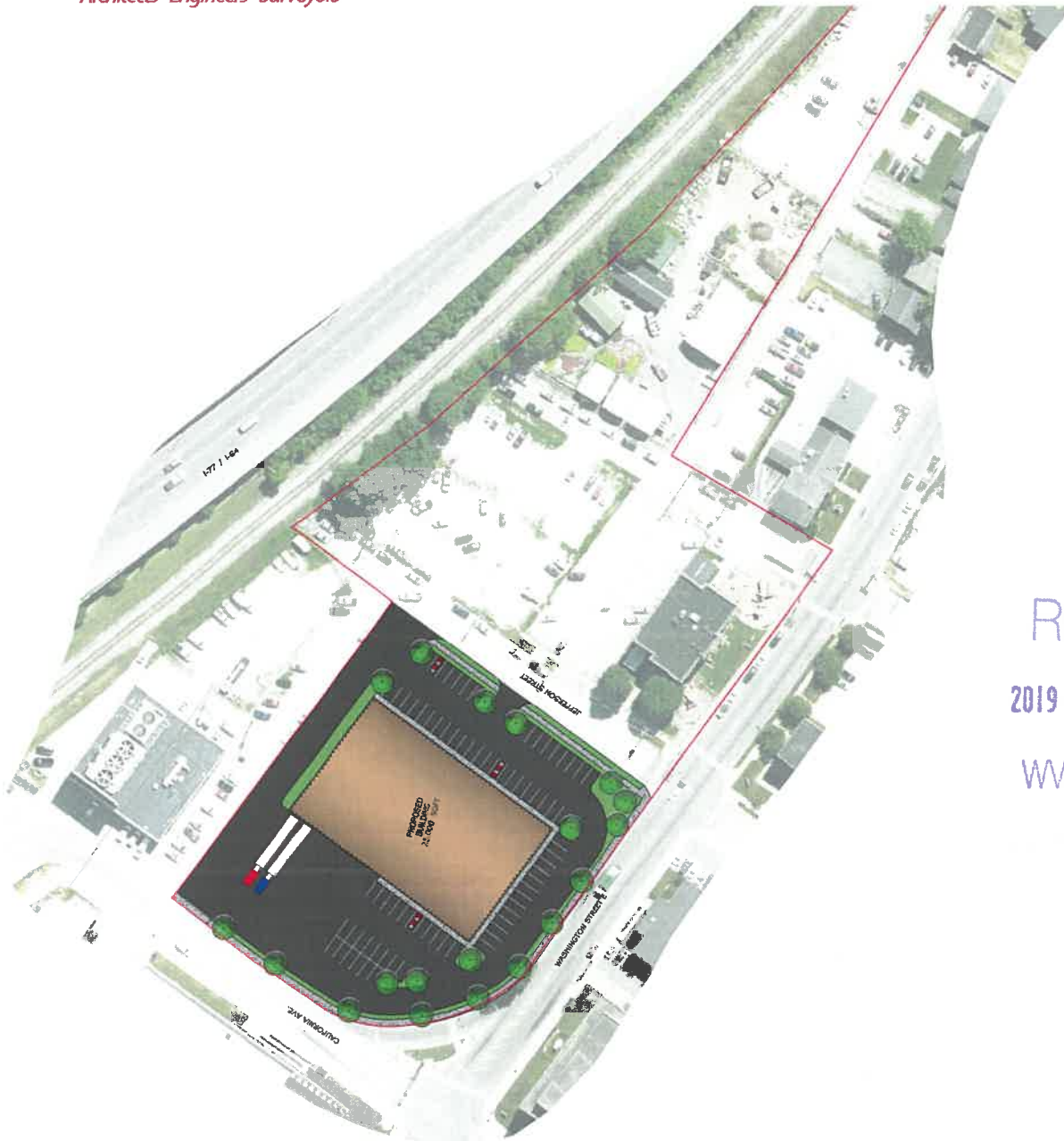




EXPRESSION OF INTEREST



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WV PURCHASING
DIVISION

Pickering Associates
East Campus Assessment and Metal Building Design Project
Melissa Pettry, Buyer
CEOI 0211 GSD1900000011

June 12, 2019
1:30 PM | (304) 558-0094
Charleston, WV
www.PickeringUSA.com

Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130



Dear Review Committee:

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering evaluation and design services for the East Campus Assessment and Metal Building Design Project. We feel confident our design team is best qualified to provide design services for this project and feel our team approach between WV Department of Administration, General Services Division, and its engineers/architect is the key to the successful completion of your project.

Enclosed is our proposal outlining our technical expertise, management, staff capabilities and experience for providing high quality engineering and architectural services. The professional team at Pickering Associates delivers both single and multiple discipline projects ranging in size and scope. By providing all 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 would use a consultant for soils boring and investigation.

We will use a systematic approach to masterplan the site and make an assessment of the site including: survey of the property, current traffic flow, egress onto and off of the site, location of all utilities, identify any required setbacks or easements, soil boring to identify allowable soil bearing, and identify any possible underground contaminates. Pickering Associates has successfully master planned the development of many sites very similar to the East Campus site. We have included a photo of our preliminary look at the site on the cover of this submittal. By using one of our in-house survey teams we can generate the survey information that will be needed to fully assess the site.

The attached statement of qualifications will offer you a small glimpse of our company and professional employees. We feel that our expertise's sets our team head and shoulders above any other team. We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm/team 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 red ink, which appears to read "Sean G. Simon, AIA". The signature is written in a cursive style and is positioned above the printed name.

Sean G. Simon, AIA, NCARB | Project Manager

304.345.1811 x1116

ssimon@pickeringusa.com



OUR GOALS:

Plan for Success

The team of Pickering Associates combines a staff of experienced designers with expertise in their respective discipline. We will listen to you and share our knowledge.

Our team will work with State of WV General Services Division to develop a campus layout that maximizes the use of the site and works for the State of WV.

Together, we will plan for Success.



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Your Project

Your Project - Plan & Goals

Pickering Associates has experienced personnel available to complete the evaluation, design and construction administration management for the East Campus Assessment and Metal Building Design project for the West Virginia Department of Administration, General Services Division. 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 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:

Goal One: Perform a thorough evaluation of the existing Capitol Campus site, including a land survey and an environmental assessment and analysis to determine the condition of the underlying soils.

We will start with one of our in-house survey teams to survey the entire East Campus site. After assessing and identifying things such as traffic flow, utilities, easements, and current uses that need to remain, we will masterplan development of the site. After discussing our assessment with General Services and addressing their ideas, soil borings/explorations will be conducted. This will help identify underground unknowns and identify the possible environmental impacts. With this information we will provide options for development and based on General Services' comments will lead to the overall masterplan of site development.

Goal Two: Redesign the existing land parcel by resolving issues discovered in the initial site evaluations and by minimizing the use or need for outdated facilities.

After master planning of the entire site we will be able to identify what existing buildings can be combined in a new pre-engineered metal building possibly future structure #1, 2 or 3.

Goal Three: Design, in a separate phase, additional structural steel buildings within the same area to accommodate current functional needs.

As part of the master plan future approximate building sizes will be identified. Also, the possible use(s) of those buildings will be listed. We have master planned many sites and are skilled in developing a site to its maximum potential.

Goal Four: Assessment and subsequent design services, for the purposes of regarding and greening parking areas within the revised Attachment A Site Map. As the planning for the location of multiple metal buildings will occur within the space, the utilization and planning around metal building location and access, while also providing greenspace within the site map.

Part of our master plan will be to include green space. We have a registered landscape architect in-house that will work on developing the green space to help 'soften' much needed parking. This site is directly across the street from the main Capitol Campus and should not have curb to curb paving. It needs to blend in with the adjacent properties and it needs to look inviting.

Why Pickering?

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 mentioning or 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. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort. Being that this project covers a wide variety of services, our team is able to collaborate and achieve the necessary work all in house. With one essential contact person, we will handle everything for you so that you get the design you want, without the hassle. Having our consultant added to our team for this project is an added bonus.

2) **Our Experience:** We have completed other government projects for the General Services Division that are very similar to your project. Currently we are starting the Evaluation of the exterior of the Governor's Mansion in Charleston, WV. We understand the needs of the renovations, the importance of creating a space that meets all of your needs and that our design will be accomplished in a multi-phased approach, so that the building may remain semi occupied during construction phases. We have done various phased, occupied renovations in the past and understand the requirements that are needed to achieve this goal.

