

PICKERING ASSOCIATES

**EXPRESSION OF INTEREST:
WEST VIRGINIA STATE CAPITOL CAMPUS**

A/E Services for Exterior Lighting Upgrades
CEOI 0211 GSD1800000007

Charleston, West Virginia

June 6, 2018

06/06/18 10:31:14
WV Purchasing Division

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI GSD1800000007

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

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

Addendum Numbers Received:
(Check the box next to each addendum received)

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

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

PICKERING ASSOCIATES
Company

Maui L. Stoff
Authorized Signature

6-6-2018
Date

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

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

TRACI L STOTTS, ARCHITECT
(Name, Title)
TRACI L. STOTTS, ARCHITECT
(Printed Name and Title)
11283 EMERSON AVE PARKERSBURG, WV 26104
(Address)
304-464-5305 304-464-4428
(Phone Number) / (Fax Number)
tsstotts@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)
Traci L. Stotts Architect
(Authorized Signature) (Representative Name, Title)
TRACI L STOTTS Architect
(Printed Name and Title of Authorized Representative)
0-6-2018
(Date)
304-464-5305 304-464-4428
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(f), 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: [Signature] Date: 6-6-2018

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 6th day of June, 2018.

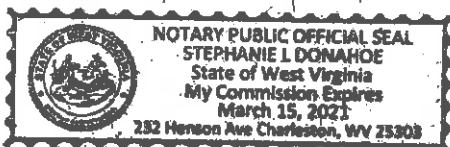
My Commission expires March 15, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)



West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: Pickering Associates Address: 11283 Emerson Ave
Parkersburg, WV 26104

Authorized Agent: Traci Stotts Address: Same

Contract Number: CS-D-1800000007 Contract Description: Capitol Campus Exterior Lighti

Governmental agency awarding contract: General Services Division

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

Pickering Associates-Ryan Taylor

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Signature: Traci L. Stotts Date Signed: 6-6-2018

Notary Verification

State of West Virginia, County of Kanawha

I, Traci L. Stotts, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 6th day of June, 2018.

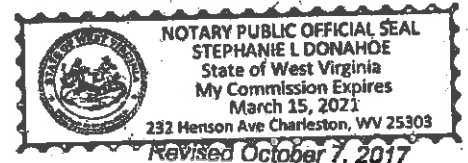
Stephanie L. Donahoe
Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____



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



Ms. Rink,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for the exterior lighting upgrades on the West Virginia Capitol Campus. As you will see, we have extensive experience with State and historic facilities, electrical engineering, as well as working with a phased design approach.

Some challenges that can occur with these types of projects can come from multiple sources, but most will stem from the uniqueness of each building and the conditions found in each. Through the years, Pickering has taken pride in finding unique solutions to some of the mosts challenging problems. From a very short delivery/need based schedule for emergency work to limited and stretched budgets/funds. You will find a growing list of repeat clients who come back to Pickering because of the importance we place on each and every job we work on as well as every single client we interact with.

Pickering Associates begins each project with an initial meeting with project stakeholders, who outline the project's goals. During this planning phase, our team will assist Board members and other stakeholders to define the project scope, determine budget, develop a schedule and identify any risks.

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

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

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

The attached statement of qualifications will offer you a small glimpse of our company and professional employees. We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm you may have worked with previously. Should you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read "Jessica Lee". The signature is fluid and cursive.

Jessica Lee, M.B.A, Director of Marketing

jlee@pickeringusa.com | 304.464.5305

The page features several horizontal, wavy purple brushstrokes of varying lengths and positions, creating a decorative background for the title.

Management and Staffing

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

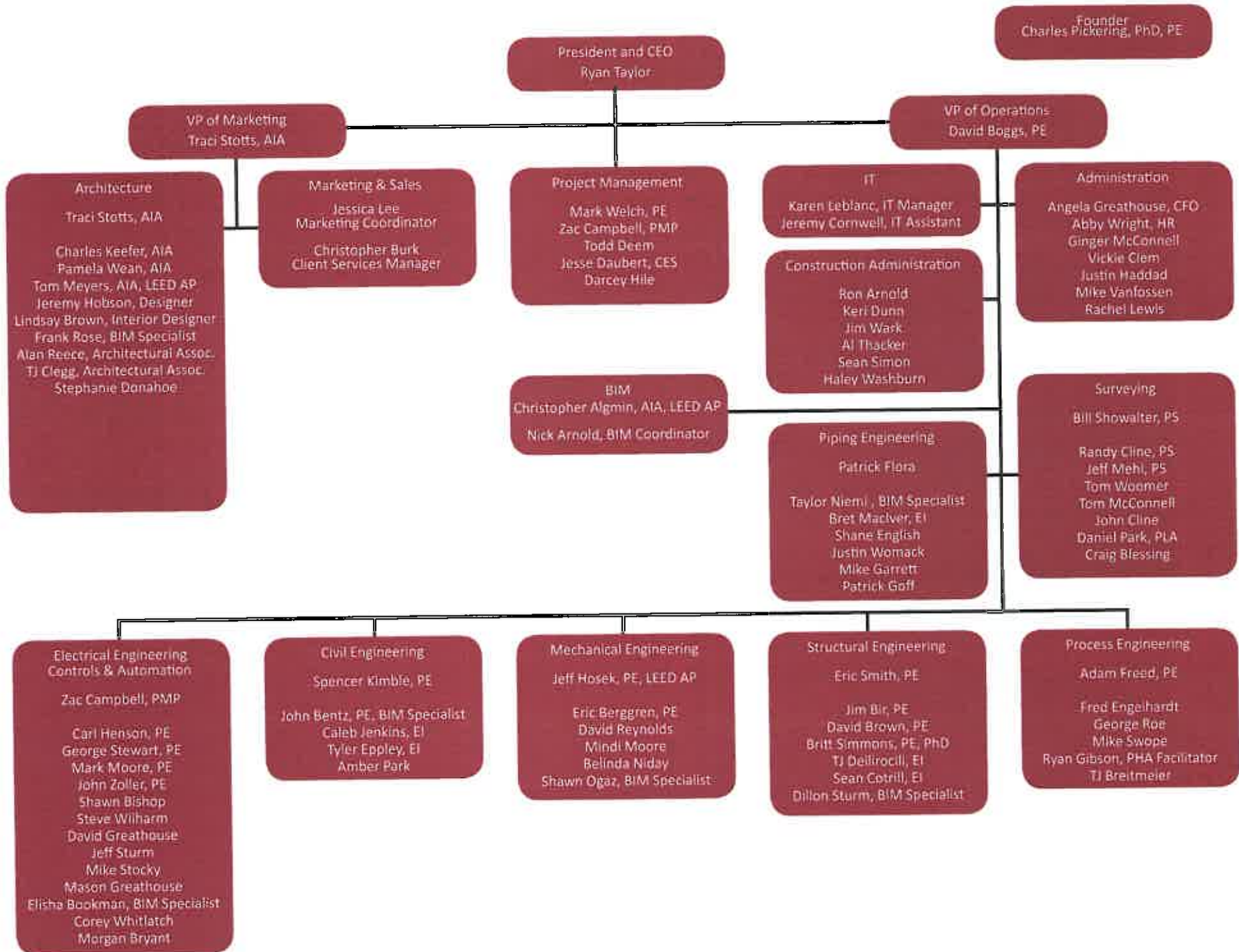
Our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers,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

