



*Architects • Engineers • Surveyors*

*Expression of Interest:  
Masonry Repair at  
East Ridge Health Systems*

*0506 BHS1700000001*

11/10/16 09:19:10  
WJ Purchasing Division

[www.PickeringUSA.com](http://www.PickeringUSA.com)



# *Management and Staffing*

**Charleston**

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Charleston, WV 25302  
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**Parkersburg**

11283 Emerson Ave  
Parkersburg, WV 26104  
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**Marietta**

326 3rd Street  
Marietta, OH 45750  
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**Athens**

2099 East State Stret, Suite B  
Athens, OH 45701  
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Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services to the Mid-Ohio Valley for over twenty-five years. Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art engineering practices create a full-service, multi-discipline, architectural, engineering and surveying firm serving a wide range of needs and featuring innovative, customized solutions.

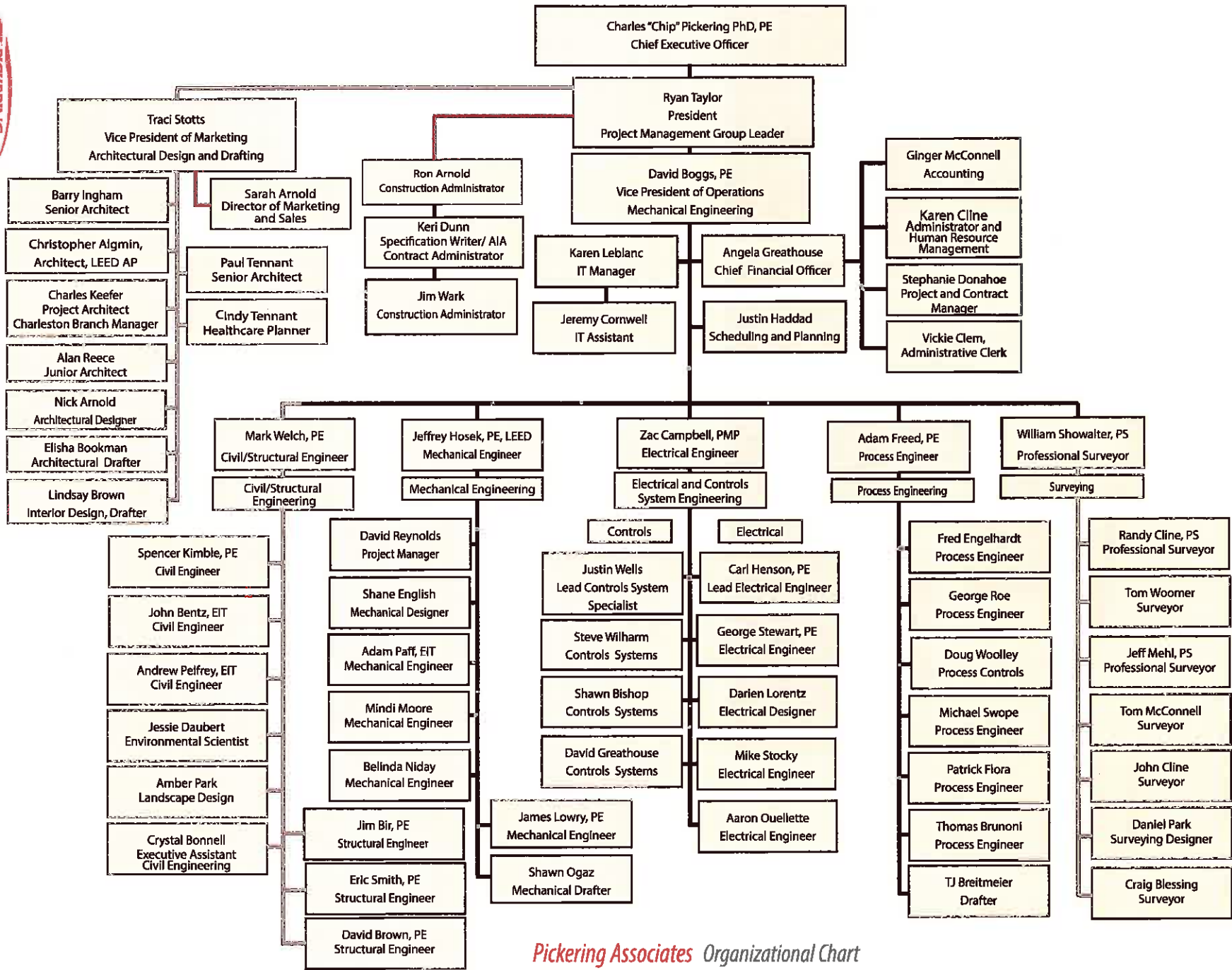
Our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers,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

