed drilling crew, soil sampling, laboratory analysis, etc.

Design Construction Liaison for a \$28 million industrial design build project adding a new product line at Kuraray America, Inc.

Project Manager and Environmental Lead for cleanup of contaminated soils from a site previously utilized as a scrap metal recycling facility. Directed excavation of soils, soil sampling, laboratory analysis and disposal of the contaminated soils.

Manage all Environmental projects at Pickering Associates. This includes stream and wetland delineations, Phase I Environmental Site Assessments, Environmental Due Diligence investigations, Threatened and Endangered Species Surveys, Clean Water Act Section 404 and 401 permitting, Erosion and Sediment Control Reviews, and Mitigation Planning.

ArcGIS Cartography. Utilize ESRI's ArcGIS software for numerous purposes including:

- Producing various site maps for all reports necessary
- Using land use data, Digital Elevation Models, topography and data from the National Wetlands Inventory to provide an early review for customers wanting to develop projects within areas that may have potential environmental concerns
- Working with the Civil Engineers to conduct floodplain modeling

Ohio Department of Natural Resources

Through a grant from the Ohio Department of Natural Resources, developed the Southern Watershed Action Plan for the Muskingham River, this plan was fully endorsed by the State of Ohio.



Lead Architect and Construction Administrator for Chief Logan Recreational Center in Logan, WV. The Chief Logan Recreational Center was designed as a state-of-the-art, stand-alone mixed development facility. Programming for the center included: an aquatic center with Olympic-style 25-meter / 8-lane competition swimming pool, climate controlled fitness center, professional sports shop with equipment and accessories, multi-purpose areas for indoor soccer, volleyball, and basketball, three indoor tennis courts, elevated walking track, locker rooms with amenities, showers, and daily-use lockers. Programing also included meeting rooms and miscellaneous support spaces for the center. Construction costs were approximately \$4.5M.

Lead Architect and Construction Administrator for Mixed Use Project in Historic Chestnut Hill in Philadelphia, PA. Building included 25,000 sq. ft. retail first floor, 3,500 sq. ft. 'back of store' space, an enclosed delivery dock, 20 \$1 million plus high-end condominiums, and a full access 40 car parking garage on the basement level. This facility was a total of 110,000 square feet in five stories, with a total project cost of \$35 million.

Lead Architect and Construction Administrator for 70,000 SF Innovation Center in Charleston, WV. Providing design and construction administration for the new Russell & Martha Wehrle innovation Center for the University of Charleston. The new facility will house the first-class intercollegiate athletic facility for basketball and volleyball as well as an Innovation Hub for inspiring and fostering entrepreneurialism among students, faculty and community residents. Total project cost is estimated to be \$16.1 million.

Lead Architect and Construction Administrator for 27,000 SF Expansion of an Manufacturing Building in Randolph County, WV. Project includes an expansion of an existing manufactured metal building - addition will be climate controlled, including the installation of a new HVAC system. Project is currently in design.

Project Architect for Hatfield - McCoy Trailhead Recreational Facility in Boone County, WV. Design of a new trailhead recreational facility for the Hatfield - McCoy trail system. The new building was designed to provide trail riders with a central location to purchase trail permits, restrooms and parking. Total project cost was \$1 million.

Lead Architect for the Boone County Courthouse Annex in Madison, WV. This project consisted of a new four-story addition to the existing courthouse structure. Programming included a main entrance lobby, two family courtrooms, office suites for judges, miscellaneous staff offices, County Sheriff offices, offices for the County Commission, storage facilities, and various support spaces. Project cost approximately \$3.5M.

Lead Architect for Cabwaylingo Dinning Hall, Kitchen and Dormitories. This approximately \$1 million project consisted of two new dormitories, a kitchen and dinning hall. The dormitories each provided 25 beds for both men and women as well as four counselor beds and restroom facilities. The over 3,000 square foot dinning hall featured seating for 135 plus a 7-person kitchen.

Lead Architect and Construction Administrator for the Kanawha County Public Safety Annex in Downtown Charleston, WV. Worked with the Clients through all phases of design and construction for this project, including construction oversight. Project programing consisted of two buildings and included multiple staff offices, a main lobby area, four large meeting rooms, a mock trial room for training, breakroom, toilets, high security evidence storage for the County Sheriff, a processing and holding center, vehicle storage for the County's rescue equipment including a boat and SWAT vehicle, two high security vehicle bays, a driving and gun training simulator, and miscellaneous support spaces. The project was approximately \$10M in construction costs.

Project Experience includes: Office, institutional, recreational, medical, retail, renovations, residential, educational, religious, parks, restaurants, historic preservation, mixed-use, adaptive reuse, programming and housing developments.



Civil Engineer for 40 acres of Marina Development in Williamstown, WV. Project included roadway design, stormwater management, environmental permitting, utility extensions and a layout for site development of a commercial complex.

Civil Engineer for Edison Hill Subdivision in Parkersburg, WV. Subdivision included seven houses, four townhouse buildings, a clubhouse and a playground. Project included more than 2,000 ft. of city streets and utilities. Project required team to obtain 8 different permits prior to construction; all permits were successfully obtained during design prior to the client issuing bidding drawings.

