

# **EXPRESSION OF INTEREST**

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### **Pickering Associates**

B13 Piedmont Parking Garage Expansion Project
Melissa Pettry, Buyer
CEOI 0211 GSD190000009

May 21, 2019 1:30 PM | (304) 558-0094 Charleston, WV

www.PickeringUSA.com

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



#### Dear Review Committee:

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering evaluation and design services for the Capitol Complex Parking Garage, WV State Building #13. We feel confident our design team is uniquely qualified to provide design services for this project and feel a team approach between WV Department of Administration, General Services Division, and its engineers/architect is the key to the successful completion of your project.

Enclosed is our proposal outlining our technical expertise, management, staff capabilities and experience for providing high quality engineering and architectural services. We are teaming with Paul W. Tennant, AIA, the Architect of Record, for the original design of the Parking Garage. The professional team at Pickering Associates delivers both single and multiple discipline projects ranging in size and scope. By providing the design for a project from within one company, we are able to maintain open communication, coordination and create a strong partnership with our clients.

I am a Senior Structural Engineer with Pickering Associates and will be the primary design lead of the project. I have over thirty years of engineering and construction experience and have been involved with the design and construction of parking garages. While I was with CTL Engineering I was the Chief Inspector of the Capital South Parking Garage. In 1987 the Capital South Parking Garage was the largest cast-in-place concrete parking garage in the state of Ohio. Located in downtown Columbus the garage stands today as a multi-use facility. The project was a pioneer being one of the first projects in the area to use micro-silica fume additive to the concrete to provide a durable structure. The reinforcing was epoxy coated steel along with poly-encapsulated post-tensioning cables. As the lead inspector, I acted as the liaison between the contractor and structural engineer solving field issues under a tight construction schedule. One of the issues was the resolution of post-tensioning cable installation. The structural engineer illustrated a cable pattern that did not work with the concrete beam forming system, I developed a new pattern maintaining the identical center-of-gravity and steel depths and submitted to the structural engineer for approval. The patterned was approved and the project issue was resolved.

While working as structural engineer for Keeler Webb Associates, Indianapolis I performed the design of two parking garages in Springfield Illinois. The first garage's design work included deep drilled shaft foundations and grade beams for the sub-structure. The super-structure was 100% precast-prestressed concrete, inverted-tee beams, ledger panels, shear wall panels, columns and double-tees. The second parking garage's design was limited to the super-structure precast-prestressed concrete, inverted-tee beams, ledger panels, columns and double-tees.

My structural engineering experience has progressed to the analysis and repairs to many concrete structures. An example project of a large concrete framed industrial building was the CYTEC Building 82 Concrete Inspection: Building 82 was constructed in the mid-1940's and has been used as an industrial facility since that time. It was an original part of a multi-process facility of the former American Cyanamid Company which was a part of the Calco Chemical Division headquartered in Bound Brook, New Jersey. The building has reinforced concrete masonry walls, exterior columns and floor slabs with a steel framed beam & column structure for equipment and floor support. The inspection was limited to the exterior concrete columns, wall-columns and walls. The structure had signs of deterioration. Falling concrete debris was noted and future deterioration is a safety concern. Building 82 is a 3-story structure that is approximately 640 feet long and 60 feet wide. The building height is approximately 53 feet. The inspection identified a total of 333 repair and/or preventative maintenance items observed on the upper level area. A total of (58) items were rated a '1', most important and having a direct impact to safety, (87) items were rated a '2', major potential for becoming an immediate safety issue, (137) items were rated '3', minor potential for being a safety issue and (51) items were rated a '4' as a potential safety concern. Operated 80 ft and 120 ft lifts. Completed 2016.

Mr. Tennant has over 45 years experience in the field of architecture. He was the Architect of Record for several parking garages, including the Capitol Complex Parking Garage, WV State Building #13. Mr. Tennant has intimate knowledge of the structure of the building, his wealth of experience and knowlege of this parking garage will be a great assest to our team.