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

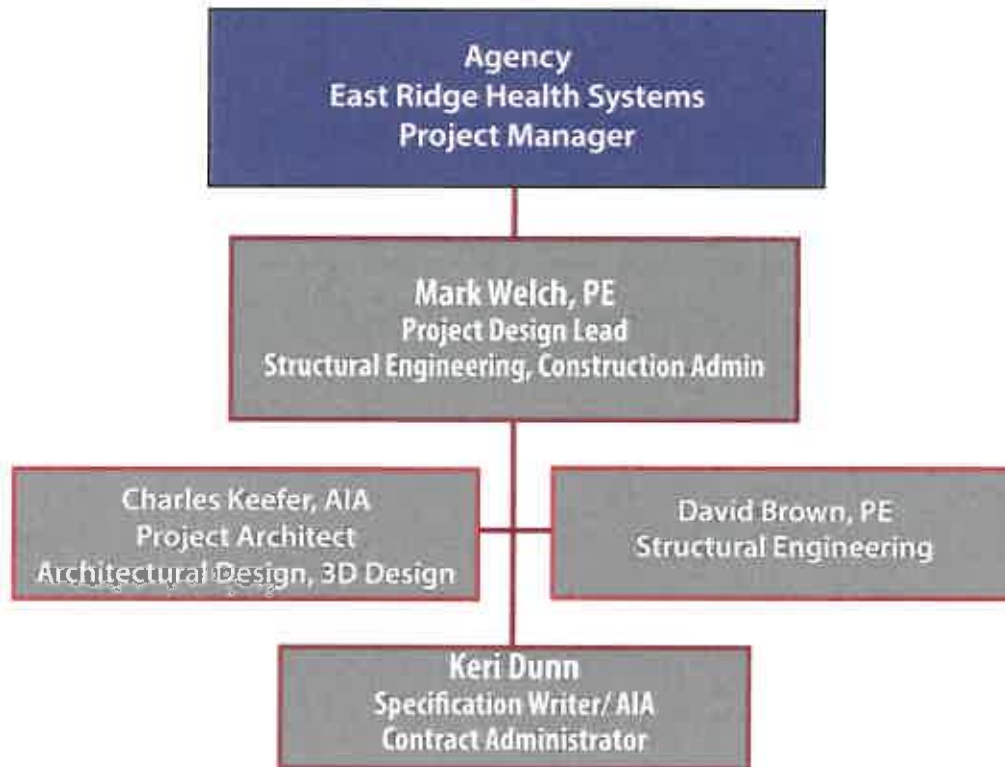
Our broad client base is representative of the area and includes education, healthcare, retail, utilities, municipal, chemicals and plastics, metals, and power generation among others. The types of projects we provide range from conceptualization and construction estimates to full turn-key design including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

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





Pickering Associates Organizational Chart





*Technical Expertise*



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**Mark Welch, P.E.**

**Position/Title**

*Civil Engineer,  
Civil Engineering Department Manager*

**Duties**

*Civil Engineer and Project Manager*

**Education**

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

**Licenses**

*Professional Engineer WV, OH, LA*

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*The joy of engineering is  
turning today's dream into  
tomorrow's reality.*

*Abraham Lincoln*

**Lead Civil/Structural Engineer for new Emergency Department Consolidation and Patient Room Expansion project.** Project consisted of evaluating storm water management requirements per City, County, State, and NPDES requirements, create site layout showing proposed structure(s), retaining walls, major signs, sidewalk, landscaping, drives, and parking lots, designing grading, drive alignment, parking lot geometry, and storm water drainage, Coordinate proposed design with respective utility providers, etc.