3) **Our Technology:** Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality, and 3D printing technology in developing our project concepts and throughout the design process, as needed. These tools also allow for us to better communicate the final layout and look of the project with our clients and allows our Clients to experience what the project will look like prior to construction beginning. This technology will help reduce the number of on-site visits and save your project time and money overall.

4) **Our Communication:** Our Project Manager will provide consistent communication with all project stakeholders throughout the project design and make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations. With a multi-phased project communication is key to the project success. We will work closely with the General Services Division to ensure design and construction schedule meets your facilities needs.



Company Background & Project Team

Charleston

318 Lee Street W.
Charleston, WV 25302
(P) 304.345.1811
(F) 304.345.1813

Parkersburg

11283 Emerson Ave
Parkersburg, WV 26104
(P) 304.464.5305
(F) 304.464.4428



Fairmont

320 Adams Street
Suite 102 Fairmont, WV 26554
(P) 304.464.5305
(F) 304.464.4428

Marietta

326 3rd Street
Marietta, OH 45750
(P) 740.374.2396
(F) 740.374.5153

Athens

2099 East State Street, Suite B
Athens, OH 45701
(P) 740.593.3327
(F) 800.689.3755

www.PickeringUSA.com

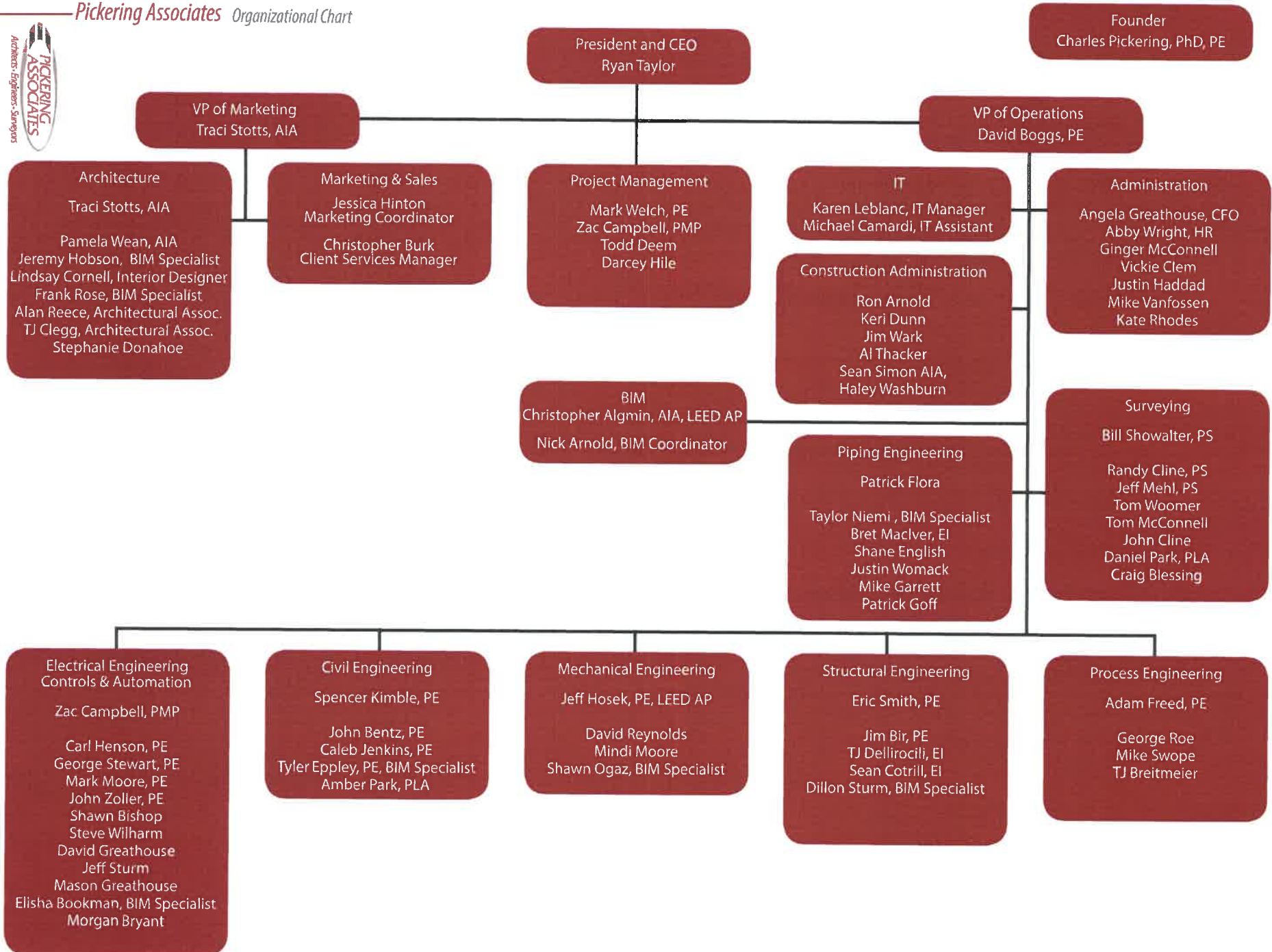
Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for the past thirty years. Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art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

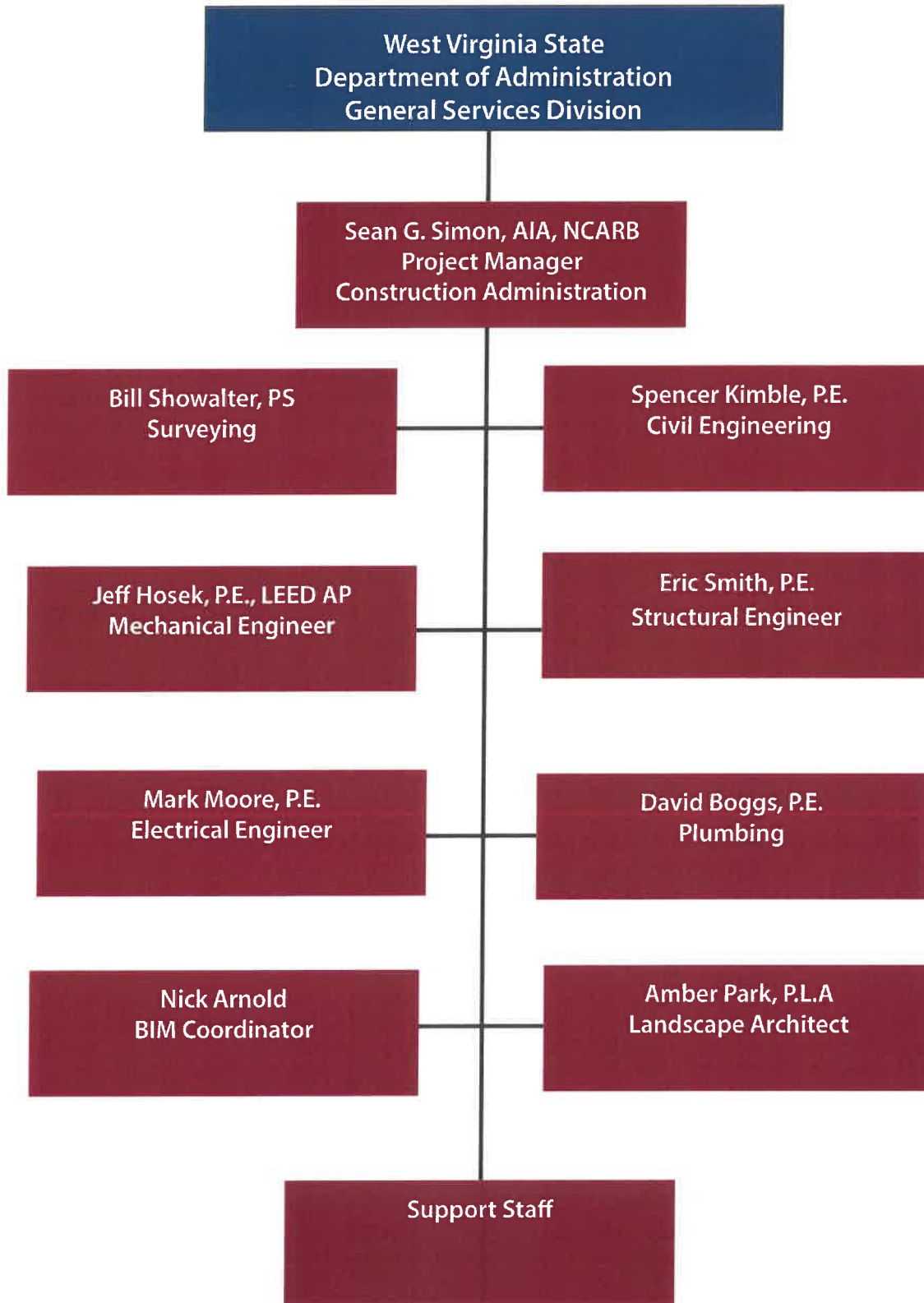
Listed as one of West Virginia's Top Engineering Firms for 2018, our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional 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.