Civil Engineer for Phase 1 and Phase 2 of the Larry Lang First Colony Development. Phase 1 included roadway design, site development for two hotels, two restaurants and a retail store, stormwater management, landscape design, environmental permitting, and surveying.

Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout WV and Ohio. Typical projects included a new access road, drill pad, production pad, above or in-ground water storage location, and sediment/erosion control measures. Work also includes coordinating with local highway departments and utility providers to obtain permission for proposed work.

Construction manager for multiple oil and gas projects throughout Ohio and West Virginia. Work includes checking for conformance of construction activities to the design drawings, holding weekly progress meetings, and handling change orders.

Civil Engineer for a new subdivision in Marietta, OH. Work included design of new City streets, storm water drainage, public utilities, lot separations, and sediment/erosion control measures. Work also included coordinating with City officials and utility providers about the upcoming project to obtain approvals.

Civil Engineer for a new retail business in Utica, OH. Project was located within the 100 yr. flood elevation and design had to incorporate compensatory storage in conjunction with elevating the floor slab to 2 feet above the base flood elevation. Work also included grading, storm water, utility design, and coordinating with authorities.

Civil Engineer for a new restaurant in Vienna, WV. Project was located within City limits and had to incorporate very strict storm water management practices. Design of an underground storm water retention system to capture the first 1" of rainfall. Design also included grading, site layout, utility design, and coordinating with authorities.

Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, West Virginia. The project was developed to consolidate all administrative services for a busy multiple office physical therapy practice. As a part of the project a large portion of square footage was dedicated to a Cross-Fit training center.

Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg.

Civil Engineer for approximately 3,925 linear foot waterline replacement in Devola, OH. Project included close coordination with Putnam Community Water personnel to replace approximately 3,925 linear feet of existing infrastructure with 6" line, and design tie-in connections to existing water mains to remain in place. Design duties include an on-site meeting, proposed waterline alignment and profiles, on-drawing specifications, and construction-related details.



Project Manager at Ohio University for 2013 Shoemaker Center Roof Replacement at Chillicothe Campus. Responsibilities included developing the project scope, budget and schedule, selecting the A/E firm and agreement negotiation, contractor solicitation, contract execution and construction administration, quality control and assurance, and warranty execution. Project came in under budget.

Project Manager at Ohio University for Clippinger Laboratories, Infrastructure Renovation. Multi-phase Mechanical & Electrical Improvements; Developed project scope & budget, prepared RFQ, construction administration and inspection for physical science laboratory building project, including central fume hood exhaust upgrade, district chilled water distribution, complete HVAC and electrical renovation. \$9.6M to be completed in phases by 2014. Chilled Water Distribution Engineer of Record.

Senior Project Manager and Structural Engineer of Record for New South Green Catwalk at Ohio University. Project included structural repairs, structural safety upgrade of existing elevated walkway, continuation of multi-phase project.

Senior Project Manager at Ohio University for Glidden Hall AHU Replacements. Developed project scope and budget, managed design and construction for rehearsal and recital halls. \$0.6M, to be completed August 2015.

Senior Project Manager at Ohio University for Alden Library, AHU Replacements. Developed project scope and budget, managed design and construction. \$1.8M, completed January 2015.

Senior Project Manager at Ohio University for Shoemaker Center Infrastructure Improvements. Developed project scope and budget, managed design and construction for an electrical switchgear replacement, HHW boiler replacements and roof replacement. Improvements will reduce facility energy costs. \$0,75M, completed fall 2013.

Senior Project Manager at Ohio University for West Green Chilled Water Plant, Chiller #3. Project managed construction of a steam turbine water-cooled 2,500T chiller project, included change in pumping scheme from primary secondary to variable primary. Completed summer 2014.

Project Manager at Ohio University for Voigt Hall, Residence Hall Electrical Upgrade. Developed project scope & budget, prepared RFQ, construction administration and inspection for dormitory rehabilitation project, including new primary and secondary electric, electronic access & security upgrades. \$1M completed summer 2011.

Project Manager at Ohio University for Lausche Heating Plant Renovation Phase's 3 A & B. Major Renovation of campus central heating plant, coal and natural gas fired boilers, 210,000 pph low & high pressure steam production capabilities. Developed project scope & budget, prepared engineering RFQ, equipment procurement, administration and inspection for coal handling, ash handling, digital controls, control room, boiler re-tubing, stoker drives, bag-house addition, domestic water supply & backflow prevention, economizer replacement, cyclone replacement, pipe over-stress remediation, steam turbine drive replacement, steam flow control project. \$10.6 M, completed in multiple phases from 2005 to 2010. Partial Mechanical & Structural Engineer of Record.

Project Manager at Ohio University for Shoemaker Center HVAC Upgrade. Developed project scope & budget, prepared engineering RFQ, construction administration and inspection for HVAC rehabilitation project, including central chilled water distribution. \$700K completed 2009.

Project Manager at Ohio University for Bromley Hall, Mechanical Upgrade Phase 1. Chiller & Cooling Tower Replacement, 400T water-cooled electric centrifugal w/VFD, Hydronic Piping Renovations. Directed temporary hydronic riser repairs, developed project scope & budget, prepared engineering RFQ, evaluated possible District Chilled Water Plant development, project procurement, construction administration and inspection for chiller/cooling tower replacement project. \$700K, completed 2003.



Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring. Extensive history producing electrical classification studies for industrial, chemical, process and oil/gas industries. Operations include natural gas and oil (natural gas condensate) production, separation, tank storage, compression, processing, and truck loading facilities, as well as chemicals and related production.

Lead Electrical Engineer for a the design and construction administration of a new 1200A, 480V electrical service and electrical distribution system in an existing building for West Virginia University at Parkersburg's new Downtown Center. The project includes a new main panel and subpanels throughout the building for future building loads.

Lead Electrical Engineer for a new elevator installation in an existing building for West Virginia University at Parkersburg's new Downtown Center. The project includes new electrical feeds to the elevator equipment disconnect, control panel and other associated equipment as well as a new fire alarm and detection equipment associated with the elevator hoist way and machine room.

Lead Electrical Engineer for an elevator modernization project at West Virginia University at Parkersburg's Main Campus. Controls were replaced in one 4-stop and two 2-stop elevators.

Provided electrical design for a new fire alarm system at the main building of West Virginia University at Parkersburg. Project included demolition of existing system, coordination of requirements with the WV Fire Marshall as well as all construction administrative duties through the project completion.

Lead Electrical Engineer for a Fire Department Annex in Vienna, WV. Responsibilities included power distribution, lighting, communications, fire protection and emergency power generation with automatic transfer switch.

Camden Clark Memorial Hospital Renovations - Fifth Floor, Third Floor, Medical Office Suite, First East, OB, Health South, Physical Therapy Each Renovation included a combination of lighting, electrical distribution, communication, fire alarm and nurse call replacement.

Lead Electrical Engineer for a new 60,000 sf emergency department and patient wing at a hospital in WV. Project included new receptacles, light fixtures, life safety, emergency power and lighting, fire alarm detection, telecommunication, nurse call and facility paging to fit the new floor plan. The project total was \$20MM.

Provided construction management services for the electrical renovation of an education center on a university campus in Athens, Ohio. Project included conducting all construction meetings, site inspections and coordinating changes in scope among clients and contractors.

Lead Electrical Engineer for a funeral home renovation/expansion project in Belpre, Ohio. Responsibilities included power, specialized interior lighting, exterior facade lighting and communication service designs as well as audio/PA design for streaming music.

Provided Electrical Design for the renovation of HVAC system in a campus building in Athens, Ohio. Project included replacement of air handling unit motors and specifying wiring of new Variable Frequency Drives.

Provided Electrical design for a New Fire Department Facility in Grayson, KY. Design included electrical service design, interior and exterior lighting and communication systems.

Designed fire alarm, protection, and access control systems for a complete renovation of a computer service center in Athens, Ohio. Project included construction administration, reconfiguration of incoming distribution system, connection to emergency power generator and generator connection cabinet as well as addition of power distribution units.



Project Manager for NGL Truck Loading/ Unloading Storage Facility in Napoleonville, LA. Managed team of process, civil, structural, electrical and mechanical engineers. Total project \$11MM.

Mechanical Engineer lead for Oil & Gas Production Facilities throughout the Mid-Ohio Valley. Lead team of civil, process, mechanical and electrical engineers to develop production pad facilities at five different locations that included both Marcellus and Utica wells. Assisted client with development of process and instrument diagrams, piping specifications, site equipment layout and piping design. Coordinated setting up process hazard reviews (PHA) with client. Assisted with construction administration.

Lead Mechanical Engineer for design of a second dryer line to an existing manufacturing facility in Parkersburg, WV. Pickering Associates is working with Kuraray America at their Washington Works Facilities to design a second dryer line to their existing operations. The project site is land-locked and will be constructed within the footprints of existing buildings and active production areas. Construction activities will occur in over 30,000 sf of the plant. Pickering Associates has utilized several 3D design tools and techniques to help coordinate the design with existing conditions. Focused demolition has begun and startup is scheduled for early 2018.

Fifteen years of progressive design services to Industrial Clients throughout the Mid-Ohio Valley.

Lead Mechanical Engineer for a greenfield mineral wood manufacturing facility in Millwood, WV. Design included cooling water systems, compressed air services and building utilities.

Lead Mechanical Engineer of record for a new \$30MM plastics manufacturing facility in Mineral Wells, WV. Design included plant process utilities including cooling water, plant air and natural gas piping systems.

Lead Mechanical Engineer for \$8MM quality control laboratory and administrative building at a chemical facility in Belpre, Ohio. Design included compressed air, vacuum and bench-top lab gases. Assisted with selection of bench-top hoods and lab HVAC system.

Shutdown Schedule Coordinator for a plastics manufacturing plant in Marietta, OH. Coordinated and planned an entire plant shutdown schedule using Microsoft Project Software from information collected during multiple meetings with project engineers and plant maintenance staff.

Lead Mechanical Engineer of record on a new steam plant for an industrial client in Willow Island, West Virginia. Project included the design of a new steam line header using CAEPIPE stress analysis program.

Mechanical Engineer for the development of multiple construction bid packages to convert large existing dust collectors to a new technology at a metals manufacturing facility near Charleston, WV. Duties included performing heavy ductwork design and detailing support structure.