**Project Manager for an investigation and reporting on the cause of a structural collapse of the fifth floor roof at a hospital in Parkersburg, WV.** Responsibilities included the development of the structural analysis report and recommendations to fix the issues at hand.

**Lead Civil Engineer for new 930 SF equipment room addition and renovations to approximately 6500 SF of existing space on the ground floor of the main hospital at the Memorial Campus of the Camden Clark Medical Center.**

**Assisted in the design to enclose an existing courtyard between two buildings in order to house both transportation and phlebotomy offices in a hospital in Parkersburg, West Virginia.** Designed combination structural steel/cold-formed metal roof and lateral-forceresisting system to accommodate existing building characteristics and movement.

**Assisted with the design and drafting of the structural and architectural work on a rad room renovation at a hospital in Parkersburg, WV.** Work included installation of a new x-ray machine and new structural supports.

**Lead Civil Engineer for CCMC memorial campus documentation** – located existing outside utilities on the entire memorial campus master plan including water, sanitary sewer, electrical main, fire truck water connections, etc.

**Designed site grading and parking layout for bank in Parkersburg, WV.** Responsibilities included performing storm water drainage calculations to obtain permits and designed a swale to hold excess storm water and outlet pipe.

**Designed storm water system and new grading layout for a fire department annex in Vienna, WV.** Other duties also involved assisting with the design, drafting and construction estimate of the architectural, civil and structural project elements of the new twostory facility.

**Lead Civil Engineer for a polymer recycling facility located in the Polymer Alliance Zone in Davisville, WV.** Civil design included utilities, grading, site layout, roadways, parking, loading docks, retaining walls, site drainage, sediment erosion control.

**Lead Civil Engineer for a brownfield development of approximately 30 acres to be used for a new manufacturing facility in West Virginia.** Design includes utilities, grading, site layout, roadways and parking and erosion control.

**Lead Civil Engineer for an expansion of operations at a refinery in Marietta, Ohio.** Civil design included utilities, grading, site layout, roadways, and site drainage of approximately one acre.

**Designed a new storm sewer system for a higher education roadway project in Athens, OH.** Responsibilities included designing and drafting site plan, profiles, etc., creating front end bid documents and construction specifications as well as performing construction administration.

**Project Manager and Civil Engineer for multiple fresh water storage ponds for vertical and horizontal Marcellus Shale natural gas drilling operations throughout West Virginia.** Design typically included site grading, cut and fill design, storage volume analysis and design, and embankment slope stability design.





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**Charles Keefer, AIA, NCARB**

**Position/Title**

Architect,  
Charleston Branch Manager

**Duties**

Branch and Project Manager

**Education**

Virginia Polytechnic Institute and State University  
B.A., Architecture

**Licenses**

Professional Architect WV, OH, and PA

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*Study nature, love nature, stay close  
to nature. It will never fail you.*

*Frank Lloyd Wright*

**Lead Architect and Construction Administrator for Fire, Crash and Rescue Station at Yeager Airport in Charleston, WV.** Provided design and construction administration for 20,000 SQ FT response and command station that includes 12 apparatus bays, living areas, full kitchen and dorms as well as the main communications for the Guard's responsive units.

**Lead Architect and Construction Administrator for Kanawha County Sheriff Office Renovations in Charleston, WV.** Provided design and construction administration for renovations to two existing buildings to accommodate the Kanawha County Sheriff's Department and the Kanawha County Prosecuting Attorney's Office. Overall project cost was \$7.2 million.