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

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

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





Founder
Charles Pickering, PhD, PE

President and CEO
Ryan Taylor

VP of Marketing
Traci Stotts, AIA

VP of Operations
David Boggs, PE

Architecture
Traci Stotts, AIA

Charles Keefer, AIA
Pamela Wean, AIA
Tom Meyers, AIA, LEED AP
Jeremy Hobson, Designer
Lindsay Brown, Interior Designer
Frank Rose, BIM Specialist
Alan Reece, Architectural Assoc.
TJ Clegg, Architectural Assoc.
Stephanie Donahoe

Marketing & Sales
Jessica Lee
Marketing Coordinator

Christopher Burk
Client Services Manager

Project Management
Mark Welch, PE
Zac Campbell, PMP
Todd Deem
Jesse Daubert, CES
Darcey Hile

IT
Karen Leblanc, IT Manager
Jeremy Cornwell, IT Assistant

Administration
Angela Greathouse, CFO
Abby Wright, HR
Ginger McConnell
Vickie Clem
Justin Haddad
Mike Vanfossen
Rachel Lewis

BIM
Christopher Algin, AIA, LEED AP
Nick Arnold, BIM Coordinator

Construction Administration
Ron Arnold
Keri Dunn
Jim Wark
Al Thacker
Sean Simon
Haley Washburn

Surveying
Bill Showalter, PS

Randy Cline, PS
Jeff Mehl, PS
Tom Woomer
Tom McConnell
John Cline
Daniel Park, PLA
Craig Blessing

Piping Engineering
Patrick Flora

Taylor Niemi, BIM Specialist
Bret MacIver, EI
Shane English
Justin Womack
Mike Garrett
Patrick Goff

Electrical Engineering
Controls & Automation
Zac Campbell, PMP

Carl Henson, PE
George Stewart, PE
Mark Moore, PE
John Zoller, PE
Shawn Bishop
Steve Wilharm
David Greathouse
Jeff Sturm
Mike Stocky
Mason Greathouse
Elisha Bookman, BIM Specialist
Corey Whitlatch
Morgan Bryant

Civil Engineering
Spencer Kimble, PE

John Bentz, PE, BIM Specialist
Caleb Jenkins, EI
Tyler Eppley, EI
Amber Park

Mechanical Engineering
Jeff Hosek, PE, LEED AP

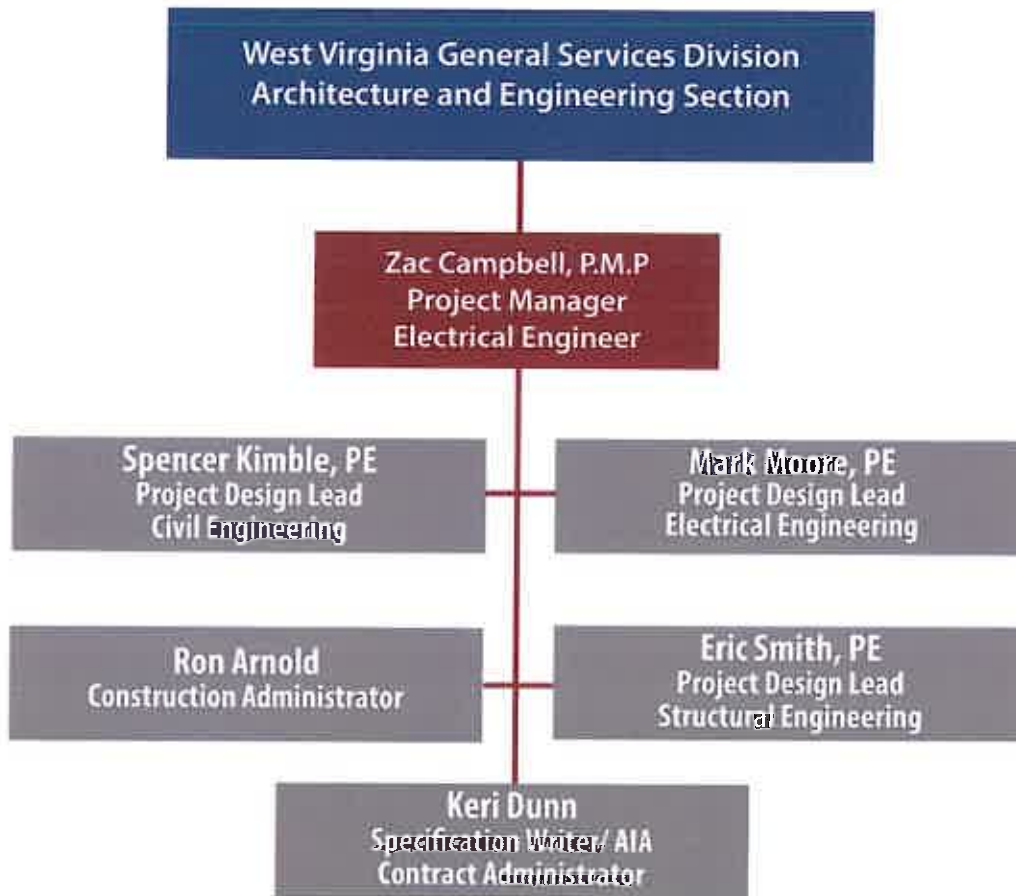
Eric Berggren, PE
David Reynolds
Mindi Moore
Belinda Niday
Shawn Ogaz, BIM Specialist