The attached statement of qualifications will offer you a small glimpse of our company and professional employees. We feel that mine and Paul Tennant's expertises sets our team head and shoulders above any other team. We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm/team you may have worked with previously. Should you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

David Brown, P.E.Structural Engineer | Project Manager

Savi A. Besun

304.464.5305 EXT 1311

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# Your Project

#### Your Project - Plan & Goals

Pickering Associates has experienced personnel available to complete the evaluation, design and construction administration management for the Capitol Complex Garage, WV State Building #13 project for the West Virginia Department of Administration, General Services Division. We have all architectural and engineering services inhouse with over 90 employees on staff ready to serve you and work on your project. Our, Archtectural Consultant, Paul W. Tennant, AlA, was the Architect of Record for the original design of the Capitol Complex Garage. His wealth of knowledge will prove invaluable when evaluating the garage and for any future design that needs to occur.

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

# Goal One: Perform an initial nondestructive or invasive evaluation of the existing Capitol Complex Parking Garage to determine the feasibility of constructing additional decks.

Pickering Associates approach to the expansion of the parking facility would first be to analyze the existing conditions. Based upon document research provided and the project history of our consultant, Mr. Paul Tenant, AIA, is that the structure's foundation are shallow spread footings. The sub-structure is cast-in-place reinforced concrete. The super-structure is composed of precast-prestressed concrete elements, double-tee beams, spandrel beams, columns and walls panels. The age of the facility is approaching 20 twenty years. The analysis would continue with a detailed -hands on inspection of the structure. An overall rating of the facilities condition will be assessed.

Preliminary review of the existing documents of the original construction shows the Capital Parking Facility feasibility of simply adding new levels to the garage is unlikely. The existing spread footings will need strengthening. A common procedure to increase the strength of the spread footings is to provide underpinning. Other upper-structure main load carrying elements i.e. shear walls and columns are also not likely to be able to carry the new loads from additional floors.

The Structural Group's analysis will continue by assessing the feasibility for new levels by adding an "exoskeleton" to the existing structure. The Civil Engineering Group of Pickering Associates will model the existing traffic patterns to best see how the additional traffic flow from new levels will be handled. The Architectural Group will determine how to make the new levels "blend" into the current facility. The infrastructure will be assessed by the Electrical, Mechanical & Plumbing Groups or our firm. An overall program & costs for adding new levels to the parking garage will be presented at the conclusion of the engineering study.

# Goal Two: Based on the results from goal one, prepare Construction Documents and Construction Phase Services.

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

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

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



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

# Goal Three: Performing design and construction phases services in multiple phases in partially utilized buildings.

Pickering Associates has a great deal of experience with healthcare and industruial projects that require minimal disruption to the daily activites of the business. These type of projects require the phased approach to construction in order to take advantage of slower of down times. We coordinate with the owner and contractor in all phases to have the least amount of disruption while in the construction phase.

#### Our Unique Qualities:

We believe that Pickering Associates has many unique qualities that set us apart from other firms. Below is a list of qualities that we feel are worth mentioning or calling attention to:

- 1) **Full Service Firm**: Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort. Being that this project covers a wide variety of services, our team is able to collaborate and achieve the necessary work all in house. With one essential contact person, we will handle everything for you so that you get the design you want, without the hassle. Having our consultant added to our team for this project is an added bonus.
- 2) **Our Experience:** We have completed other government projects for the General Services Division that are very similar to your project. Currently we are starting the Evaluation of the exterior of the Governor's Mansion in Charleston, WV. We understand the needs of the renovations, the importance of creating a space that meets all of your needs and that our design will be accomplished in a multi-phased approach, so that the building may remain semi occupied during construction phases. We have done various phased, occupied renovations in the past and understand the requirements that are needed to achieve this goal.
- 3) **Our Technology:** Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality, and 3D printing technology in developing our project concepts and throughout the design process, as needed. These tools also allow for us to better communicate the final layout and look of the project with our clients and allows our Clients to experience what the project will look like prior to construction beginning. This technology will help reduce the number of on-site visits and save your project time and money overall.
- 4) **Our Communication:** Our Project Manager will provide consistent communication with all project stakeholders throughout the project design and make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations. With a multi-phased project communication is key to the project success. We will work closely with the General Services Division to ensure design and construction schedule meets your facilities needs.