**Lead Architect and Construction Administrator for the Putnam County 911 Center in Winfield, WV.** This \$4.5M project consisted of a new one-story building for EMS and 911 operations for Putnam County. The EMS section consisted of various staff offices, sleeping quarters, living areas, shower and toilet rooms, smaller meeting rooms, a kitchen, and various support spaces. The 911 portion of the building contained a 911 call center area, director office, assistant director office, head of call center office, miscellaneous work rooms, breakroom, and a large, flexible training facility with state-of-the-art technology to accommodate multiple uses. Project cost approximately \$4.5 million.

**Lead Architect and Construction Administrator for the Mason County 911 Center in Point Pleasant, WV.** Design of a new one-story building for EMS and 911 operations for Mason County. EMS operations for this building included staff offices, sleeping quarters, living areas, shower and toilet rooms, meeting rooms, a kitchen, and various support spaces. The 911 areas of the building contained a 911 call center area, various offices, miscellaneous work rooms, and a staff breakroom. Construction costs were approximately \$2M.

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

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

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

**Lead Architect and Construction Administrator for the Kanawha County Family Court Renovations.** Project renovations included a total building renovation for the existing facility. New spaces included three courtrooms, three family court office suites, new restrooms and various support spaces. Also included in the project scope were updates and renovations to the existing main lobby area. Charles provided design, project management, and construction oversight for the project. Project costs approximately \$500K.



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*David A. Brown, P.E.*

***Position/Title***

*Senior Project Manager  
Civil/Structural Engineer  
Mechanical Engineer*

***Duties***

*Project Manager  
Civil and Structural Engineer*

***Education***

*Youngstown State University  
B.S.A.S., Civil Engineering Technology  
- Construction and Structural Engineering  
Specialization  
Youngstown State University  
A.A.S., Civil Engineering Technology*

***Licenses***

*Professional Engineer OH, WV, IN, VA*

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*From client concept to contractor constructability,  
our engineering details all aspects of the project.*

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

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

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

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

**Senior Project Manager at Ohio University for Stocker Center AHU Replacements.** Developed project scope and budget, managed design and construction. \$0.5M, completed in January 2015.

**Senior Project Manager at Ohio University for Shoemaker Center Infrastructure Improvements.** Developed project scope and budget, managed design and construction for an electrical switchgear replacement, HHW boiler replacements and roof replacement. Improvements will reduce facility energy costs. \$0.75M, completed fall 2013.

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

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

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

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

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



## *Keri L. Dunn*

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### *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 Dauten*