Structural Engineering
Eric Smith, PE

Jim Bir, PE
David Brown, PE
Britt Simmons, PE, PhD
TJ Dallirocilli, EI
Sean Cottrill, EI
Dillon Sturm, BIM Specialist

Process Engineering
Adam Freed, PE

Fred Engelhardt
George Roe
Mike Swope
Ryan Gibson, PHA Facilitator
TJ Breitmeier



The page features several decorative, horizontal purple brushstrokes of varying lengths and thicknesses, positioned above and below the central text. The strokes have a soft, painterly texture and are set against a plain white background.

Technical Expertise



Zac A. Campbell, P.M.P.

Position/Title

*Electrical Engineer,
Electrical and Controls System Engineering
Department Manager*

Duties

Electrical Engineering

Education

*Fairmont State University
B.S., Electrical Engineering and Technology
Marshall University,
M.S., Engineering Management*

Licenses

*Project Management Professional,
Project Management Institute*

*The difference between the
possible and the impossible lies
in a person's determination.*

Tommy Lasorda

Provided Electrical design for the renovation of an existing HVAC system at a middle school in Elizabeth, WV. Design services included disconnecting and removing existing electrical feeders, adjusting the building's existing electrical distribution, and installing new electrical components and feeders for the new mechanical equipment.

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

Electrical Engineer for the Grayson Fire Department. Lead electrical engineer for the design of the electrical systems for the fire department including; incoming electrical service, interior and exterior lighting, general receptacle and power layout, grounding systems, mechanical equipment power connections, building electrical distribution, low-voltage communication systems, life safety systems and fire detection and alarm systems.

Electrical Engineer for the Vienna Police Department Annex in Vienna, WV. Lead electrical engineer for the design of the electrical systems for the new Police Department Annex including; incoming electrical service, interior and exterior lighting, general receptacle and power layout, grounding systems, mechanical equipment power connections, building electrical distribution, low-voltage communication systems, life safety systems and fire detection and alarm systems.

Provided design and engineering for new exhaust and ventilation equipment for 14 welding stations at a technical school in Parkersburg, WV.

Electrical Engineer for a Generator for the Vienna Police Department. Lead electrical engineer to review the emergency generator installations and configurations at both the Vienna Volunteer Fire Department and the Vienna Police Department. The generator was reconfigured to be connected to the existing fire department and the new facility. Provided design and engineering to install a new natural gas emergency generator and all associated equipment to connect to the existing police station.

Electrical Engineer for the Vienna Volunteer Fire Department. Lead electrical engineer for the design of the electrical systems for the two-story annex including; incoming electrical service, interior and exterior lighting, general receptacle and power layout, grounding systems, mechanical equipment power connections, building electrical distribution, low-voltage communication systems, life safety systems and fire detection and alarm systems.

Electrical Engineer for renovation of City Hall in Marietta, OH. Lead electrical engineer for the design of the electrical systems for the renovations at the Marietta City Hall Building including; incoming electrical service, interior and exterior lighting, general receptacle and power layout, grounding systems, mechanical equipment power connections, building electrical distribution, low-voltage communication systems, life safety systems and fire detection and alarm systems.

Electrical Engineer for the renovation projects at 700 Market Street in Parkersburg, WV. Lead electrical engineer for the design of the electrical systems for the renovations including; incoming electrical service, interior and exterior lighting, general receptacle and power layout, grounding systems, mechanical equipment power connections, building electrical distribution, low-voltage communication systems, life safety systems and fire detection and alarm systems.

Electrical Engineer for Energy Audit on multiple buildings for Wood County Commission. Completed energy audit through several buildings including the courthouse, health building, and the maintenance garage. Project included changing lamps to CFL, wall pack replacements, occupancy sensors, boiler commissioning, VAV commissioning and duct sealing.

Lead Electrical Engineer for the design of a new chilled water system for an existing reactor in Franklin, LA. Design team created drawings for pipe routing, piping supports, foundation pads, access platforms, electrical service and distribution, and automation/ control services.



Mark Moore, P.E.

Position/Title
Electrical Engineer

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

Duties
Electrical Engineer

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

Licenses
WV, MD

Pete

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 marshal 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.





Eric Smith, P.E.

Position/Title

*Structural Engineering Department Manager
Civil/Structural Engineer*

Duties

Civil/Structural Engineer

Education

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

Licenses

Professional Engineer WV, OH

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

Vince Lombardi

Civil 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.

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, AutoDesk Civil 3D, and Topo USA.

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

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



Spencer Kimble, P.E.