# Company Background & Project Team

#### Charleston

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#### **Parkersburg**

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(F) 740.374.5153

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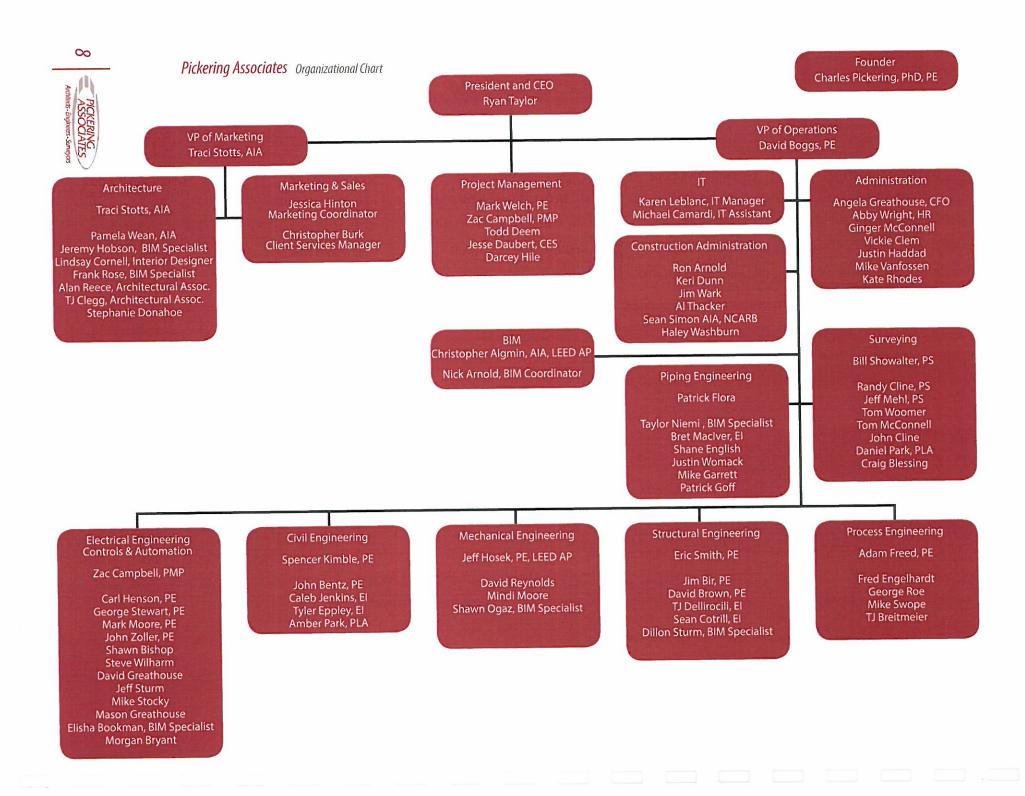
Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for the past thirty years. Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art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