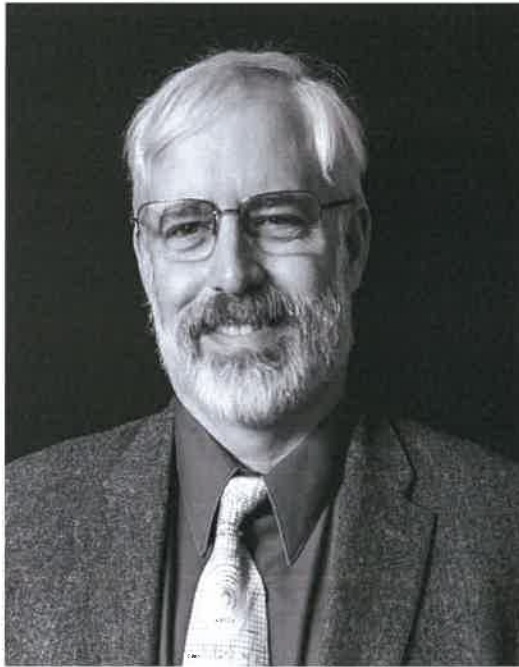
In choosing Pickering Associates, your project will be performed to your specifications with frequent meetings and status reports to keep you up to date on the status of the project. Our sole focus is your full satisfaction with the completed quality installation.







Technical Expertise



Sean G. Simon, AIA, NCARB

Position/Title

Branch Manager
Senior Construction Administrator
Project Architect

Duties

Project Administration
Project Management
Project Architect
Cost Estimating
Quality Review of Final Bid Packages

Education

Construction Specifications Institute
Construction Document Technologist
University of Tennessee
Professional Bachelor of Architecture

Licenses

Professional Architect - WV

Quality is not an act, it is a habit.

Aristotle

Twenty-seven years of experience in architectural programming, design, construction document production, and construction contract administration.

Previously the Director of Construction Services at Silling Architects. Duties included overseeing construction administration for over 120 projects totaling 2.3 MM sf and an estimated construction value of \$350,000,000. Projects included a \$40MM 5 level courthouse and a \$14MM 3 story courthouse, was also the Project Architect on the Marshall County Courthouse for exterior renovations, and also for the Hampton County Courthouse exterior renovation projects. The project scopes included cleaning, brick repointing, stone repair, and required working closely with the State Preservation Office.

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. Also designed provisions for 2 more screen theater additions to occur at a later time.

Project Architect for over 10 different banking facilities located throughout Virginia and West Virginia. The project designs included coordinating with the bank's equipment suppliers, furniture suppliers and bank branding requirements.

Project Architect for a one story facility for the Beckley State Police/ Department of Motor Vehicle. Project scope included 32,900 sf one story facility that housed both the State Police detachment as well as the local DMV.

Project Architect for a new Urgent Care facility. This project involved converting a retail space into a medical space. Project scope included working closely with the Fire Marshal to make sure that all code requirements were met. The facility was to be efficient for 2 doctors and 3 physician assistants. The center included X-Ray equipment and computer modems in each treatment room.

Project Architect for a Monumental sign for Robert C. Byrd Courthouse in Charleston, WV. Project scope included designing the sign to match the profiles and materials of the Courthouse. This involved working closely with the glass artist at Blenko to develop a mold to make the chisel point cast glass profile pieces.

Project Architect for a renovation project for the Social Security and Department of Labor Office in Parkersburg, WV. Project scope included removing all of the concrete block walls and installing new walls to accommodate a more open office plan and provide better security for the facility.

Project Architect for constructing a new clinic for the Lost River Vet Clinic. Project scope included a pull thru area for when large animals were being brought in a trailer could drop them off and the animals could be placed in a large animal stall.

Project Architect for the renovation of the Eastern Community College. Project scope for the renovation of the original 2 story 28,000 sf facility including classrooms, administrative offices, and library spaces.

Project Architect for the construction of an 8,400 sf facility for the Moorefield National Guard Armory. The project design included a 60' clear span bar joists. The interior layout of the facility included reception, a large multipurpose room with moveable partition, offices, toilets with showers, locker room, large walk-in gun safe, and a maintenance bay for servicing vehicles.

Project Architect for an office headquarter design that was 2 stories at 35,000 sf and designed for a future 3rd floor. The project scope included front features including a large section of curtain wall glazing and bands of green tinted glazing, while the rest of the red brick structure had a traditional masonry detailing. Interior features included polished granite and slate lobbies with cherry wainscot in the hallways. The building itself held office personnel from 7 different locations and custom designed desk were made for many of the mid-level management.



William B. Showalter, P.S.

Position/Title

*Professional Surveyor,
Surveying Department Manager*

Duties

Surveyor

Education

B.S., Civil Engineering

Licenses

Konrad Adenaur

Professional Surveyor [REDACTED] West Virginia

Professional Surveyor [REDACTED] Ohio

*WV Society of Professional Surveyors, National
Society of Professional Surveyors*

*We all live under the same sky,
but we don't all have the same
horizon.*

Lead Surveyor for Mid Ohio Valley Technology Institute renovation and addition project in Saint Marys, WV. Being that this was an addition and renovation project, Bill had to coordinate with the client to ensure that surveying activities/measurements didn't intervene with the operation of the facility.

Lead Surveyor for Tyler County, WV County Route 18/4 Widening Project. Boundary, Topographic and construction layout survey of road realignment. 3-1/2 mi. Manage office and field work.

Lead Surveyor for Marion County, WV County Route 6/1 Widening Project. Boundary and Topographic survey of road realignment. 2-1/2 mi. Manage office and field work.

Lead Surveyor for Marion County, WV County Route 3/3 Widening Project. Boundary and Topographic survey of road realignment. 3/4 mi. Manage office and field work.

Lead Surveyor for Tyler County, WV County Route 42 Bridge Project. Boundary and Topographic survey of road realignment at Daniels Run. 3/4 mi. Manage office and field work.

Lead Surveyor for City of Marietta State Route 60 Widening Project. Boundary and Topographic survey of proposed widening area. 4000+ LF, Perform Field work, prepare deliverables and project management.

Lead Surveyor for City of Marietta Green Street Widening Project. Survey of existing buried / aerial lines. Topographic survey of proposed widening area. 4000+ LF, Perform Field work, prepare deliverables and project management.

Lead Surveyor on Camden Clark Memorial Hospital South Tower Expansion. Boundary and topographic survey of preconstruction (existing) facilities. Construction layout of South Tower Expansion. 2+- Acres, Manage office and field work.

Lead Surveyor on Camden Clark Memorial Hospital Transportation & Phlebotomy Project. Topographic survey of proposed expansion area. Manage office and field work.

Lead Surveyor on St. Joseph Hospital Office Annex (DeSales Medical Center). Boundary and topographic survey of preconstruction (existing) facilities. Construction layout of Office Annex. 8+- Acres, Manage office and field work.

Lead Surveyor on First Colony Center commercial development, Marietta, OH. Boundary, and topographic survey of preconstruction (existing) facilities. Construction layout of development. 15+- Acres, Manage office and field work.

Lead Surveyor on City of Vienna Water Tanks Renovation Project, Vienna, WV. Boundary, and topographic survey of preconstruction (existing) facilities. Preparation of construction easements. 12+- Acres, Manage office and field work.

Lead Surveyor on American Land Title Association (ALTA) Survey for the construction of a cogeneration plant. Land Survey and research of utility easements, road/highway rights of ways for the placement and construction of a new facility. Survey 50+- Acres, Manage office and field work.

Lead Surveyor for Ohio University Steam Plant Line Expansion project. Utility survey of existing buried lines, tunnels, etc. Topographic survey of proposed routing of new piping. 4000+ LF, Manage office and field work.



Spencer Kimble, P.E.