Lead Mechanical Engineer of record for the design of utility piping systems in an industrial plastics facility in Davisville, WV. Systems included steam, sanitary water, domestic water, as well as all utility plumbing.

Lead Plumbing Engineer and Mechanical Engineer for Emergency Department Consolidation and Patient Room Expansion project. Plumbing and mechanical scope included review existing conditions for medical gas tie-ins to existing systems in South Tower, reviewing and evaluating water source requirements for proposed addition with CCMC Engineering Department, reviewing existing drawings and work to determining underground sanitary tie-in location, providing design and engineering for the medical gas distribution systems for the expansion, etc.



Commissioning Agent and LEED Manager for new LEED certified building for Washington Electric Coop. Project included a new 30,000 SF office and warehouse building, and was successful in obtaining LEED Silver certification.

Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, WV. Project included water source heat pumps with local thermostats. An automated and integrated control system was interfaced into the existing system for central control.

Lead Mechanical Engineer and Project Manager for the renovation of an existing HVAC system at a primary and middle school in Elizabeth, WV. Assisted school in assessment of existing HVAC, determining scope of work, creating a probable construction budget and preparing a report to request funding. Also, provided mechanical engineering for the design including replacement of multiple HVAC units, towers, pumps, and boilers, as well as, new building automation controls for the middle and primary schools.

Project Manager performing an intense study to assess redundant cooling to Ohio University's Computer Center in Athens, OH, which houses their main servers. Proposed several options, potential impacts to the installation time, and provided cost estimates for each option.

Project Manager and Mechanical Engineer for the revision of exhaust duct system around multiple welding stations, replacing exhaust fans and balancing make-up air in the Welding Shop of Wood County Technical Center.

Mechanical Engineer of record for the conversion of a multi-unit HVAC system into a more efficient single unit system at the Caperton Center on the campus of West Virginia University in Parkersburg, in Parkersburg, WV. Added additional zones to allow for additional user control of set points.

Project Manager and Lead Mechanical Engineer for the demolition of existing equipment and installation of new sterilization equipment for Ohio University 'The Ridges' Konneker Research Lab. Project scope included preparing demolition drawings of water, steam and waste piping, as well as the exhaust hood. Other task include preparing the construction plans for new exhaust hood and new tie-in locations for water, steam, and waste piping.

Project Manager and Mechanical Engineer for a new Career Center in Groveport, Ohio. Design included a body shop, paint spray booth, vehicle exhaust systems and radiant tube heating.

Lead Mechanical Engineer for the renovation of an existing office building for National College. The 20,000 sf renovation included a new layout if classrooms and office areas to meet the needs of the college. The project included design and engineering for a VAV HVAC system utilizing gas fired electric cooling rooftop units. Other task included providing design and engineering for building exhaust on the bathrooms, janitor rooms, and the building's entries to use an auxiliary wall for a floor mounted electric heater.

Project Manager for the design of a Mass Notification System at Ohio University in Athens, Ohio. Project included multiple speaker arrays placed campus-wide to act as an alarm and provided instructions to the students and faculty in case of emergency.

Mechanical Engineer for a new FBI field office in Cleveland, OH. Energy efficient equipment and significant sound attenuation materials were used in this four-story building.

Project Manager and Mechanical Engineer for Olentangy School District in Columbus, Ohio for three new elementary schools, one new middle school and one new high school. Design included hot water heating system with DX indoor air handlers.



Project Manager for the design and construction of a new annex for Fire Department in Vienna WV. This project included initial client meetings to establish project scope, design team coordination, multiple client reviews, bidding, and negotiation. As with any public project, there were a multitude of statutes to be adhered to.

Project Manager/Estimator for the Marietta Levee Seating and Monument Project which included the fountain and surrounding sidewalks, terracing of the levee and seating walls. Responsibilities included estimation of the project, coordination of the scope between the owner, architect and contractor, and project oversight. Challenges included maintaining traffic during construction. Also prohibitive was the weather, as construction took place during the winter months in order to meet the Owner's schedule.

Project Manager for the construction of a new full service branch bank in Marietta, OH. Responsibilities included building the project estimate, coordinating and managing the project scope, budget and schedule between field operations, architect and the owner.

Project Manager for the historical renovation of a four story 100 year old building on a college campus in Marietta, OH. Responsibilities included building the project estimate, coordinating and managing the project scope, budget and schedule between field operations, architect and the owner. Challenging aspects on this project included value engineering to meet the client's budget, meeting the client's 7 month construction schedule, installing an elevator in the center of the building, replacing the original wood windows with new mill-built insulated glass windows utilizing the old sash weight and chain counterbalance system, reinforcing the original wood floor and roof framing, replacing all the paneled wood doors and multi member wood trim with new to match existing the profiles, all new interior finishes, complete new plumbing, HVAC, sprinkler and electrical systems.

Project Manager for the renovation of a two story 100 year old library in Marietta, OH. Responsibilities included building the project estimate, coordinating and managing the project scope, budget and schedule between field operations, architect and the owner. Challenging aspects on this project included adding a dormer and third floor into the attic space, adding a mezzanine above one third of the main floor level.