Position/Title

Civil Engineer

*Engineering is a form of art and has
filled the world with things of obvious
visual beauty but also subtle forms.*

Duties

Civil Engineer

Education

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

Louis Brown

Licenses

Professional Engineer WV, OH

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

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

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

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

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

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

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

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



Ronald D. Arnold

Position/Title

*Senior Construction Administrator,
Estimator*

Duties

*Project Administration
Construction Estimating*

*Real success is finding your
lifework in the work that
you love.*

David McCullough

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

Construction Administrator and Project Manager for a renovation project at the Marietta City Hall Building in Marietta, OH. This project included initial client meetings to establish project scope, design team coordination, multiple client reviews, interviews with all City departments, bidding, and negotiation. As with any public project, there were a multitude of statutes to be adhered to.

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

Construction Administrator and Project Manager for a new branch library in South Parkersburg. This project included initial client meetings to establish project scope, design team coordination, multiple client reviews, interviews with all key staff, reports to all stakeholders, construction progress photography, coordination with Bostwick Design Team and the Wood County Library, and contract administration.

Construction Administrator and Project Manager for the replacement of Washington County Public Library roof. Replaced clay tile roof and tin lining. Total project cost - \$260,000. Responsibilities included specification of new roof material, bid document coordination and contractor oversight.

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

Project Manager for the 2nd floor renovations and an elevator addition to the City of Vienna Senior Center in Vienna, WV. This project included initial client meetings to establish project scope, design team coordination, multiple client reviews, bidding, and negotiation. As with any public project, there were a multitude of statutes to be adhered to.

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

Construction Administrator for the roof replacement at Camden Clark Medical Center. Scope included scheduling and leading pre-construction meetings with contractor and client, bi-weekly progress meetings during construction, provide weekly site visits, submittal review, RFIs, request for payments, change orders, and certificate of substantial completion. Arnold performed a thorough inspection of the jobsites and confirmed that the entire scope of the project was complete.



Keri L. Dunn

Position/Title

*Specification Writer
AIA Contract Administrator*

Duties

*Specification Writer, Bid Administration
and Contract Administration*

Education

*Washington State Community College
A.S., Industrial Technology*

*If you want to be creative in your
company, your career, your life, all it
takes is one easy step ... the extra one.*

Dale Drauten

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

Recent projects include:

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



*Your Project and
Our Approach*

Your Project - Plan & Methodology

Pickering Associates has experienced personnel available to provide programming and full service architectural/engineering design and construction phase services for a thorough review and update of an existing 50% design for the replacement of the exterior lighting on the West Virginia Capitol Campus. We have all architectural, engineering and construction administration services in-house that will be needed to complete your project. We have over 90 employees on staff ready to serve you and work on your project.

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

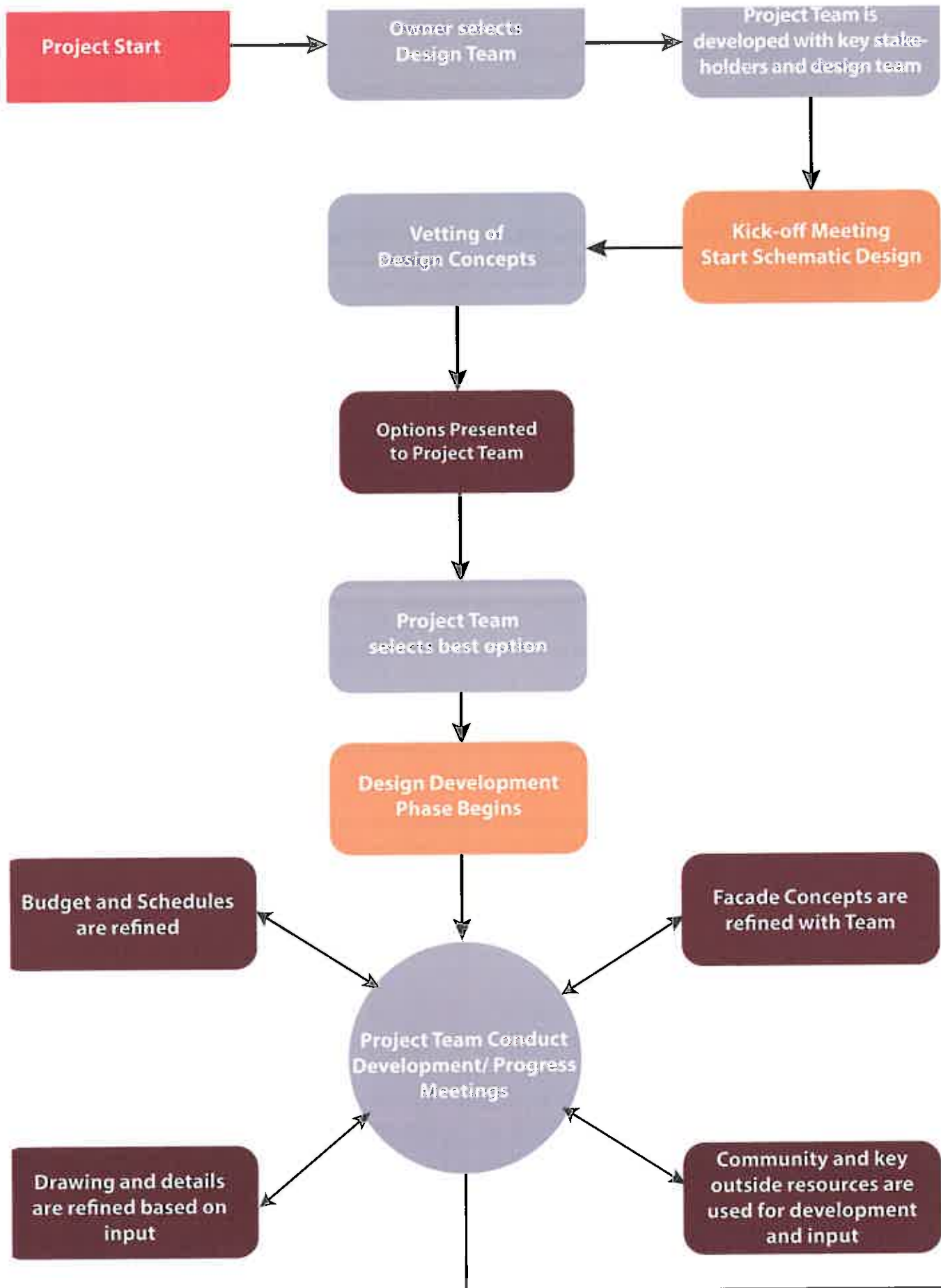
Our firm has a history of making sure that we clearly understand our customer's project scope of work, goals, schedule, and available budget prior to beginning design. We typically prepare estimates of probable construction costs throughout the design process at each phase deliverable to ensure that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