Position/Title

Civil Engineering Department Manager

Duties

*Civil Engineer
Project Manager*

Education

*West Virginia University
B.S., Civil Engineering*

Licenses

Professional Engineer WV, OH

*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

Civil Engineer for two new \$8M full service maintenance facilities for state DOT operations. Project scope included a main office, truck storage, mechanics/welding bays, wash bay, salt storage building, cold storage building, and AST fuel island. Design included demo of existing facility, site grading, site layout, truck turning analysis, multiple construction phases, and stormwater permitting.

Civil Engineer for approximately 3,925 linear foot waterline and meter 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-drawling specifications, and construction-related details.

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.

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, WV.

Lead Civil Engineer for construction of a new 4 story hotel in Parkersburg, WV. The project was located on a challenging site with a large grade change from the main roadway and soft soils. Design included site grading, earthwork, site layout, water retention/detention design, truck turning analysis, utility design, etc. The project also involved design of a new turn lane on the main WV state roadway which had to be designed and constructed according to WVDOH standards and specifications.

North Tower Parking Lot: Civil Engineer for the renovations to existing parking lots for a hospital in Parkersburg, WV. The project consisted of multiple phases and changes to the existing traffic flow. Design included site layout, site grading, utility design, traffic control, construction stormwater permitting, entrance permitting, and coordinating with authorities.



Eric S. Smith, P.E.

Position/Title

*Structural Engineer
Department Manager*

Duties

*Structural Engineering
Department Manager*

Education

*West Virginia University
B.S. Civil Engineering
Marshall University,
M.S., Engineering Management*

Licenses

Professional Engineer WV, OH

*Perfection is not attainable, but
if we chase perfection we can
catch excellence.*

Vince Lombardi

Structural Engineer on Eureka Hunter Pipeline, L.L.C. Low Water Crossing. Duties included designing substructure (consisting of a concrete capped pile abutment with vertical and battered piles). Coordinated with the superstructure design engineer for bridge reactions and necessary abutment details to incorporate the superstructure bearing. Also, assisted with the construction drawing package.

Civil Engineer on several projects for the City of Marietta including the Gilman Avenue Slip, Rathbone Area Drainage Study and Storm sewer assessment, Lancaster Street improvements, Sixth Street Area Mitigation flood control, and Water Treatment Plant slip repair, and Wastewater Treatment Plant improvements.

Generated detailed engineering drawings, quantities, and material estimates for bridge replacements for the following counties in Ohio: Meigs County (County Roads 1, 8, 10, 14, 22, 35, 43, 52, and 82), Morgan County (County Roads 16, 53, 62, and 66 and Township Roads 48 and 106), and Washington County (County Road 354, several Township Roads, and Veto Lake)

Reviewed drawing designed for The Point Commercial Park for Lawrence Economic Development Corporation. Responsible for foundation and column design. Modeled the structure using STAAD and performed wind load, connection, and foundation calculations.

Reviewed structural drawings for a new addition of the Holzer Clinic and evaluated adequacy of the structural members and connections.

Collected field data, created a roof model, calculated loads and generated drawings and recommendations for roof repairs at First Congregational Church.

Professional experience also includes providing accurate field notes and sketches, development of drawing layouts, details, and section drawings; providing calculations, and writing investigation and observation reports.

Extensive technical experience with civil, structural, and geospatial software packages including STAAD Pro, Presto, Enercalc, AutoCAD, AutoDesk Land Desktop, AutoDesck Civil 3D, and Topo USA.

Senior Project Manager and Structural Engineer of Record for Catwalk repairs at Ohio University in Athens, OH. Project included the reconstruction of a deteriorated portion of the elevated concrete walk in front of Crawford Hall & Brown Hall. Involved inspection, design and construction administration.

Structural Engineer of Record for NESHAP improvements at Eramet Marietta, Inc. Projects included the additions and modifications to the fume capturing structures and equipment. Structures consisted of foundations for a baghouse and fan, multiple large duct supports and building modifications.

Structural Engineer of Record for the Ohio Department of Transportation Facility of Washington County, Ohio. Project included pre-engineered metal building, tensioned fabric structures.

City of Marietta City Hall Renovations, Marietta, OH. Prepared structural plans while working closely with multiple disciplines, for the renovation of the existing city hall; which included the addition of an elevator for handicap access.

City of Marietta Wastewater Treatment Plant Renovations, Marietta, OH. Prepared structural plans for the renovation of the existing treatment plant, which included the addition of buildings and heavy modifications to the existing administration building.

Marietta City Armory Renovations, Marietta, OH. Worked closely with the project Architect for the renovation of the historical building. The renovations required calculations of heavy structural timber and the preparation of structural plans.

Bridge Project for Orion. Performed annual bridge safety inspections and verified structural capacity of a three-span pre-stressed, post-tensioned T-beam bridge. Assisted in the structural calculations for the emergency repair of a 334' tall stack supported by a truss tower and also several rehabilitation repair projects.

General Projects for Local Industrial Plants. Performed structural inspections, prepared renovations plan and designs for new equipment additions. Inspected and prepared repair designs of accidental damage of structural members.



Mark Moore, P.E.

Position/Title

Electrical Engineer

Duties

Electrical Engineer

Education

B.S. in Electrical Engineering from West Virginia University Institute of Technology

Licenses

Pele WV, MD

"Success is no accident. It is hard work, perseverance, learning, studying, sacrifice and most of all, love of what you are doing or learning to do"

Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, WV. Project scope included coordinating with utility companies, review existing distribution and make the needed adjustments, update documentation for new additions. Upgrade equipment and specifications for plant electrical distribution and changes, develop site layout and assist with construction negotiations and specifications.

Electrical Engineer for a Commercialization Station for the City of Bluefield, WV. Project scope included demolition of all existing power panels, receptacles, lighting, conduits, cable ducts, wiring, and data communication outlets. Additionally designs were made for all of the renovations needed in place for the project. Upgrades included LED fixtures, switching, mounts, the main distribution panel, receptacles and garage door motors.

Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwellton, West Virginia. Project Scope included electrical installation and distribution, demolition, location, and installation of new electrical equipment and fire alarm system. Design plan development, coordination with providing utility companies, Interior lighting design for office space. As well as code requirements and upgrades.

Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, WV. Project scope included design services for a new supplemental HVAC system to service the Pack/Prep and Decontamination center of the Hospital. This included outside air units and installation of new exhaust fans to help maintain pressure relationships. Additionally the team managed all coordination with the WV state fire marshall office and OHFLAC to obtain all the proper permits and approvals needed for the project.

Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, WV. Project scope included electrical study and site survey of existing facilities to catalog the amounts remaining that were relocated. Additionally, the team oversaw and made recommendations for the existing equipment so that it could be brought up to code standards.

Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, WV. Project scope included evaluation of existing equipment and distribution, demolition, and installation of new equipment. Developing installation plans for lighting adjustments, power conduit and wiring requirements, control cable raceways and fire alarm system upgrades. The team managed all coordination with Philips Healthcare to ensure all equipment requirements and specifications were met and up to date.

Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington WV. Project included removal of existing electrical systems, developing a plan for new electrical layout and power installations. The team had to ensure that all life safety and emergency lighting requirements were met and up to date.

Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, OH. Project included removal of exiting light fixtures and set ups, designs and layout for new lighting specs and fixtures. The team had to ensure safety and fire alarm requirements were met and up to date , and design a new receptacle layout system for the building. Additionally the team had to handle and manage all coordination between Pickering and the Campus IT department to ensure designs and layout were capable for the campus's system.

Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations project for the West Virginia Capital Complex. Project Scope included design and layout, engineering studies, equipment specifications, and overseeing installation.

Prior to joining Pickering Associates was an Electrical Engineer for various electrical upgrades at the Mercer County Courthouse in Princeton West Virginia.

Prior to joining Pickering Associates was an Electrical Engineer for Medium Voltage Loop Upgrades project at Concord University in Athens, West Virginia.

Prior to joining Pickering Associates was an Electrical Engineer for a Keephills Coal Handling Project at Epcor in West Virginia.



Jeffrey D. Hosek, P.E.. LEED AP

Position/Title

Mechanical Engineer
LEED Project Engineer
Mechanical Engineering Department Manager

Duties

Mechanical Engineer

Education

University of Akron
B.S., Mechanical Engineering

Dr. Seuss

Licenses

LEED AP (BD&C)
Professional Engineer WV, OH, KY, PA, LA, VA, MN

*Sometimes the questions are
complicated and the answers
are simple.*

LEED Commissioning Project Manager on a design/build project for Washington Electric Cooperative in Marietta, Ohio. Duties included documenting the Owner's project requirements and develop a basis of design, incorporate commissioning requirements into construction documents, develop and implement a commissioning plan, verify installation and performance of commissioned systems and complete a summary commissioning report.