Project Manager for the construction of a 12,000 sq ft addition on a nursing home in Marietta, OH. Responsibilities included building the project estimate, coordinating and managing the project scope, budget and schedule between field operations, architect and the owner. Challenges included value engineering to meet the client's budget, working on a small site, meeting the flood plain and storm water runoff requirements, and phased construction schedule.

Project Manager for the design and construction of a 4,500 sq ft addition on an athletic facility on a college campus in Marietta, OH. Responsibilities included coordinating program requirements between the client, architect and MEP subcontractors.

Project Manager for the design and construction of a multiple building apartment complex in Marietta, OH. Responsibilities included coordinating program requirements between client and subcontractors.

Project Manager for the construction of a two new branch libraries in Washington County, OH. Responsibilities included building the project estimate, coordinating and managing the project scope, budget and schedule between field operations, architect and the owner.

Project Manager for the construction of an addition to a long-standing funeral home in Belpre, OH. Responsibilities included bid document coordination, addenda's, bidding, contractor coordination, oversight of field operations, punch-list, closeout documentation and final inspection before being handed over to the Owner for occupancy.



Bidding Coordinator and Construction Contract Administrator. Bid duties include preparation of front end specifications required for procurement, addressing bidding questions, preparing addenda, receiving and tabulation of bids, and issuing letter of intent. Contract Administration duties include preparing and executing contract documents, change proposal requests, change orders, change directives, receiving bonds and insurance from contractors, processing pay applications and closeout documentation. Familiar with WV School Building Authority Requirements and various grant requirements including the American Recovery and Reinvestment Act. Projects have included:

Recent projects include:

- Roof Replacement at Parkersburg High School Field House.
- Roof Replacement at Camden Clark Medical Center.
- Roof Replacement for the Washington County Public Library.
- Facade Renovations at West Virginia University at Parkersburg's Downtown Center.
- New Elevator Installation at West Virginia University at Parkersburg's Downtown Center.
- Electrical Service and Distribution at West Virginia University at Parkersburg's Downtown Center.
- Roof Replacement at West Virginia University at Parkersburg's Downtown Center.
- Asbestos Abatement at West Virginia University at Parkersburg's Downtown Center.
- Chiller Replacement at West Virginia University at Parkersburg's main campus.
- Salt and Motorcycle Storage Building at West Virginia University at Parkersburg's main campus.
- HVAC Upgrade project at West Virginia University at Parkersburg's Caperton Center.
- Fire Alarm Upgrades at West Virginia University at Parkersburg's main campus.
- Elevator Control Modernization at West Virginia University at Parkersburg's main campus.
- New Spec Process Building in Davisville, WV - multiple prime contracts.
- New Industrial Plant in Millwood, WV - multiple prime contracts.
- Energy Saving Implementation for Wood County Commission - multiple prime contracts.
- Access Safety at all Wood County School locations.
- Structural Repairs at Wood County Board of Education.
- Brick Repairs at an elementary school for Wood Co. Schools
- Boiler Replacement at an Elementary School in Wood County, WV.
- Welding Shop Ventilation replacement at the Wood County Technical Center.
- Access Safety renovations at all Wirt County School locations.
- Access Safety renovations at several addition entrances for Wood County Schools.
- Access Safety and Main Entrance Renovations for Wood County Schools - four phases of implementation.
- Electrical Upgrades at two elementary schools for Wood County Schools.
- HVAC Renovations at the Wood County Courthouse for the Wood County Commission.
- Fifth Floor Renovations at Camden Clark Medical Center - Memorial Campus.
- Third Floor Renovations at Camden Clark Medical Center - Memorial Campus.
- Roof Replacement at the Polymer Alliance Zone in Davisville, WV.





*Our Services &
Your Project*

Your Project - Plan & Goals

Pickering Associates has experienced personnel available to complete the design and management for the repairs and renovations to the CCC Museum and CCC Pavilion at Hawks Nest State Park.. We have all architectural and engineering services in-house with over 90 employees on staff ready to serve you and work on your project.

We will provide consistent communication with your project team during all phases of the project by having regular project meetings, providing weekly project updates and by communicating progress to all project stakeholders at regular intervals. The Project Manager assigned to your project will attend all meetings as well as any other project leads that may need to be involved during the design process.

Our firm has a history of making sure that we clearly understand our customer's project scope of work, goals, schedule, and available budget prior to beginning design. We typically prepare estimates of probable construction costs throughout the design process and at each phase deliverable to ensure the scope of work stays in line with the project budget and meets your expectations.

We also understand the importance of meeting a schedule for a project. We will sit down with you in the beginning of the project to discuss your project schedule desires and goals and communicate any concerns that we may need to discuss early in the project so they can be properly addressed and planned out.

We will fully understand your project scope and align our project plan with your intended goals. Reviewing the targets currently outlined, we understand the primary goals for the project to be:

1: Review existing plans and conditions as well as the operation of the park and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility.

Pickering has a great deal of experience with school projects that require minimal disruption to the daily activities or a phased approach to take advantage of slower or down times.

2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities that is consistent with the Division of Natural Resources needs, objectives, current law and current code; while following the plan to design and execute the project within the project budget.