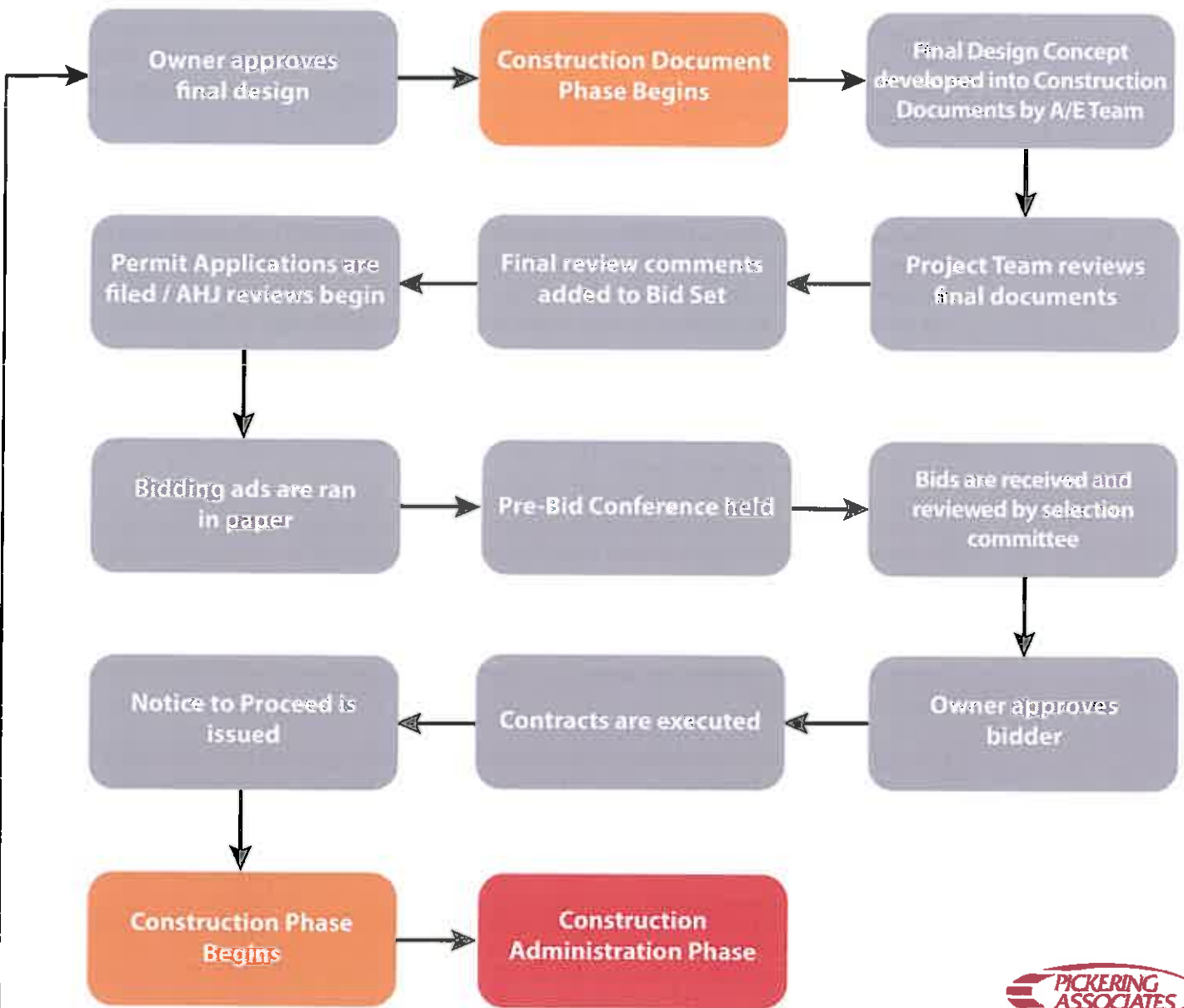
We also understand the importance of meeting a schedule for a project. We will sit down with you in the beginning of the project to discuss your project schedule desires and goals and communicate any concerns that we may need to discuss early in the project so they can be properly addressed and planned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

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

1. Assess and design upgrades to exterior lighting on the Capital Campus.
2. Coordinate design work with CBO and SHPO and the National Register of Historic Places.
3. Provide construction administration services to oversee a phased approach during the construction process.

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





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 schedule 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 70 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, (having the majority of the designers, architects, engineers, landscape designers, surveyors, project managers, and construction administration professionals on staff and under one roof), we are able to provide a better coordinated project than firms who are required to use many 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. Typically, there are more change orders in firms that are not full service due to the difficulty and time required for drawing coordination.

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

Private

Services

Architectural
Electrical
Mechanical
Plumbing
Structural
Construction
Administration



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

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

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

Contact: Hunt Brawley | 740.373.0894



Type

Government

Services

Mechanical

Electrical



The Wood County Commission replaced the aging air handlers in the courthouse in two phases. The first phase replaced the units serving the first and second floors. Pickering Associates was involved in the second phase of the project, which replaced the air handling units serving the third and fourth floors.