LEED Commissioning Project Manager for Kent State University which included a complete renovation to the fine arts building. Duties included owner-witnessed functional testing of randomly selected system components.

LEED Mechanical engineer for a new 500,000 square foot distribution center and administration building for Honda American Motors. Design included air rotation units and heat recovery system.

LEED Project Manager for converting a downtown Columbus, Ohio fire station into a local family health center. Replaced existing mechanical and electrical systems with updated energy-efficient systems. Existing equipment was recycled to limit construction waste and utilized local and regional materials to comply with LEED requirements.

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.

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

Mechanical engineer for a new two story annex to the Vienna Volunteer Fire Department in Vienna, West Virginia. The design included heating and air for office and conference room areas as well as a vehicle exhaust system for servicing fire trucks.

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 replacement of two cooling towers on the main hospital and installation of a redundant tower on the medical office building.

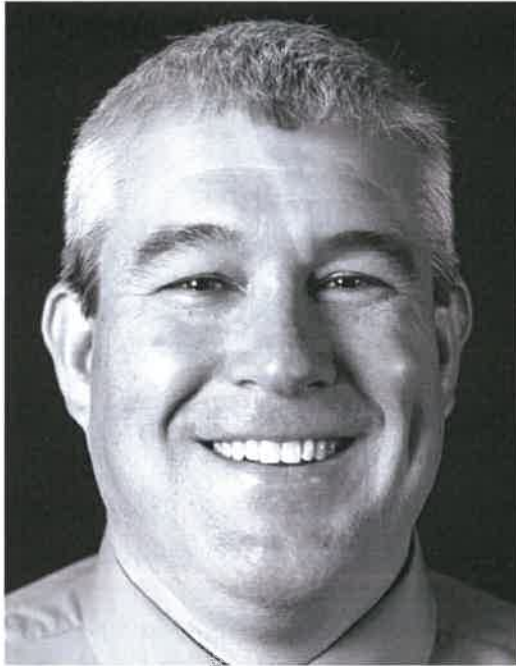
Lead Mechanical Engineer for the renovation of First East. Project included the renovation of over 11,000 sq. ft. of existing space on the first floor of the main hospital. Design included a medical/surgical nursing unit, dialysis and isolation area. The isolation rooms each required separate HEPA filter systems among other precautionary steps.

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. Hosek prepared demolition drawings of water, steam and waste piping, as well as the exhaust hood. Additionally, he prepared the construction plans for new exhaust hood and new tie-in locations for water, steam and waste piping.

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.

Lead Mechanical Engineer for an area of the hospital to be leased by a Physical Therapy provider. Project included the renovation of over 10,000 sq.ft. of existing area of the fourth floor of the Main Hospital. Renovation included new space for 8 private patient rooms and one semi-private room, two shower rooms, toilets, nurse station, nourishment room employee lounge, equipment storage, physical therapy gym, dining/day room, PT storage, ADL training, exam room, offices and multi-purpose room.

Project Manager and Mechanical Engineer for a new medical office building for O'Bleness Hospital in Athens, Ohio. Design included steam heat and chilled water cooling VAV system.



David A. Boggs, P.E.

Position/Title

*Senior Mechanical Engineer, Plumbing Engineer
Vice President of Operations*

Duties

Mechanical and Plumbing Engineer

Education

*Virginia Tech,
B.S., Mechanical Engineering
Marshall University,
M.S., Engineering Management*

Licenses

Professional Engineer WV, OH

*Determine that the thing can
and shall be done, and then we
shall find the way.*

Abraham Lincoln

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.

Project Manager and Plumbing Engineer of record for the MEP services on a \$25MM high-rise dormitory in Glenville, WV. Responsibilities for the 110,000 s.f. project included sanitary, storm water and potable water distribution design as well as coordination with the client and design-build team.

Project Manager and Plumbing Engineer of record for a dual boiler system replacement to a school in Parkersburg, WV. The design replaced the existing single boiler with a higher efficiency dual boiler redundant system. Duties included plumbing design, managing correspondence among design team and client and preparing the construction estimate.

Project Manager and Plumbing Engineer of record for a potable water system repair in an elementary school in Vienna, WV. The project involved design for replacing all carbon steel/galvanized potable water piping. Responsibilities included plumbing design, collaboration among design teams and coordination with the client.

Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system on a university campus in Parkersburg, WV. Responsibilities for this ARRA funded project included coordination among all Mechanical, Electrical, Plumbing, Structural and Architectural disciplines and the client.

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.

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.



Amber Park, P.L.A.

Position/Title

Landscape Design
Civil Engineering Designer

Duties

Landscape Design
Civil Engineering Design

Education

West Virginia University
B.S., Landscape Architecture

Licenses

Professional Landscape Architect

*Follow your curiosity.
Perseverance is priceless.*

Albert Einstein

Landscape Designer for a new commercial building in Marietta, Ohio. Project included multiple designs with different options for screenings around parking lot areas. Coordinating with local city codes and meeting with building commissioners to insure the design would meet the city codes requirements as well as provide esthetics to the new building and surrounding community.

Landscape Designer for new library in Parkersburg, WV. Project included providing an outdoor space for events as well as everyday use and function. The landscape design uses both the materials and plantings to tie the indoors with the out and establishing an area where people want to be. Parking lot plantings provide both shade in the summer and visual interest year round with both deciduous and evergreen plantings.

Landscape Designer for renovations to existing parking lots for a hospital in Parkersburg, WV. The project consisted of multiple phases and changes to the existing traffic flow. Design included site layout and grading

Landscape Designer and Civil Engineer for a townhouse development by the Miller Valentine Company in Parkersburg, WV. Project scope included interacting one on one with the client about initial layout as well as redesign of the site. Project included site grading and stormwater management, as well as coordinating with the client and the City of Parkersburg on the design and landscape layout. Also, provided coordination with local nurseries and the client to ensure landscaping was completed within budget limits.

Assisted in the design for proper grading and drainage around a school building addition. Project included adding a driveway option and improving existing drainage to flow away for the existing building and addition by providing swales around the structure.

Assisted in the preliminary layout for commercial lots in Marietta, Ohio. Project included establishing entrance and exit points for the new development and creating generalized lot sizes by taking into consideration the existing environmental factors and city codes.

Assisted in landscape design for multiple residential projects in and around the Baltimore, MD area. Projects included everything from small scale plantings to locating pool houses and pools connected with flowing walkways and areas for visitors to sit and socialize. 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.

Civil Design for CAMC Starbucks in Charleston, WV. Project included conceptual site layouts to complete construction documentation. Coordination with local city codes and requirements. Coordination with utility providers.

Civil Designer for Apartment complex in Parkersburg, WV. Project included multiply conceptual layouts. Finalizing design to complete construction drawings. Researching and meeting city codes and WVDEP codes for site stormwater management onsite. Coordination with utility providers and architects through out project.

Landscape Architect for Conceptual layout at church in Parkersburg, WV. Project included conceptual layout for new parking lot design and conceptual landscape design that incorporated a new building addition for the church. Created a rendered conceptual master plan for project fund raising and awareness for the project.

Landscape Designer for playground in Marietta, OH. Project included removal of old playground equipment and new layout for entire new playground. Existing site issues with stormwater drainage were addressed with new site layout and stormwater design. Project included multiple client meetings and coordination for proper placement of all equipment. Project involved complete construction documentation, conceptual 3D modeling of site, and a final rendered site plan for project fund raising and community awareness.



Nicholas M. Arnold

Position/Title

*BIM Coordinator
Architectural Designer
3D Printing Technician*

Duties

*Building Modeling/Graphic Rendering,
Technical Support*

Education

Robin Matthew *Marshall University*
M.S., Technology Management [December 2018]
Miami University of Ohio
B.A., Architecture

*Design is where science and art break
even.*

3D Printing Technician responsible for converting 3D models, printing and developing presentation displays for a variety of building, structure, equipment and utility models for project team meetings and design reviews. Work typically involves developing 3D printed design concepts illustrating building additions, utility routings, structural framing and furniture/equipment layouts within a proposed design model. Additional 3D printed applications include physical models for marketing, construction logistics visualization and site layout conception.

BIM Coordinator for the design and construction for an environmental compliance project to clean up air emissions around an existing metal casting process for a manufacturing facility in Marietta, OH. This track project focused on the following fume capture areas: furnace tapping, slag raking, metal transfer, and casting. Significant planning was required to coordinate construction during plant shutdown and outage, and allow for procurement, fabrication and construction to meet deadlines.