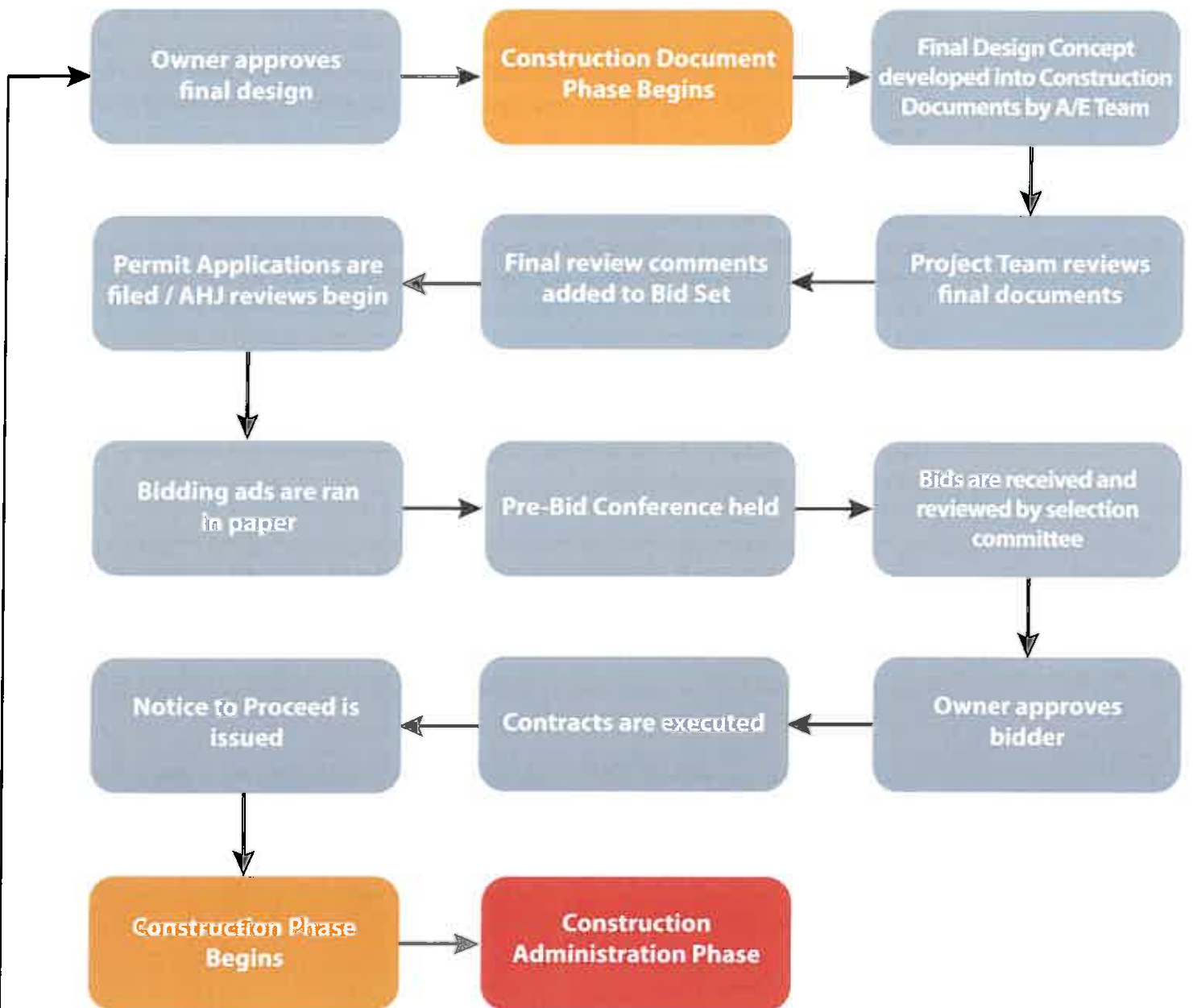
We will review the desired programming needs for the facilities and compare those to the existing conditions and budget to create the scope for the designs. Pickering has completed several renovations and additions to historic facilities. We understand the challenges involved and importance and remaining true to the original look and feel.

3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Pickering has a complete construction administration department that is involved throughout the project. This helps minimize issues during bidding as well as create clear instructions and improved communication during the construction phase.

The following diagram outlines our team's design process for your project, from initial schematic design through approval of the final design. Design documents are reviewed by the owner and stakeholders at major phase gates for approval before moving onto the next phase.





During **construction administration** Pickering Associates can be an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. Pickering will assist 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. This closely monitored process helps to ensure that the final project represents the intended design as indicated in the construction documents.

Consensus Building

Consensus building is essentially mediation of a conflict which involves many parties and is usually carried out by a facilitator that moves through a series of steps.

In the beginning, our facilitator or project manager identifies all of the parties who should be involved, and recruits them into the process. We propose a process and an agenda for the meeting, but allow the participants to negotiate the details of the process and agenda - giving the participants a sense of control of the process. This process builds trust between the participants and the facilitator, between the participants themselves, and with the overall process.

Defining and often re-defining the conflict is usually the next step. The project manager will get the participants to define the issues in terms of interests, which are usually negotiable, rather than positions, values, or needs, which usually are not. The project manager will then get the participants to brainstorm alternative approaches to the problem. This is typically done as a group effort, in order to develop new, mutually advantageous approaches.