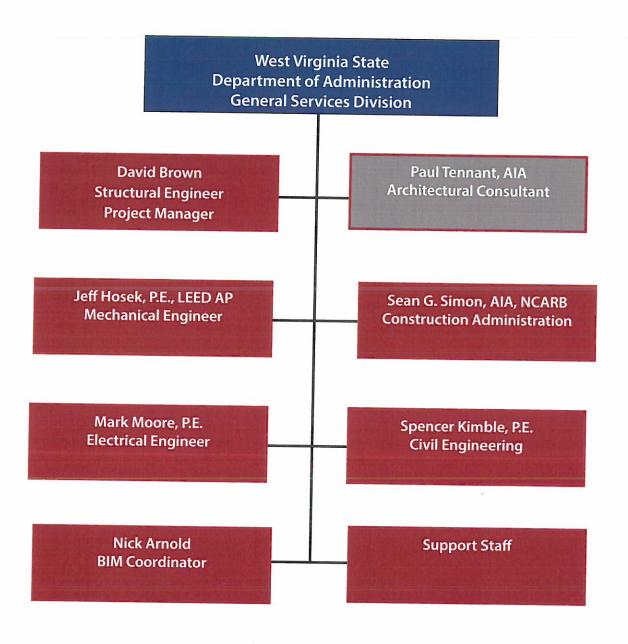
Listed as one of West Virginia's Top Engineering Firms for 2018, our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters as well as support personnel. The disciplines we cover include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration. Pickering Associates specializes in the above listed disciplines with education, government, healthcare, industrial, oil & gas and private sector clients.

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

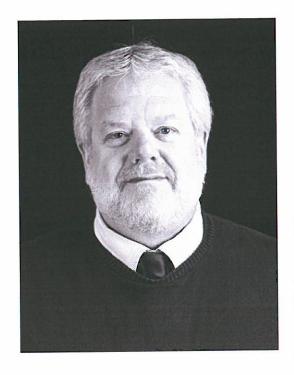
Our broad client base is representative of the area and includes education, healthcare, retail, utilities, municipal, chemicals and plastics, metals, and power generation among others. The types of projects we provide range from conceptualization and construction estimates to full turn-key design including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

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





# Technical Expertise



From client concept to contractor constructability,

our engineering details all aspects of the project

### 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

OFCC/ODOT FSMF Structural Engineer of Record for the specification and foundation design for two full service maintenance facilities in Monroe and Washington Counties, OH. Approximately 45,000 sf with an over-head crane and monorail. Estimated design of pre-engineered metal building for BIM and preliminary foundation design. Silica fume concrete specification development.

**Structural Engineer of Record for AMP Willow Island at Willow Island, WV.** Developed structural design for a 100T Lifting Beam to be used for maintenance of a run-of-the river Hydroelectric Facility. Witnessed full scale load testing.

**Structural Engineer of Record for ODOT Steel Bridge Erection Plans.** Developed plans for handling and setting of continuous span bridge beams and girders. Plans included placement of crane locations.

**Structural Engineer of Record for ODOT Steel Bridge Jacking Plans.** Developed plans for the jacking of existing multiple span steel framed bridges for repair and or replacement bridge beam bearing devices.

Structural Engineer of Record for ODOT Pre-stressed beam Bridge Erection Plans. Developed plans and calculated multiple loading conditions of crane outrigger reactions to determine strength capabilities of newly erected bridge beams for multiple span pre-stressed beam bridges.

**Structural Engineer of Record for ODOT Multiple Span Cast-In-Place Concrete Bridge Falsework Plans.** Developed plans for forming and falsework for the concrete placement of multiple span bridges. Typical 3-span concrete bridges are on curve with super elevation. Falsework plans accounted for moving construction screed loads.

Construction experience with heavy lift plans for setting of large mechanical cooling towers, precast concrete box culverts and precast-prestressed bridge beams. Typical crane sizes used 50T to 600T. Experience includes specification of rigging hardware, spotting of cranes and safety plans.

Structural Engineer of Record for AXENS, North America at the Willow Island Facility in Willow Island, WV. The feasibility study of adding large mechanical equipment to the roof of an existing facility. The analysis resulted the equipment did not affect the load resisting system of the building, but did reveal overall structural reinforcements were required for stability. Detailed building structure reinforcement plans were prepared for a plant wide outage.

**Structural Engineer of Record for AMP Willow Island at Willow Island, WV.** Developed structural design for a 100T Lifting Beam to be used for maintenance of a run-of-the river Hydroelectric Facility. Witnessed full scale load testing.