Building information modeler for a conceptual residential project achieving LEED Platinum status. Sun exposure studies and interior renderings were required for material conception and building efficiency calculations. Site modeling also played a key role in laying out the footprint on the property to gain the best solar exposure.

3D Laser Scanning Technician for various existing facility data capture efforts. Scan data is used to document and verify existing site conditions ranging from conceptual space planning to detailed safety/construction inspections. Responsibilities include training design personnel to use equipment and software, planning/scheduling scan collection activities, developing budgets for site documentation, directing data collection resources, performing scanning activities on site, registration/cleaning of collected data, formatting point cloud models for various software platforms and rolling out the 3D scan data model to project design teams. Additional responsibilities include integration of point cloud data with conceptual building models or equipment layouts and performing clash detection with engineering models to minimize impacts to existing conditions.

Collected and Analyzed building/site data to develop a current inventory of spaces and use-cases for a local university to prepare for campus master planning activities. Responsibilities included site documentation, space cataloging, square footage calculations, building/site plan diagrams, and satellite campus facilities reviews. Final deliverable included composite report document illustrating current tenants, active programs, utility/maintenance space inventories and suggestions for energy efficiency improvements.

Project Architect for the Theatre Renovations at West Virginia University at Parkersburg. Project began with research and development of a live acoustics digital model and cost conception. Provided design, digital building modeling and construction administration for the renovation which included new acoustic wall/ceiling arrangements, replacement of existing stage flooring, rework of house lighting and theatre systems and various other improvements.

Digitally modeled and rendered conceptual renovation designs for a residence hall at Ohio Valley University in Vienna, WV for marketing and fund raising literature. Project included conceptual design of a new roof, site rework to allow for additional student parking and walkways and interior design/rendering for modified student housing suites.

Digitally modeled and rendered conceptual designs of a new 5,000 sq. ft. administration/office building. Based on completed construction documents and specifications, the project model was built to accurately illustrate all room/furniture layouts, equipment and fixture placements, exact finish materiality and various levels of task/activity lighting for owner/employee analysis.

Provided ongoing 3D utility routing coordination for a new power generation facility. Responsibilities included modeling of electrical utility components, collection and coordinator of all other contractors' utility models, development of individual concrete lift drawings and class detection analysis.

Developed new entrance and addition layout for a church in Parkersburg, WV. Project included new formal entrance and better ADA access to main sanctuary and reception hall and included spaces for updated bathrooms and church official office spaces.

Modeled and rendered proposed design concepts for modifications to existing conference, hospitality and classroom facilities at several local institutions. Rendering objectives were to aid the owner/public in visualizing construction materials, lighting design, paint selections, furnishings, signage, structure/mechanical system component placement and technical equipment installations. Responsibilities included development of 3D building models, application and adjustment of digital material selections, lighting model development, custom furnishing/equipment modeling and final rendering of design concepts for marketing/communications purposes.



Our Services

Comprehensive Design

At Pickering Associates, we understand the importance of keeping the Client informed and engaged throughout the entire design and construction process. It is crucial to the project to get the Client involved early in the process along with other key stakeholders, in order to understand the needs of the facility. Our plan would be to engage the key stakeholders in regular design meetings to ensure expectations and schedules constraints are met.

Our design process will begin with **schematic design**. We feel that time spent with your staff to better understand the project, will allow us to be more efficient in completing the schematic design phase for this project and progress us to the next phase quicker than our competitors, therefore allowing us to meet your anticipated design schedule.

We always involve the authorities-having-jurisdiction during the schematic design to make certain that we address any and all concerns that they may have, thus reducing costly changes during design and/or construction. We have a close working relationship with agencies such as the West Virginia State Fire Marshal's Office and are familiar with the local and state requirements that need addressed for a wide range of projects. At the end of the schematic design phase Pickering will present rough sketches to the owner for approval. These sketches will provide the owner with the opportunity to verify that we have correctly interpreted your desired functional relationships between various activities and spaces. The sketches will also provide the client with a general indication of the exterior design and overall look of the addition. Once schematic design is complete, we will move into the design development phase for the project.

The **design development** phase is a transitional phase where the design team moves into developing the contract documents. In this phase, the architects and engineers prepare drawings and other presentation documents to crystallize the design concept and describe it in terms of architectural, electrical, mechanical, and structural systems. In addition, we will also prepare an estimate of probable construction costs so you will have a better indication of anticipated project costs. By preparing this estimate early in the design process, it will allow us to identify potential cost savings that may be required to keep the project within your anticipated budget. At the end of the design development phase, the architect will provide the client with drafted to-scale drawings that will illustrate the project as it would look when it's constructed. These drawings will specifically define the site plan, floor plans and exterior elevations. It is important that the client provide input to the architect at this time as the design development drawings are used as the basis for the construction drawings and used to further develop and refine the estimate of probable construction costs for the project.

Once the Owner has approved the design development phase, the Architect prepares detailed working drawings, thus progressing into the **construction document** phase of the project. During this time, final drawings and specifications are produced for the project. These documents will be used for bidding the project to contractors. These drawings and specifications become part of the construction contract. The construction documents will include all necessary information to ensure that the project will be constructed as conceived by the Owner and design team. Renderings and/ or a physical 3D model can also be prepared (if desired by the client) to accurately portray the final design and to use as a marketing tool.

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

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.

Performance Schedule

With the selection of Pickering Associates, your organization gains the full depth of our organization. All projects are scheduled out through all phases of delivery by our resource manager and the project manager, assigning the necessary resources to perform to the schedule necessary for that project and highlight major milestones long before they could become an issue. With more than 90 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule.

Sustainable Design

Pickering Associates is a LEED affiliated firm. We have architects and engineers that are current with LEED registration and the firm has completed multiple projects ranging from the certified level to platinum. We use software and best engineering practices to provide the end user the most energy efficient building systems. When you combine this with providing architectural design that works with these systems for insulation and avoidance of solar heating, you end up with an energy efficient building.

Multi-discipline Team

We also believe that 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 work-out any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. Our close coordination efforts have proved 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.

Cost Estimation

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 ensuring that the project is designed to fit into (and stay within) that budget. When an exterior addition is involved, we do our best to give our client a project that will not only look nice but provide a design that will fit into the context of the existing facility by making it look like it belongs. We do not feel that it is appropriate to over-design a project to make a statement – thus increasing construction costs and making it difficult to stay within the client's project budget. We believe that it is more important to design features into the project that will allow for a better functioning project.

We utilize cost control methods to make sure that the overall project budget does not increase without the client's knowledge or prior approval. We typically provide an updated estimate of probable construction costs for each phase of design, thus monitoring and providing control for the project budget. 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.

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

industrial

Services

Architectural

Electrical

Civil

Mechanical

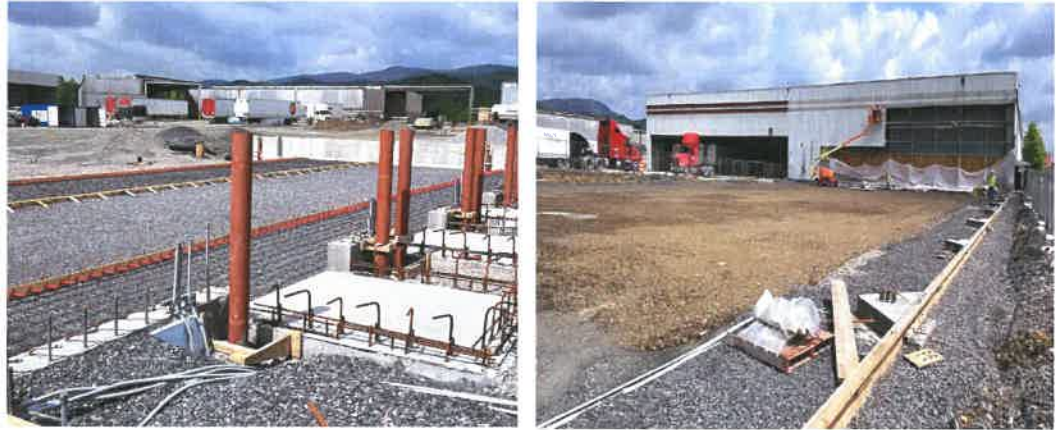
Plumbing

Structural

Construction

Administration

Project Management



Pickering Associates was hired through the Randolph County Development Authority to design and oversee construction for two Armstrong Flooring Industrial Facilities in Elkins and Beverly, WV. This expansion project is currently in construction.