Pickering Associates provided limited engineering services in order to bid and replace four new packaged 10-ton indoor air-handling units with hot water coil option in the attic space of the courthouse, two new outdoor 20-ton air cooled condensing units and boilers for supplying hot water to coils in air-handling units.

Construction was difficult due to the location of the equipment, and the necessary routing through old chases in this historic facility.

Due to the current weather conditions at the time of construction, it was necessary to keep the existing units in operation until the last possible moment. Changeover was coordinated for unoccupied periods.

Type

Government

Services

Architectural

Civil

Survey

Structural

Mechanical

Electrical

Construction
Administrator



Pickering Associates completed a major renovation project at the Marietta City Hall and Fire Department Building on Putnam Street in Downtown Marietta, Ohio. The new building design provided upgrades for the City that would gain the most impact with the least amount of construction dollars. Upgrades were made to City offices, police department and the fire department. The renovation was essential to alleviate space deficiencies and included many upgrades that were necessary for building code and ADA compliance.

Scope of work for the project included upgrades to the Mayor's office suite, relocation of the Auditor's office and Treasurer's Office, relocation of the Police department to provide a more functional space out of the flood plain, and upgrades for the fire department. Some of the major goals that were accomplished for this project include: Addition of a new three-stop elevator that provided ADA access to all levels of the building, new ADA compliant toilet facilities, consolidation of Police department operations for a more functional program, upgrades to all mechanical, electrical, and plumbing systems, a new EPDM roof and exterior upgrades, as well as a new training and meeting room for the current fire department.

Pickering Associates provided conceptual design services and overall master planning for the project, and worked with the various City departments to fully understand the needs of each group. Our architects and engineers also assisted the City with many presentations to City Council and various City committees, in order to provide an understanding of the project scope and anticipated construction budget. These presentations were important for the project to gain City and Community acceptance and approval before progressing into construction. Once approved, construction drawings were prepared, and Pickering provided full Bidding and Construction Administration services for the project - including constructibility reviews and project inspections for the City throughout the duration of the project.

Design was completed December 20, 2013. Construction was complete by October 2014.

Contact: Eric Lambert, City Engineer | 740.373.5495 | ericlambert@mariettaoh.net



Our Work Peoples Bank Renovation, Marietta Branch

Type

Private

Services

Architectural

Mechanical

Electrical

Structural



Peoples Bank in Marietta renovated several areas of its main office branch building complex and contracted with Pickering Associates to provide the architectural, mechanical, plumbing and electrical design for the project. The areas of renovation were designed in two phases and bid as two separate packages with multiple construction phases to ensure employees were not greatly inconvenienced by the renovations.

The first bid package and phase one design included renovating approximately 2,300 square feet of vacant storage areas on the south side of the building into new staff offices and 5,580 square feet of renovation area on the first floor for offices.

Phase two design included renovations to approximately 6,800 square feet of space on the north side of the second floor. The area was occupied by staff offices/areas and now features the company's executive suite, wire transfer, accounts payable, deposit operations and document scan. This phase also featured renovations on the first floor of approximately 4,280 square feet for training, consumer credit and user support. An area encompassing approximately 5,600 square feet of the fourth floor was also renovated for items processing, credit, special assets collections and the statement rendering group. Lastly, 1,660 square feet of the first floor was renovated the marketing department.





Type
Government

Services

Electrical Engineering
Mechanical Engineering
Project Management
Construction Administration



The City of Vienna, West Virginia contracted with Pickering Associates to review the emergency generator installations and configurations at both the Vienna Volunteer Fire Department and the Vienna Police Department. The generator was reconfigured to be connected to the existing fire department and the new facility.

The connection from the police department to the generator was removed and a new generator was installed and utilized for the police department only. All the existing installations were corrected to meet all applicable local codes and standards.

Our engineers reviewed all the existing emergency generator configurations and installations at the venues. They provided the design and engineering to correct all the existing electrical installations associated with the emergency generator and provided the design and engineering to reconfigure the existing emergency generator to the police station. The team provided the design and engineering to install a new natural gas emergency generator and all associates equipment to connect to the existing police station.

All aspects of the project were coordinated with the Mayor of Vienna and all associated parties.

Contact: Robert Rush | 304.295.4511 | robrush@vienna-wv.com



Type

Government

Services

Architectural

Civil

Structural

Mechanical

Electrical

Plumbing

Construction

Administrator



Pickering Associates was hired by the City of Vienna to design a new Annex Building for the Vienna City Police Department, after outgrowing their old facility. The new building is approximately 3,000 SQ FT and contains training rooms, an S.R.T. vehicle bay, ammo and gear storage, a vehicle wash bay, a mechanical bay with lift, a weight room, toilet and shower rooms, a kitchenette area, and additional mechanical and storage spaces.

Pickering Associates completed the design, prepared construction and bid documents and provided construction administration services until project completion. Architectural, Civil, Structural, Mechanical, Plumbing, and Electrical engineering services were provided.

Contact: Robert Rush | 304.295.4511 | robrush@vienna-wv.com

Type

Education

Services

Architectural

Civil

Structural

Mechanical

Plumbing

Electrical

Construction

Administration



Marietta College and Pickering Associates have established a productive working relationship over the years. Through the various projects, Pickering Associates has been able to provide the college with numerous successful projects. A few of them are below:

Physician's Assistant Building Renovations: Marietta College purchase a local building in downtown Marietta which was previously used as a bar and social hall. Pickering Associates provided design documents for this three story 21,000 sq. ft.. building which would provide additional academic space. The program required the following areas: offices, conference rooms, toilets, classroom for 40 students, clinical instruction space with 18 exam tables, clinical exam rooms, computer room, student break-out rooms and student break and locker area.