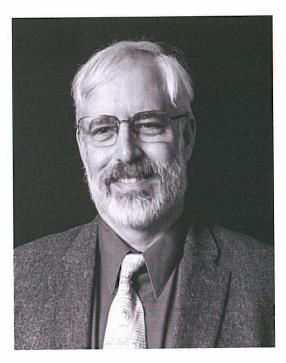
Structural Engineer of Record for Welding Tower at West Virginia University at Parkersburg in Parkersburg, WV. The design of a 3-story steel framed tower to be used by students to learn safe rigging and lifting techniques. Design work included steel framing and concrete foundations.

**Structural Engineer for PAZ Building in Davisville, WV.** Pre-Engineering Plastics Processing Facility; contract document preparation for foundation, retaining walls, warehouse slab, interior office framing & canopy rolled tube framing designs. Completed 2011. The structure was 80,000 square foot.

**Structural Engineer of Record Laboratory Building at Ohio Valley University in Vienna, WV.** The project involved a 4,000 square foot single-story masonry veneer building. Foundation, concrete, masonry & steel framing design, 2007.

Structural inspection and repair specifications/inspections for silicon alloy dust collectors and abatement ductwork at Elkem Metals Company in Marietta, OH. Management of civil & mechanical disciplines, bid package preparation, detailed design of dust collection system based on preliminary engineering provided by client. 1500 HP & 250 HP fan installations. \$10MM overall project budget.

**DuPont, Washington Works, WV.** D-1 Extruder Project, structural engineering for the addition of an extruder and related equipment, included extensive analysis of existing structures and strengthening as required.(70% completed, project finished by others)



Sean G. Simon, AIA, NCARB

### Position/Title

Branch Manager Senior Construction Administrator Project Architect

### Quality is not an act, it is a

### habit.

Project Administration

**Duties** 

Project Management

Project Architect

Aristotle Cost Estimating

Quality Review of Final Bid Packages

#### Education

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

#### Licenses

Professional Architect - WV



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

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

**Project Architect for South Branch Cinema 6.** This project included a 6 screen movie theater, which included 3 differnt theater sizes and a total of 800 seats. Also designed provisions for 2 more screen theater additions to occur at a later time.

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

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

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

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

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

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

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

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

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



# 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

**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 Maxwelton, West Virginia. Project Scope included electrical installation and distribution, demolition, location, and installation of new electrical equipment and fire alarm system. Design plan development, coordination with providing utility companies, Interior lighting design for office space. As well as code requirements and upgrades.

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

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

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

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

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

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

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

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

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





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

#### Position/Title

Mechanical Engineer LEED Project Engineer Mechanical Engineering Department Manager

Sometimes the questions are complicated and the answers

are simple.

#### **Duties**

Mechanical Engineer

#### Education

University of Akron
B.S., Mechanical Engineering

Dr. Seuss

#### Licenses

LEED AP (BD&C)

Professional Engineer WV, OH, KY, PA, LA, VA, MN

#### General-2018

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

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

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

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

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

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

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

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

Lead Mechanical Engineer and Project Manager for the replacement of two cooling towers on the main hospital and installation of a redundant tower on the medical office building.

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

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

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

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

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



# Spencer Kimble, P.E.

#### Position/Title

Civil Engineering Department Manager

A ship in port is safe, but that is not what ships are for. Sail out to sea and

do new things.

#### **Duties**

Civil Engineer Project Manager

#### **Education**

West Virginia University B.S., Civil Engineering

Rear Admiral Grace Hopper

#### Licenses

Professional Engineer WV, OH

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

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

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

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

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

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

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

Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.

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

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

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

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



### Nicholas M. Arnold

Design is where science and art break

**Duties** 

Position/Title
BIM Coordinator
Architectural Designer
3D Printing Technician

Building Modeling/Graphic Rendering, Technical Support

even.