The 71,000 square foot project construction needed to be phased in order to keep manufacturing operations functioning. The new structure is being constructed one half at a time so that existing loading docks remain operational until the new loading docks can be used. The completed project scope includes creating 7 outbound loading docks, 3 inbound loading docks, 2 flatbed loading zones all located under a covered canopy area. An area of sorting racks, matching their current system, which can handle approximately 500 +/- incomplete pallets at one time. Indoor storage area for 352 +/- bins which will hold 4 to 5 stacked pallets (in depth and height) with a floor tagging system to match the current system in use. Cross flow ventilation provided during the cooling season, space heating and humidification provided during the heating season for the storage and sorting areas. An area around each loading dock is dedicated to pre-shipment sorting and organizing for staging. Charging stations/bays for 4 forklifts. Video security system and wireless network access throughout the facility and a scale system.

Type

Industrial

Services

Architectural

Structural

Electrical

Mechanical

Plumbing

Civil

Construction

Administration



When this major plastics manufacturer expanded its operations to Mineral Wells, WV from Vernon, California, Pickering Associates was there to provide the necessary professional design support. This company is a leading producer of PETE thermoformed packaging and is now a leader in recycling plastic.

Phase V included an new 80,000 square foot pre-engineered metal building addition to an existing concrete tilt-up panel production and warehouse facility. This facility contains a state-of-the-art plastics recycling process including specialized lab and all associated equipment designs from 2 highly specialized vendors. The new design incorporated 6 elevated truck docks and one truck dock 20 x 20 with Earth ramp for heavy machinery access into building. The building will also contain office areas, restroom facilities, Q/A lab, shipping area, locker room, and a break room.

A packaged wastewater treatment plant was incorporated and housed into the facility allowing the recycled process water to be handled through a specialized trench system.

All utilities in the demolition and underground utility design package interfaced with the building boundaries. An electrical package was developed for 480 volt distribution. After completion of design for the building and utilities, Pickering Associates provided an equipment plan and utility tie-in for equipment purchased by PWP.

Coordination among all design professionals involved provided a unique opportunity to strengthen relationships among client, vendors and other partners in this state-of-the-art facility.

Type

Government

Services

- Architectural
- Structural
- Civil
- Mechanical
- Electrical
- Construction
- Administration



Pickering Associates is working with the Ohio Department of Transportation and OFCC on a Full-Service Maintenance Facility in Washington County in Southeastern Ohio. This facility includes a truck storage building with an administrative section and a mechanical services section, a cold storage structure, a salt storage structure, a material storage structure, an 8,000 gallon above ground fuel storage tank, a vehicle wash bay, a decanting area, and a brine/calcium system. This project is located at an existing DOT site and included demolition of existing structures. Also included in this project was the renovation of an existing maintenance building to be converted into the District's testing lab facility.

This project required that a Program of Requirements (POR) to be developed in close conjunction with ODOT to determine the requirements for the project. This facility required site circulation for Trucks and Semi Trucks, for ODOT's trucks and equipment to maneuver the site. The project was designed as separate bid packages for each structure to aid in the permitting process. Additionally, the site required a utility fence surrounding the entire property, and that required the installation of two automated gates and two-man gates for pedestrian entrance onto the facility.

Our team provided full architectural, mechanical, electrical, plumbing, structural, and civil engineering design as well as environmental engineering, surveying, and construction administration services. We are managing the construction photography services and quality assurance & testing services during construction.

Project cost for the project is more than \$9 million.

Type

Government

Services

Architectural

Structural

Civil

Mechanical

Electrical

Construction

Administration



Pickering Associates is working with the Ohio Department of Transportation and OFCC on a Full-Service Maintenance Facility in Monroe County in Southeastern Ohio. This facility includes a truck storage building with an administrative section and a mechanical services section, a cold storage structure, a salt storage structure, a material storage structure, an 8,000 gallon above ground fuel storage tank, a vehicle wash bay, and a brine/calcium system. This project is located at an existing DOT site and included demolition of existing structures.

This project required that a Program of Requirements (POR) to be developed in close conjunction with ODOT to determine the requirements for the project. This facility required site circulation for Trucks and Semi Trucks, for ODOT's trucks and equipment to maneuver the site. The project was designed as separate bid packages for each structure to aid in the permitting process. Due to low water pressure at the site, a fire water tank and pump was also included in the design to ensure proper water fire water capabilities. Additionally, the site required a utility fence surrounding the entire property, and that required the installation of two automated gates and two-man gates for pedestrian entrance onto the facility.

Our team provided full architectural, mechanical, electrical, plumbing, structural, and civil engineering design as well as environmental engineering, surveying, and construction administration services. We are managing the construction photography services and quality assurance & testing services during construction.

Project cost for the project is more than \$9 million.

Type

Government

Services

Architectural
Structural
Civil
Mechanical
Electrical
Construction
Administration



Pickering Associates is working with the Ohio Department of Transportation and OFCC on a Full-Service Maintenance Facility in Vinton County in Southeastern Ohio. This facility was designed in response to a fire that destroyed one of the buildings at their existing facility. A new site was obtained by ODOT and the design of the facility includes a truck storage building with an administrative section and a mechanical services section, a cold storage structure, a salt storage structure, a material storage structure, an 8,000 gallon above ground fuel storage tank, a vehicle wash bay, and a brine/calcium system.

This project required that a Program of Requirements (POR) to be developed in close conjunction with ODOT to determine the requirements for the project. This facility required site circulation for Trucks and Semi Trucks, for ODOT's trucks and equipment to maneuver the site. A two-tier site plan was developed to work with the slope of the existing grading and to minimize costs. The project was designed as separate bid packages for each structure to aid in the permitting process. Additionally, the site required a utility fence surrounding the entire property, and that required the installation of two automated gates and two-man gates for pedestrian entrance onto the facility.

Our team provided full architectural, mechanical, electrical, plumbing, structural, and civil engineering design as well as environmental engineering, surveying, and construction administration services. We are managing the construction photography services and quality assurance & testing services during construction.

Project cost for the project is more than \$9 million.

Type

Industrial

Services

Architectural
Electrical
Civil
Mechanical
Plumbing
Structural
Construction
Administration



Armstrong World Industries (AWI) had a desire to develop a brownfield facility for the manufacture of mineral wool. Pickering Associates was hired to help AWI evaluate potential sites throughout the area and research potential processing systems.

Once the site was selected in the Jackson County Industrial Centre located in Millwood, West Virginia, Pickering Associates was again contracted to provide design, bidding and contract assistance and construction administration. This multi-phase project contains separate design packages for the site development, deep foundations, office building, production building, maintenance shop, bagger building and furnace building.

The mineral wool will be manufactured from slag acquired from smelting operations. The slag will be melted in a submerged arc furnace, pass through two processing lines to create the fiber, a collection chamber, shot removal system and be packaged in bags or bales. The facility will utilize various dust collection systems for fiberization, processing and material handling.

In general, the buildings are designed as pre-engineered metal buildings with shallow foundations with the exception of the furnace building which is a traditional structural steel building with deep foundations.

Complete mechanical, electrical and plumbing design for each building is included in the design. The scope includes provisions for cooling water piping systems, polyethylene glycol piping, and instrument air. Electrical scope not only includes power, lighting, communication systems and life safety but also plant-wide security, lightning protection and arc flash analysis.

As a separate contract, Pickering Associates designed the primary service and distribution for the new facility.

Type

Private

Services

Civil

Environmental

Project Management

Construction Administration



The First Colony Development was a large earthwork development project in Marietta, Ohio that is now home to Comfort Suites, Fairfield Inn & Suites, Tractor Supply Company, Wings Etc., and soon an International House of Pancakes. Prior to the development of this site Pickering Associates was engaged by the developer to work through the process of designing the civil earthwork necessary to construct the site and to navigate the regulatory framework required for this project. Pickering Associates Environmental team work diligently with the United States Army Corps of Engineers, the United States Fish and Wildlife Service, the State Historic Preservation Office, and the Ohio Environmental Protection Agency (OEPA) to obtain Clean Water Act section 404 and section 401 authorization for this project.

In total the First Colony Development permanently disturbed 1,085 linear feet of a perennial unnamed tributary to Duck Creek, a direct tributary of the Ohio River. Disturbance at this site included rerouting the unnamed tributary through a new 545 foot long box culvert. To offset the disturbances of this project the OEPA required stream mitigation at a 3:1 ratio.