After the participants generate a list of alternate solutions, these alternatives are carefully examined to determine the costs and benefits of each (from each party's point of view), and any barriers to implementation are documented. Eventually, the choice is narrowed down to one approach which is modified, until all the parties at the table agree to the solution. The project manager then takes the agreement back to the owner for discussion and approval.

Cost Control

Through the development of the project scope, number of units to be designed and site evaluations, we take into consideration the budget available or targeted to assure funds are accounted for early in project development. Once a preliminary site and building footprint is defined, we take the time to develop an estimate of probable project costs and alert our clients of any differences between project budget and the anticipated project costs.

Quality of Work

While a project budget may limit the use of traditionally expensive materials, Pickering still sees the importance of using proven materials which will provide a quality project while being cost effective. Importance is always placed on areas where small amounts of upcharge can create the largest impact to the future tenants and provide an inviting environment. As professionals, we are also tasked with finding cost effective solutions which still provide the building owners with years of excellent service. While every individual project we have designed is unique, there are common design elements and materials which have proven over the years to be best suited for similar projects.



Building Information Modeling

Pickering Associates approaches Building Information Modeling as a very useful tool that can accomplish goals that extend beyond the typical design and construction phases of the project. Defining the specific project expectations is critical for the owner and designers. We work with the owner and start with their anticipated use of the BIM model once construction is complete. From there, we work through the design schedule incorporating all aspects of BIM that will enhance the owners understanding of the project. We will assign model management responsibilities, quality assurance responsibilities, and level of development criteria – all linked to specific schedule milestones. We incorporate clash detection, collaboration tools, visualization capabilities, and analytical studies throughout to benefit the project development process. We utilize these aspects of BIM and elevate them with in-house 3D printing services to provide exceptional professional services. Many of our architectural and engineering leads, designers, and drafters are trained, proficient, and up to date on BIM software. We even have an in-house BIM coordinator that routinely provides training and updates to our staff to ensure that everyone has the proper training to perform the work we do.

Cutting Edge Technology

Pickering Associates approaches Building Information Modeling (BIM) as a tool for quick design concept generation that will continually add detail throughout the project and even beyond the construction phase. The ability to visualize a design early on via the 3D model allows high level decisions to be clearly identified and addressed during the beginning phases of the project – typically where potential impacts to project cost/schedule is greatest. Defining specific expectations is critical for key stakeholders and BIM allows our design teams to address those expectations much earlier in a project than a traditional 2D workflow.

Efficient visual communication and an in-depth design understanding are the greatest assets that BIM brings to the table at Pickering Associates. The composite model allows our team to accelerate project development and simplify conversations during design reviews. Having the capability to visualize all of the design models together in a single review session aides both inter- and intra-department collaboration 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 virtual comments allows our team to capture and track design communications more efficiently than ever before.

3D Scanner

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 workflows. This tool allows us to send a small scanning team into an existing building/space and virtually document the conditions of the area in three dimensions, including detailed color photographs throughout the scanned area for design teams to reference throughout the project. This data capture implementation is safer and more efficient for our designers. It reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years. Granting our designers the ability to virtually measure items directly on a 360 degree image to an accuracy within 1/8” right from their desk, where they have the greatest access to design tools is unprecedented in our region!





Related Prior Experience

Type

Government

Services

Architecture

Project Management

Construction

Administration



Prior to merging with Pickering Associates in 2016, Associated Architects was hired to design two new dormitories, a kitchen and dining hall for Cabwaylingo State Forest in Wayne County, WV. Both dormitories provided 25 beds for both men and women as well as four counselor beds and restroom facilities. The 3,062 square foot dining hall

Total project cost was approximately \$1 million.

Type

Private

Services

Architecture
Project Management
3D Modeling



Pickering Associates created an overall vision for future renovations to the existing facility at Cedar Lakes State Park to give it a more modern and cohesive appearance.

The first phase was to determine the look that could be carried throughout the facility to give visitors a consistent experience as they move from building to building and around the grounds. Pickering Associates selected materials and furnishings that complemented the existing building materials and used a 3D modeling program to digitally recreate four interior spaces and one entire building.

The project team, which included Traci Stotts as Lead Architect and Project Manager, Sarah Arnold and Nick Arnold as Architectural Designers and Ron Arnold as Construction Administration, created 3D concept renderings for standard rooms and areas that could then be applied to all structures in some capacity. The team also compiled a construction cost estimated based on materials chosen and scope of renovation work.

The concept renderings are being used as a tool by the Foundation to seek investments for the renovation projects and to guide future design decisions.

Type

Private

Services

Architecture
Project
Management
Construction
Administration



Prior to being hired by **Pickering Associates** in 2016, Charles Keefer was the Project Architect for several renovation and restoration projects in Historic Chestnut Hill in Philadelphia, PA. Project included facade restoration, complete interior rehabilitation and restoration, code requirement upgrades, and custom detail work to match historic era and style.

Interior renovations on this project included underpinning the basement level to create a usable storage space for the retail store located on the first level, which was 5,550 SF. The entire interior was completely gutted and restored which included interior updates for code requirements for the two apartments located above the retail space.

On this project, Charles Keefer served as both the Architect of Record and the Owner's Representative.