**Education** 

Robin Matthew

Marshall University
M.S., Technology Management [December 2018]
Miami University of Ohio

B.A., Architecture

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

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

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

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

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

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

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

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

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

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

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

#### Paul W. Tennant

Consultant

#### Education

West Virginia State College, 1961-1963 Engineering

Virginia Polytechnic Institute and State University, 1963-1968 Bachelor of Architecture

#### Professional Registrations

Professional Associations

Registered Architect: West Virginia, Florida

American Institute of Architects West Virginia Society of Architects

#### Professional, Public and Community Service

Landmark Historical Commission - Board Member Carleton Varney School of Interior Design - Advisory Board City of Charleston - Building Code Arbitration Board (Chairman) Capitol Building Commission - Past Member

#### Professional Experience

Mr. Tennant, a West Virginia native, has over 45 years experience in the design of office buildings and retail, parking garages, recreational, educational, health care and industrial facilities and complexes. He is actively involved in the direction and execution of all the firm's projects. Mr. Tennant has a substantial record of repeat clients for the firm due to successful project completions within the limits of schedule and budget. His close involvement from the conception to the conclusion of the project assures continuity of design intentions. Mr. Tennant also has extensive experience as an expert witness.

# Our Services

#### Comprehensive Design

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

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

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

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

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

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

During construction administration Pickering Associates can be an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. Pickering will assist the owner in awarding the contract, lead and coordinate weekly construction meetings, produce meeting agendas and meeting minutes, answer RFI's from contractors, review submittals, process change orders and pay applications, perform regular site visits, complete a punch list at the end of the project, and keep the owner informed throughout the entire process. This closely monitored process helps to ensure that the final project represents the intended design as indicated in the construction documents.

#### Consensus Building

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

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

Defining and often re-defining the conflict is usually the next step. The project manager will get the participants to define the issues in terms of interests, which are usually negotiable, rather than positions, values, or needs, which usually are not. The project manager will then get the participants to brainstorm alternative approaches to the problem. This is typically done as a group effort, in order to develop new, mutually advantageous approaches. After the participants generate a list of alternate solutions, these alternatives are carefully examined to determine the costs and benefits of each (from each party's point of view), and any barriers to implementation are documented. Eventually, the choice is narrowed down to one approach which is modified, until all the parties at the table agree to the solution. The project manager then takes the agreement back to the owner for discussion and approval.

#### Cost Control

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

#### **Quality of Work**

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

#### Performance Schedule

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

#### Sustainable Design

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

#### Multi-discipline Team

We also believe that because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and work-out any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. Our close coordination efforts have proved valuable in many cases where the design schedule is accelerated and/or where there is equipment in the project that requires the effort and coordination of several disciplines.

#### **Cost Estimation**

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

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

We utilize cost control methods to make sure that the overall project budget does not increase without the client's knowledge or prior approval. We typically provide an updated estimate of probable construction costs for each phase of design, thus monitoring and providing control for the project budget. If scope items are added to the project during the design phase we make certain that the client understands the implications and costs associated with each change or addition - prior to officially adding it to the project.

#### **Building Information Modeling**

Pickering Associates approaches Building Information Modeling as a very useful tool that can accomplish goals that extend beyond the typical design and construction phases of the project. Defining the specific project expectations is critical for the owner and designers. We work with the owner and start with their anticipated use of the BIM model once construction is complete. From there, we work through the design schedule incorporating all aspects of BIM that will enhance the owners understanding of the project. We will assign model management responsibilities, quality assurance responsibilities, and level of development criteria – all linked to specific schedule milestones. We incorporate clash detection, collaboration tools, visualization capabilities, and analytical studies throughout to benefit the project development process. We utilize these aspects of BIM and elevate them with in-house 3D printing services to provide exceptional professional services. Many or 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 the 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

#### State House Parking Garage

Project Location: Charleston, WV

Construction Cost: \$5.6 million approx.