Pickering Associates was contracted to renovate both dining halls on campus using the Owner's cafeteria/food service consultant. The project involved all new architectural finishes, mechanical systems, plumbing systems and upgraded electrical systems. Construction took place over the summer and was complete before the return of students.

With the increase in technology and it's subsequent electrical demands having increased since most buildings on campus were built over 100 years ago, it became increasingly necessary to conduct an Electrical Reliability Study. Subsequently, Pickering Associates engineered the electrical upgrade which included new primary distribution equipment and electrical feeders.

Due to aging conditions and a desire to meet ADA requirements, Pickering Associates provided design documents to upgrade the bathrooms in Mary Beech, Elsie Newton, Marietta and Webster Halls. In addition to new water supply, drain, waste and vent replacement in these multi-floor residence halls, renovations focused on new fixtures and interior updates such as tile, countertops, partitions and other accessories.





Type

Government

Services

Architectural

Construction

Administration

Project

Management



Prior to merging with Pickering Associates in 2016, Associated Architects was hired by Putnam County to design a new 911 Command Center. The new 11,000 SQ FT facility provides a large scale EOC room, training rooms, office spaces and an EMC bunk/living facility. The adjacent building provides a service garage for emergency response vehicle repairs and storage.

The project team, led by Charles Keefer, AIA, worked with the County Administrator and project stakeholders to make this project a success for Putnam County. The completed project cost was approximately \$4.5 million.

Contact: Brian Donat, County Administrator | 304.586.0201

Type
Government



Services

Civil
Project Management
Construction Administration



The Jackson County Maritime and Industrial Center (JCMIC) contacted Pickering Associates wanting to expand services to a new tenant in the park. These services were limited to expansion of the existing rail and to bring water, sewer gas, electric, and communication services to the new tenant. The total length of this utility line expansion was 1900 ft. and included a new sanitary sewer lift station. This project was split into three construction bid packages: 1) Gas, Water, and Sewer underground utility design, 2) General Site Work, Grading, and Drainage for the Rail installation, 3) Rail Design per CSX Standards. Pickering Associates provided project management, engineering design, and construction administration for all three of the JCMIC projects.

Pickering Associates held the initial stakeholder meeting and reviewed the existing conditions of the project. Pickering Associates' professionals conducted the design for the underground utilities portion of the project. Pickering Associates' professionals conducted the fieldwork and worked with the surveyor to provide additional topography. Pickering Associates also coordinated the Right-Of-Way permits with the West Virginia Division of Highways and contacted the utility companies for coordination and design. After approval of General Arrangement Drawing and Construction Estimate our engineer developed construction drawings and specifications for a public project. Pickering Associates held the construction kick off meeting and reviewed and approved the project submittals.

Pickering Associates also held the initial stakeholder meeting for the general site work, grading, and drainage for the rail installation. Our engineers completed the field work to complete the desired design services and contracted with a surveyor to provide additional project topography. Our professionals contacted and coordinated with all stakeholders involved in the project. When Pickering Associates' cost estimate was approved, the firm publicly advertised to contractors then reviewed contractor bids and made recommendations to the owner.

Pickering Associates' professionals reviewed and approved all project submittals and provided on-site owner representation for the project duration. Pickering Associates also handled all project close-out.

Lastly, in the rail design portion of the project, Pickering Associates issued our AutoCAD drawings to our sub consultants for the completion of the rail design package. After our sub consultants completed their tasks, Pickering Associates assembled all of the documents into a construction bid package and provided the owner with a construction cost estimate. Pickering Associates then publicly advertised to contractors, held a prebid meeting, and a public bid opening for this package. Our professionals reviewed contractor bids and made recommendations to the owner. Pickering Associates reviewed and submitted all project submittals and provided on-site owner representation for the project duration.



Type

Government

Services

Architecture

Project
Management

Construction
Administration



Prior to merging with Pickering Associates in 2016, Associated Architects was asked by the City of Charleston to design the new Orchard Manor Fire Station in Charleston, WV. This design-bid-build project was completed in August of 2004 and was designed with the firefighters in mind. The new facility provides its occupants a day room, a kitchen with dining facilities, a weight room, dorms, showering facilities, and conditioned apparatus bays.

A total of 7,712 SQ FT, the construction cost for this project was approximately \$1.3 million.

Contact: City of Charleston | 304.348.8137

Type

Government

Services

Architectural

Civil

Structural

Mechanical

Electrical

Construction

Administration



Pickering Associates was hired by the City of Vienna in West Virginia design a new two-story annex to expand a local volunteer fire department's existing fire station facility. The new building contains first-floor pull thru truck bay, conference room, equipment storage and restroom facilities and second-floor offices and storage spaces.

With the schematic design completed, a 3D color rendering was provided to the client for establishing funding. They were able to use our schematic plans and renderings for grant and loan applications.

This brick and block facility is an approximate 6,300 sq. ft. slab on grade with the second-floor construction of light gauge metal framing and shingled roof. The building features a vehicle exhaust system for servicing the fire trucks, new signage and louvers on the front facade and a complete sprinkler system.

The bid process included seven responsive bidders with four being within 10% of the construction estimate.

All aspects of the project were coordinated with the Mayor of Vienna and all associated parties.

Contact: Robert Rush | 304.295.4511 | robrush@vienna-wv.com



Type

Government

Services

Architecture

Project Management

Construction Administration



Pickering Associates was contracted by Mondo Building and Excavating on behalf of Washington Electric Cooperative to provide design-build services for a new 30,000 SF office and warehouse building. The Client had outgrown their existing facility and was utilizing more than one location to house their operations. This new building allowed the client to maintain all of their operations under one roof while factoring in future growth for the company. Pickering was the Architect of Record as a consultant to the contractor on this project, and provided architectural, civil, mechanical, electrical, mechanical and plumbing design for the project.

The design-build team for this project provided the owner with a new LEED certified building that met all of their needs. Our services also included LEED design, LEED management, and limited construction administration services.