Contact: Richard Snowden | 215.247.2766

Type

Private

Services

Architecture
Project
Management
Construction
Administration



Prior to being hired by Pickering Associates in 2016, Charles Keefer was the Project Architect for several renovation and restoration projects in Historic Chestnut Hill in Philadelphia, PA. Project included exterior facade restoration, first floor interior rehabilitation and restoration, working with historic facade easements, ADA assessment and upgrades, code requirement upgrades, and custom detail work to match the Queen Ann Shaker historic era and style.

The project included restoration of the exterior façade and the first floor level of the building, as well as a 10,000 SF three story addition. The new addition was able to house 4 retail stores on the first level, a full accessible basement level which housed storage, as well as a wine room. The wine room set in place for the two residences living above the retail space on the second level. The new addition was part of a master campus plan for the surrounding 4 buildings which will include adding an additional 10 condominiums and 6 retail spaces.

On this project, Charles Keefer served as both the Architect of Record and the Owner's Representative.

Contact: Richard Snowden | 215.247.2766



Type

Private

Services

Architectural
Electrical
Mechanical
Plumbing
Structural
Construction
Administration



Pickering Associates was hired by the Historic Colony Theatre Association to provide engineering and architectural design services for the historical renovation of the theatre, working closely with the Theatre Association and grant funding sources as well as the State Historic Review Board to ensure that the project was being designed to meet all necessary requirements.

Our services included architectural, mechanical, electrical, plumbing, structural design and construction administration. Architectural design included design for a new concession area in the main lobby, modifications to the second floor lobby and restrooms, a new pump room, and coordination with Copperleaf Interiors for material and color selections.

The project was partially funded through Ohio Historic Tax Credits as well as private donors. The theatre is a cornerstone of Marietta's downtown community and recently was chosen as the location for Governor Kasich's State of the State Address.

Contact: Hunt Brawley | 740.373.0894



References



ENGINEERING DEPARTMENT
304 Putnam Street - Marietta, Ohio 45750
Phone (740) 373-5405 - Fax (740) 376-2006
www.mariettach.net

April 20th, 2016

To whom it may concern,

Pickering Associates has worked with the City of Marietta on our City Hall Building Renovations, Armory Elevator Renovations, Waste Water Treatment Plant, as well as multiple other projects over the past several years, providing Architectural, Engineering and Surveying services for the city.

From initial project planning, design development and bidding, through contracting, construction administration and closeout, Pickering Associates has been beside the City of Marietta to provide any necessary support needed to make the project successful. Traci Stotts, Ron Arnold, and other Architects, Designers and Engineers, worked closely with our staff to run projects as efficiently as possible.

Their team has provided us with quality bidding/construction drawings and specifications, allowing us to receive accurate bids, which in turn, allows us to move ahead expeditiously from bidding to contracting. They have shown a clear understanding of the bidding and contract administration process, which truly helps make our job easier.

It has been a pleasure working with the staff at Pickering Associates, and I would not hesitate to recommend them for similar projects.

Sincerely,


Joseph R. Tucker, PE
City of Marietta



June 1, 2018

To Whom It May Concern:

I am writing to recommend the professional services we receive from Pickering Associates.

Mark Mondo Building and Excavating has worked with Pickering Associates for many years.

We have always received prompt, professional, collaboration, and insight when working with them. From simple phone call Q & A, to full service project management, and the myriad of negotiations and regulations of a project, Pickering Associates delivers the services that keep us building projects, year after year. As complicated as a project can be, it is good to know that so many disciplines are so well represented in one firm.

As a regular user of their output, I find that their construction documents to be second to none.

Their attention to detail and clarity of presentation is so important when trying to convey the design of a project. Better drawings mean better projects. Simple as that.

A handwritten signature in black ink that reads 'John H. Anderson'.

John H. Anderson
Project Manger | Business Development
Mark Mondo Building and Excavating
740-376-9396
740-236-6006 Mobile
john@mondobuilding.com





Eric Lambert, City of Marietta
740.373.5495
ericlambert@mariettaoh.net

Larry Lang, Larry Lang Excavating
740.350.7313
doubleldozer@myway.com

John Anderson, Mondo Building and Excavating
740.376.9396
john@mondobuilding.com

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

Pickering Associates
Company

Maui L. Stotts
Authorized Signature

7-30-2018
Date

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Pickering Associates

Authorized Signature: Uaei L. Stotts Date: 7-30-2018

State of West Virginia

County of Kanawha to-wit:

Taken, subscribed, and sworn to before me this 30th day of July, 2018.

My Commission expires March 15, 2021.

AFFIX SEAL HERE



NOTARY PUBLIC

Stephanie L. Donahoe

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.

Tracee L. Stotts, architect
(Name, Title)

TRACI L. STOTTS, ARCHITECT
(Printed Name and Title)

11283 Emerson Ave. Parkersburg, WV 26104
(Address)

304.464.5305 / 304.464.4428
(Phone Number) / (Fax Number)

tstotts@pickeringwsa.com
(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Pickering Associates
(Company)

Tracee L. Stotts, architect
(Authorized Signature) (Representative Name, Title)

TRACI L. STOTTS, ARCHITECT
(Printed Name and Title of Authorized Representative)

7-30-18
(Date)

304.464.5305 / 304.464.4428
(Phone Number) (Fax Number)