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

**Recent projects include:**

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



## *Our Services*

### 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 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.



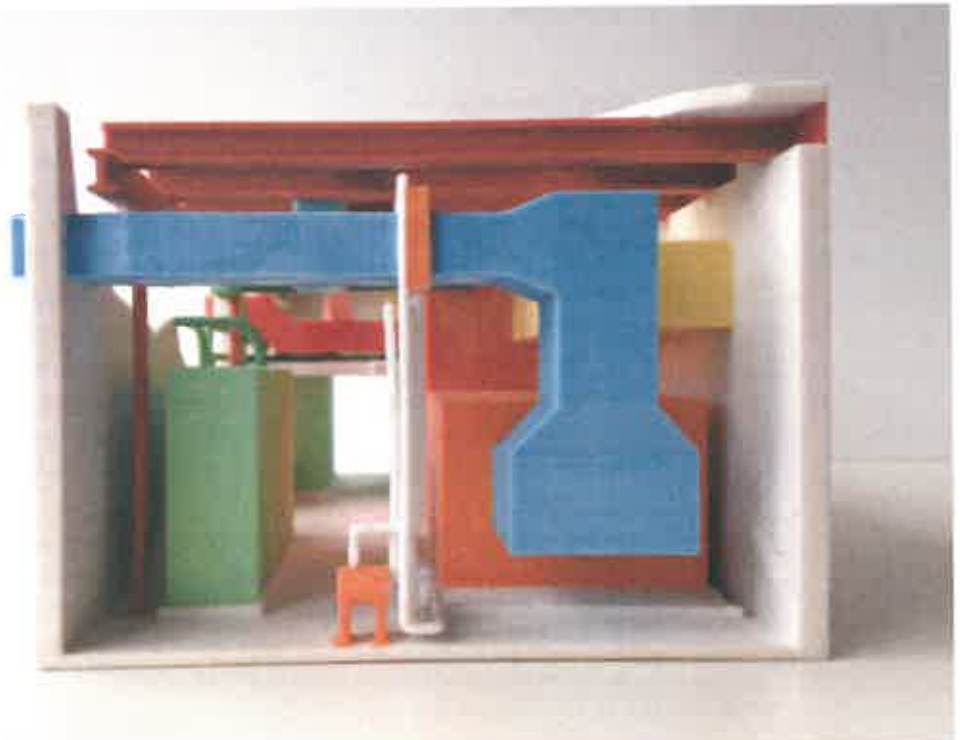
### ***Building Information Modeling***

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***

In addition to utilizing BIM, Pickering Associates has an in-house gypsum-based 3D printer that allows our team to streamline communication and cooperation between stakeholders. Our firm uses 3D printed models to illustrate conceptual design, create fundraising materials, and problem solve complex space planning challenges.

Our firm also utilizes a 3D laser scanner to more quickly and accurately document existing site conditions. This tool is especially useful at facilities that are particularly dense with information. With ease, our team can capture existing conditions and create a measureable digital point-cloud model. Not only is this method more accurate than traditional field work, it reduces costs for stakeholders and our design team, and can expedite a project's schedule.





## *Related Prior Experience*

**Type**

Healthcare

**Services**

Electrical

Mechanical

Plumbing

Structural

Construction  
Administration



Pickering Associates worked with Camden Clark Medical Center on structural issues at the brick façade of the North Tower. The existing brick on the northern face of the building built in approximately 1973, was beginning to show moderate signs of localized deterioration.

Pickering Associates worked to review the existing conditions and prepare an assessment report that would outline the current structural adequacy of the face brick and determine possible causes for the visible distress. Once the assessment report was complete, the owner proceeded with exploration and construction to fix the deterioration issues. Pickering provided services to prepare construction drawings and perform visual site inspections during the exploration and construction.

Contact: Barry Justice, Director of Engineering | 304.424.4111 | [bkjustice@ccmh.org](mailto:bkjustice@ccmh.org)



*Type*

Healthcare

*Services*

Architectural

Structural



Camden Clark Medical Center contacted Pickering Associates to replace the windows in the North Tower on the Fourth Floor. The windows units were removed and replaced with new storefront windows with one inch insulated glass. These windows were similar in design to the windows for the Third Floor renovations that Pickering Associates designed. The windows incorporated new louvers for the PTAC units.

Pickering Associates' engineers documented the existing conditions as pertaining to the project scope of work and verified the existing conditions as shown on CCMC's existing drawings. Our engineers created window evaluations, as well as schedule and details as required. Additionally, Pickering engineers created on drawing specifications for construction materials. Lastly, our engineers created project specific front-end documents to be included as part of the construction documents and bidding package.

Contact: Barry Justice, Director of Engineering | 304.424.4111 | [bkjustice@cmh.org](mailto:bkjustice@cmh.org)



**Type**

Healthcare

**Services**

Architectural

Civil

Electrical

Mechanical

Plumbing

Construction  
Administration

Project  
Management

Pickering Associates worked with Camden Clark Medical Center in Parkersburg, WV to design and construct a new 63,000+ SF expansion to house their emergency department and a new inpatient unit. The Pickering team worked closely with hospital staff to design an emergency department around their current work flow and the goal of the design was to create a space to provide quick and quality care for their patients.

The 44-bed emergency department was designed as a split-flow model - where the most seriously ill patients will be cared for at the ambulance entrance, and high acuity patients will utilize a walk-in section of the emergency department. The emergency department boasts of three new state-of-the-art trauma rooms, CT scanner, diagnostic room, digital x-ray facility, a stat lab, a behavioral health wing, and much more.