Scope of work Included: Grading for roadway relocation, site grading, sediment and erosion control, storm water management design, foundation design, Interior and exterior retaining wall design, anchor bolt embedments, plumbing plans, storm water design, natural gas piping design, HVAC design assistance, building code review, architectural drawing assistance and review, and a fire protection plan with building code information.

Pickering attended project coordination meetings with the client and contractor, completed all required AIA documents for the project, submitted drawings for permitting, reviewed contractor shop drawings, reviewed pay applications, performed the final walk-through with the client, and managed the LEED design services for the project.

The project team was successful in obtaining LEED certification for the project.



Type
Education

Services
Electrical
Construction
Administration



Pickering Associates began their working relationship with West Virginia University at Parkersburg on a project to upgrade the Fire Alarm and Detection System in their Main Building. This performance by Pickering Associates pleased WVU-P so much that they immediately hired us to begin work on several additional projects.

Pickering Associates was hired to provide all Electrical design work and managed the bid process and Construction Administration for an electrical upgrade in WVU-P's downtown facility. This project serves as an example of Pickering Associates' experience with Electrical Upgrades.

In order to fully upgrade the electrical systems, the project entailed the complete demolition and removal of the existing electrical distribution systems and service entrances. A new service entrance, main distribution panel and associated distribution panelboard were also required.

Zac Campbell, PMP, served as the lead electrical engineer for this project.



Type

Education

Services

Electrical Engineering



Ohio University contacted Pickering Associates after realizing the need to increase the reliability of the normal and emergency power systems at the computer Services Center. This project required intense coordination with University personnel and Pickering Associates as the current system was to stay operational while the upgrades were being implemented.

Pickering Associates finalized the design and developed the construction documents for the implementation of the project. The work included modifications to the normal and emergency electrical distribution system, including the installation of a new distribution panels and transfer switches for the optimal use of power under emergency conditions. Pickering Associates also prepared the State of Ohio Application for Plan Approval documentation and obtained the Certificate of Plan Approval for the electrical construction.

Our engineers developed the overall construction schedule and electrical sequence of construction for the electrical service improvements to minimize the impact on the campus communication services. Additionally, Pickering Associates prepared all the bid drawings and project specifications.

Zac Campbell, PMP was the lead electrical engineer for this project.



References



222 ½ Putnam Street, Marietta, Ohio 45750
740-373-0894 - info@hipp1919.com
www.peoplesbanktheatre.com

May 23, 2016

Re: Pickering & Associates Letter of Recommendation

To whom it may concern:

Pickering & Associates was the Architect and Project Manager for the restoration work at the Colony Theatre Rehabilitation project (recently renamed The Peoples Bank Theatre) which was completed in December of 2015. This was a \$7.5 million theatre restoration project which needed to comply with the National Park Service standards for historic rehabilitation as we used both the Federal and Ohio State historic tax credits as part of our funding package.

As the Development Director of the Hippodrome/Colony Historical Theatre Association and now Executive Director, I worked closely with Project Manager, Ron Arnold, but also many other members of the Pickering team. They provided architectural services, as well as engineering work for some of the more complicated electric and HVAC work at the theatre.

In all instances they were responsive to our needs and diligently managed the construction work, keeping in mind the need to comply with historic preservation standards.

I am happy to answer any questions in the future and can recommend them highly for projects of similar scale and construction features.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hunt Brawley". The signature is fluid and cursive, with a large loop at the end.

R. Hunt Brawley, J.D.
Executive Director



ENGINEERING DEPARTMENT

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

April 20th, 2016

To whom it may concern,


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

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

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

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

Sincerely,


Joseph R. Tucker, PE
City of Marietta



June 1, 2018

To Whom It May Concern:

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

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

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

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

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

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

John H. Anderson

Project Manger | Business Development

Mark Mondo Building and Excavating

740-376-9396

740-236-6006 Mobile

john@mondobuilding.com



Marietta College

Letter of Reference

Since 1999, Pickering Associates has been Marietta College's local "go to" electrical design and full service architect-engineering firm for both new construction and renovation. Following are the more significant projects that they have completed for me:


- Master Plan and design for the upgrade and extension of underground high voltage distribution system. This work was completed in four phases to support five major construction projects. Pickering Associates coordinated design effort, design schedule, and phased completion of work with five different lead architect firms. Their effective communications with the firms outside this region and with local permit and building authorities resulted in no change orders or schedule delays attributable to their effort.
- Life Safety Upgrades to Dorothy Webster Residence Hall. Retrofitted emergency lighting, general lighting, fire detection and alarm system into a three story, 17,000 square foot building constructed in the 1870's.
- Residence Hall Restroom Renovations. Designed the repair by replacement of restroom fixtures, ventilation, shower enclosures, partitions and finishes in five residence halls.
- Gilman Hall and Andrews Hall Food Service Renovations. Designed the electrical and lighting and HVAC systems for a \$2 million renovation of two kitchens and student dining areas.

On all these projects Pickering Associates controlled costs without compromising the quality of the final product. What I most appreciate is the level of effort that all disciplines put into their on-site investigation during the planning and programming phase. When you have a tight budget established by your Board of Trustees and a tight schedule driven by the return of students, this additional effort can reduce change orders that will cost time and money.

In my opinion, because of the high quality of their plans and specifications, Pickering Associates has an excellent professional reputation in the general contractor community so, as an Owner, I feel like a get the advantage of the most competitive bid.

Please feel free to contact me at (740)-376-4367 for any additional information that may help you select the most qualified firm for your work.

Sincerely,



Fred R. Smith, PE
Director, Physical Plant

CHARTERED IN 1835

215 Fifth Street • Marietta, Ohio 45750-4031 • Phone: 740.376.4000 • www.marietta.edu



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,

A handwritten signature in black ink, appearing to read "Randall C. Rapp", written over the word "Sincerely,".