Pickering Associates environmental team worked closely with the developer and the OEPA to plan multiple options for fulfilling this mitigation, oversee mitigation restoration construction, and post restoration monitoring. The following is a summary of Pickering Associates involvement in developing and implementing a mitigation plan that was approved by OEPA for this project.

- Identified a 46-acre tract of property in a neighboring watershed with existing water quality impacts and directed the developer to purchase the property.
- Created a mitigation plan which included restoring 1,115 linear feet of an unnamed ephemeral stream by removing existing rip-rap type dam impoundments in the stream, regrading bank slopes, and planting to restore native vegetation; and preserving in perpetuity 1,912 linear feet of intermittent streams and 5,208 linear feet of ephemeral streams.
- Wrote and coordinated with the developer's attorney to protect the property in perpetuity by placing an Environmental Covenant on the property and donating it to a local non-profit land trust organization after mitigation construction was completed.
- Provided oversight during the stream restoration construction activities.
- Continually documenting and reporting post construction monitoring goals to OEPA through habitat and macroinvertebrate assessments.

Type

Private

Services

Surveying

Civil Engineering



PROPERTY CATEGORY	TOTAL AREA (AC)
RETAIL	19.80
COMMERCIAL	34.72
INDUSTRIAL	98.33
RESIDENTIAL	76.21

Pickering Associates was hired by John Bosley Enterprises, Inc. to provide surveying and civil engineering services to create a master plan for approximately 400 acres of property in the South Parkersburg/Pettyville, WV area. The property had several developed parcels inside of the 400 acres. The purpose of the exercise in creating the master plan is for the client to be able to better plan for future development.

Pickering researched, assembled and reviewed existing and proposed project documentation. Procured topographical and boundary surveys; investigated site utility service possibilities and tie-in locations. We created a conceptual master plan from the information that was gathered showing proposed drives, parking, buildings, basic grading plans, retaining wall, sidewalks and basic landscaping.

Type

Government

Services

Architectural

B.I.M. Design

Project Management



Pickering Associates worked with the West Virginia Division of Natural Resources (WVDNR) to perform conceptual design services for developing a 64-acre site along Emerson Avenue in Parkersburg, WV. The land is currently undeveloped and is mainly comprised of wooded areas with varying elevations. The WVDNR wished to determine the feasibility for and probable construction costs that would be associated with developing the site for their District 6 operations. Pickering performed conceptual design services to assist the Client in obtaining funding for the project.

The conceptual design included development of 2 buildings, a new 6,480 SF office building and a new 7,000 SF building for labs, storage and shop space. The office building included a lobby, reception area, twenty offices for both Wildlife and Law, a large conference room, an evidence room, storage, restrooms, and miscellaneous support spaces. Pickering Associates provided a topographical survey of the property, a high-level conceptual site/grading plan, conceptual floor plans for each building, an exterior rendering of the proposed main office building, and a high-level opinion of probable construction costs. Utility companies were also contacted to obtain preliminary information regarding utility coordination and to better understand challenges and issues that may need to be addressed for the project.



References



Mayor
Randall C. Rapp

Recorder
Cathy Smith

City Council
Roger Bibbee
Jim Miracle
Bruce Rogers
Steve Stephens
Tom Azinger

April 18th, 2016

To whom it may concern,

Pickering Associates has worked with the City of Vienna on our Police Department Annex, Volunteer Fire Department, and Senior Center, 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 Vienna 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 make sure the design accommodated all of our needs.

Pickering Associates has consistently completed projects for us satisfactorily. Their team clearly exhibits a thorough understanding of the bidding and construction administration process, which makes for smooth-running projects.

We have enjoyed working with the staff at Pickering Associates and appreciate their work for the City of Vienna.

Sincerely,


CAMDEN CLARK MEDICAL CENTER

800 Garfield Avenue
P.O. Box 718
Parkersburg, WV 26102
304-424-2111

July 9th, 2018

To Whom It May Concern,

Pickering Associates has been involved in numerous projects at Camden Clark Medical Center over the years, including a new hospital expansion project to include emergency department and 30 bed inpatient unit, pharmacy relocation, catherization lab expansion and renovations, multiple patient room area renovations, imaging area renovations, and various other projects. The Architectural, Engineering, and Construction Administration services they provide have proven to be a wonderful complement to our own administrative professionals. Pickering Associates often provides initial project planning, design development, bidding, contracting, construction administration and closeout.

We like the fact that these professionals are a local company. They are aware of the community dynamics, and are in-tune to the users of our facility and most of all they are a true stakeholder in our success. Pickering's project managers and construction administrators are well experienced and provide professional overview of our projects.

Pickering Associates has consistently completed projects for us on time and within budget. 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.

It has been a pleasure working with the staff at Pickering Associates, and I would not hesitate to recommend them for projects of any type and magnitude. I continue to look forward to our future working relationship with their team.

Sincerely,



Barry K Justice
Director of Engineering
Camden Clark Medical Center
WVU Medicine



ENGINEERING DEPARTMENT
304 Putnam Street - Marietta, Ohio 45750
Phone (740) 373-5495 - Fax (740) 376-2006
www.mariettaoh.net

November 15, 2018

To Whom It May Concern:

Pickering Associates has worked with the City of Marietta on our City Hall Building Renovations, Armory Elevator Renovations, various Waste Water Treatment Plant Projects, 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. Zac Campbell, Traci Stotts, Ron Arnold, and other Architects, Designers and Engineers have worked closely with our staff to run projects as efficiently as possible. Also Jim Wark with Pickering Associates has worked with the Engineering Department and City Staff for the past 3-years to provide Comprehensive Construction Administration Services from constructability review prior to bidding to final closeout of the project.

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,

A handwritten signature in black ink that reads "Joseph R. Tucker". The signature is written in a cursive, flowing style.

Joseph R. Tucker, P.E.
City of Marietta

LARRY LANG EXCAVATING, INC.

19371 ST RT 60

BEVERLY, OH. 45715

Phone (740) 984-4750 Fax (740) 984-2871 doubledozer@lidozer.com

December 9, 2015

To Whom It May Concern:

We have worked with Pickering Associates for many years on many projects with great success and they are also a great customer for us. They work well with owners and contractors and if there are any issues that might arise they seek to find a solution that both parties can agree on.

We have had many opportunities for bid projects from Pickering and we would also recommend them to our clients when they need services for their Design and Building projects.

Their design teams are knowledgeable in Building Design, Engineering, and site work and communicate well with our staff and Superintendents.

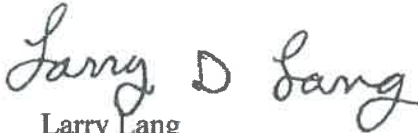
They now have a great way of communicating through their new and enhanced Web Portal. They can share the Owner Project so the contractors can see the projects that our available for bids. Online Plan room where you can find projects anytime or anywhere and View Drawings Order Prints or Upload Files are very useful tools for communication.

The quality and level of the advice and information that we receive from Pickering is superior to other firms.

We all know that good planning and design work is very important in any project. And we are impressed with both the attention to detail and their scheduling that Pickering shows with each new project.

We trust Pickering and Associates and look forward to working with them on future projects.

Sincerely


Larry Lang

President

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

Traci Stotts, VP Marketing

(Name, Title)

Traci Stotts, VP Marketing

(Printed Name and Title)

11283 Emerson Avenue; Parkersburg, WV 26104

(Address)

Phone Number: 304-464-5305 Fax Number: 304-464-4428

(Phone Number) / (Fax Number)

tstotts@pickeringusa.com

(email address)

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

Pickering Associates

(Company)



VP Marketing

(Authorized Signature) (Representative Name, Title)

Traci L. Stotts, VPMarketing

(Printed Name and Title of Authorized Representative)

June 12, 2019

(Date)

Phone Number: 304-464-5305 Fax Number: 304-464-4428

(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD190000011

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 checked="" 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



Authorized Signature

June 12, 2019

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.
Revised 6/8/2012

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: *Frank Dotts* Date: June 12, 2019

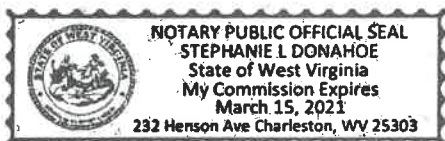
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 12th day of June, 2019.

My Commission expires March 15th, 2021

AFFIX SEAL HERE



NOTARY PUBLIC *Stephanie L. Donahoe*

Purchasing Affidavit (Revised 01/19/2018)