On the floor above the emergency department, a new 30-bed inpatient unit was designed to connect to the existing operating suite. Included in the design of this unit were 15 surgical beds and 15 advanced care beds, the connectivity to the existing South Tower allows staff to move patients more quickly to the operating rooms if they require immediate surgery. Each of the 30 patient rooms were designed as a private and spacious room, each with its own private toilet room with shower.

Pickering provided complete surveying, engineering, and architectural services for the project. They worked closely with the West Virginia State Fire Marshal, OHFLAC, and the City of Parkersburg to obtain the required permits and inspections for the project. Pickering's construction administration team guided the client through the bidding process and oversaw the entire project throughout construction with full-time on-site representation.

Construction costs were approximately \$22M and the construction took place over 18 months.

Contact: Barry Justice, Director of Engineering | 304.424.4111 | [bkjustice@ccmh.org](mailto:bkjustice@ccmh.org)





**Type**

Healthcare

**Services**

Architectural

Electrical

Mechanical

Plumbing

Structural

Construction  
Administration

Project  
Management

Pickering Associates has been involved in the design and construction of multiple projects for Cabell Huntington Hospital in Huntington, West Virginia. Projects types range from one discipline to all disciplines depending on the requirements. Some of our projects include:

Full-service engineering and design services to develop construction documents to install two new rooftop HVAC units to supplement cooling to the two existing operating rooms.

Investigation of adjacent air handling systems to the Cystoscopy room to determine if the required airflow can be attained from the nearby system.

Mechanical, Plumbing, and Electrical Design for proposed renovations to the first floor of the medical building at Cabell Huntington Hospital, in coordination with Ed Tucker Architects.

The design for a permanent installation of piping and power to a temporary chiller to cool the operating rooms at Cabell Huntington Hospital to maintain operation while plans are developed for a new water-cooled chiller.

Study for centralizing the hospital's chiller plant operations, which include four water-cooled units and one air-cooled unit. Our team developed a five year plan for centralizing the chilled water operations of the CHH medical facility as well as replacing the existing operating room(s) air handling units.

Designed supplementary direct expansion (DX) coiling coils that were installed in OR rooms, which have maintained temperature and humidity levels within the ASHRAE Standard. We have also been asked to investigate options to reduce the overall room levels to within the Standard and prepare plans for implementing the necessary changes to meet humidity levels of 20-60% RH and temperature levels of 65-70 degrees F.

We used our 3D scanner to document the mechanical room to coordinate existing and new utilities, allowing for documentation to be completed quickly so that we could move into design.

Contact: Ken Jackson | 304.526.2040 | [kenneth.jackson@cchi.org](mailto:kenneth.jackson@cchi.org)



**Type**

Education

**Services**

Structural



The project began when Wood County Schools contacted Pickering Associates for structural assistance concerning the movement and associated cracking of the single-story masonry walls at one corner of the building. As the condition worsened quickly, it required immediate attention and prompt repair. This project demonstrates our experience in Structural Investigation, Analysis, and Repair services provided without tenant interruption (e.g. temporary shoring, selective demolition).

The affected portion of the building was constructed in 1973 and involved a membrane roof over bar joists supported by load bearing block walls covered with brick. The deterioration was intensified since the area of the building was a restroom located along a building corner and originally constructed over a ravine.

Pickering Associates conducted a review of the existing drawings, site history and other relevant documentation, as well as performing an on-site inspection. We then produced construction drawings, specifications, bid documents and construction cost estimates to Wood County Schools. Pickering Associates also assisted with contractor bid evaluation, the development of the Owner-Contractor agreement, attended key construction meetings, and performed construction inspections.

Design was complete by 06/14/2010. Construction was complete 08/16/2010.

Project Owner: Wood County Schools

**Reference:** Gary Cooper, Wood County Schools  
304.420.9568  
gcooper@access.k12.wv.us



*Type*  
Education

*Services*  
Structural



Pickering Associates performed a structural assessment for the Wood County Board of Education concerning wall and floor cracking they were experiencing in their Board of Education office building. This project demonstrates Pickering Associates' experience regarding Structural Forensics, Analysis and Design services in support of client budgeting and planning.

Over time, minor cracking in the Board of Education office's concrete slab had reportedly grown with no apparent natural resolution. The damage was limited to one small area, but the Board hoped to take care of the issue before it had a chance to become more widespread.

Pickering Associates provided a report of the damage and the current structural adequacy of the floor, investigated the potential causes and offered recommendations for repair including the associated conceptual cost estimate.

Resolution and repairs included the site drainage modifications, foundation repair system application and miscellaneous masonry/concrete reconstruction. Temporary shoring was installed and during all construction, the building was strictly monitored for shifting or movement. The windows on the affected side of the building were removed and stored for reinstallation. The contractor excavated and installed 15 helical soil anchors and replaced lintel bearing masonry. The windows were reinstalled and sealed and interior finishes were replaced. Additional tuck-pointing was performed on the exterior brick, the drainage was replaced around the footings and the site was regarded, landscaped and seeded.

The expertise and professionalism of the contractor along with quick response times by the engineer allowed this project to proceed quickly with minimum disruption to the daily activities of the occupants.

Design was complete by 04/19/2011. Construction was complete 08/04/2011.

Project Owner: Wood County Schools

**Reference:** Gary Cooper, Wood County Schools  
304.420.9568  
gcooper@access.k12.wv.us

*Type*

Healthcare

*Services*

Architectural

Civil

Electrical

Mechanical

Plumbing

Structural

Construction  
Administration

Project  
Management



Pickering Associates has been involved in the design and construction of multiple projects for Camden Clark Medical Center in Parkersburg, West Virginia. Project types range from one discipline to all disciplines depending on the requirements. Some of our projects include:

CCMC recently acquired St. Joseph's Medical Center. Understanding that several high temperature hot water boilers were reaching their life expectancy and were operating at reduced capacity due to fouled tubes, Pickering Associates was asked to prepare installation drawings and obtain necessary permits (including EPA) as well as provide construction administration services.

A New Behavioral Health Unit was designed to be located in existing space on the third floor of the Main Hospital. Spaces included eighteen semi-private and one private patient room, two group therapy rooms, dining area, laundry room, shower rooms, nurses station, physicians' offices, consultation area, activity area, family visitation area, support area and staff locker room. Pickering Associates provided mechanical, electrical, and plumbing engineering.

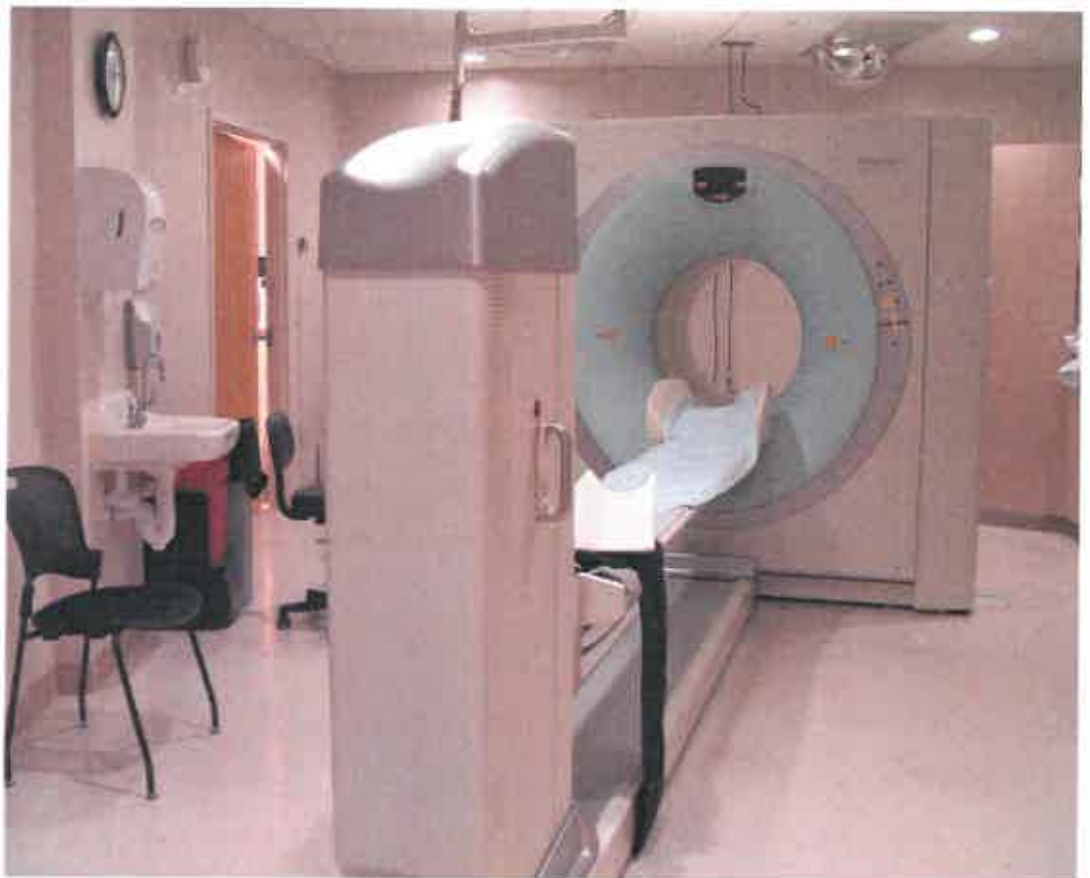
Communication became an issue for the hospital after construction of the new Administration Building. It became necessary to design and implement a way to run communication conduit under Murdoch Avenue and Ann Street to connect with the main building.

The Transportation and Phlebotomy Project involved closing in a vacant courtyard between the cafeteria and materials management of the main building to house both departments. Project involved design of new foundations and structural steel, underground utility tie-ins, structural roof decking, HVAC, electrical and plumbing.

The Transitional Care Unit (TCU) Project entailed renovating semi-private rooms into private rooms.

A study was performed during the Trauma Unit Project to determine if there was sufficient ceiling area in the exam room to mount and support two types of ceiling mounted arms and recommendations were made to the hospital for installation.

Contact: Barry Justice, Director of Engineering | 304.424.4111 | [bkjustice@ccmh.org](mailto:bkjustice@ccmh.org)

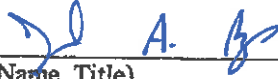


Barry Justice, Camden Clark Medical Center  
304.424.2111  
bkjustice@ccmh.org

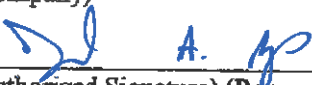
David White, West Virginia University at Parkersburg  
304.424.8225  
dwhite2@wvup.edu

Gary Cooper, Wood County Schools  
304.420.9568  
gcooper@access.k12.wv.us

**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.

 A. Boggs VP of OPERATIONS  
 (Name, Title)  
DAVID A. BOGGS VP of OPERATIONS  
 (Printed Name and Title)  
11283 EMERSON AVE PARKERSBURG, WV 26104  
 (Address)  
304-464-5305 / 304-464-4428  
 (Phone Number) / (Fax Number)  
dboggs@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, INC.  
 (Company)  
 A. Boggs VP of OPERATIONS  
 (Authorized Signature) (Representative Name, Title)  
DAVID A. BOGGS VP of OPERATIONS  
 (Printed Name and Title of Authorized Representative)  
10/25/16  
 (Date)  
304-464-5305 / 304-464-4428  
 (Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**MANDATE:** 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 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, INC.

Authorized Signature: [Signature] Date: 10/25/16

State of WV

County of WOOD, to-wit:

Taken, subscribed, and sworn to before me this 25<sup>TH</sup> day of OCTOBER, 2016

My Commission expires MARCH 9, 2017.

**AFFIX SEAL HERE**

**NOTARY PUBLIC** [Signature]

*Purchasing Affidavit (Revised 08/01/2015)*