Design-Build Contract

Architect of Record: Paul W. Tennant, AIA

Project Representative: State of West Virginia 2019 Washington St E. P.O. Box 50130 Charleston, WV 25305 p.304.558.0006



Project Description:

This parking garage was designed for the State of West Virginia to accommodate 788 cars for state employee's working at the State Capitol. While the site allowed for a simple structure, the building design complimented its surrounding structures.

#### Diamond Parking Garage

Project Location: Charleston, WV

Construction Cost: \$6.6 million approx.

Design-Bid-Build Contract Architect of Record: Paul W. Tennant, AIA

Project Representative: Private Owner



Project Description:

The design of this parking structure filled the parking needs of the nearby Diamond Building. It has seven parking decks to accommodate 1066 cars.

#### Marshall Student Parking Garage

Project Location: Huntington, WV

Construction Cost: \$8.7 million approx.

Design-Build Contract

Architect of Record: Paul W. Tennant, AIA

Project Representative: Marshall University Mike Meadows 1731 5th Ave. Huntington, WV 25755 p.304.696.6415



#### Project Description:

This 1009 car parking structure was designed to allow Marshall University to facilitate more on-campus parking for both classes and school events. The garage features a foot bridge which allows safe travel across 3rd Ave.

#### Charleston Newspaper Parking Garage

Project Location: Charleston, WV

Construction Cost: \$2.6 million approx.

Design-Build Contract

Architect of Record: Paul W. Tennant, AIA

Project Representative: Charleston Newspaper 1001 Virginia St. E. Charleston, WV 25301 p.304.348.4814



#### **Project Description:**

This parking structure was designed to house 340 cars as well as the larger delivery vehicles the newspaper had in its fleet. The garage also features a two-story connector bridge for both foot and small forklift travel.

#### **Public Service Commission Parking Structure**

Project Location: Charleston, WV

Construction Cost: \$2.1 million approx.

Design-Bid-Build Contract

Architect of Record: Paul W. Tennant, AIA

Project Representative: Public Service Commission Don Sangid 201 Brooks Street Charleston, WV 25323 p.304.340.0300



Project Description:

This parking structure was designed to blend with the attached existing facility which housed the Public Service Commission. Careful detailing and screening allowed the finished structure to appear more like an extension of the current facility rather than a parking deck.

#### Yeager Airport Parking Structure

Project Location: Charleston, WV

Construction Cost: \$2.5 million approx.

Design-Build Contract

Architect of Record: Paul W. Tennant, AIA

Project Representative:

Private



Project Description:

This 364 car parking structure was a much needed addition to Yeager Airport, filling the need for additional long-term parking spaces for travelers. The decks are combined with an elevator/stair tower which provides users direct access to all passage terminals at the airport.



*Type* Higher Education

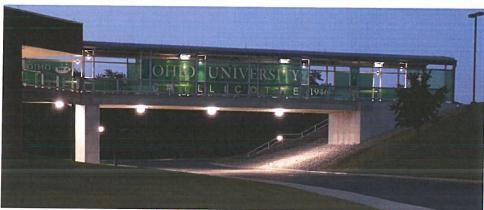
#### Services

Structural Project Management

Construction Administration







David Brown, PE acted as a senior project manager, structural engineer and the Criteria-Architect/Engineer (C-A/E) for the replacement of a pedestrian bridge on the Ohio University, Chillicothe Campus, Shoemaker Center. The Shoemaker Center is the largest venue in the city of Chillicothe it is the home to Hilltoppers, the OUC athletic teams. The community uses the Shoemaker Center for social events. The building is has seating for nearly 1,000 people. It is approximately 40,000 sf in area. It includes a gymnasium, walking track, exercise center, sport and weight training and academic classrooms and offices.

The project began with a safety inspection of the structure. The condition dictated that it be closed to the public immediately. In order to re-open the pedestrian bridge for graduation ceremonies a temporary shoring plan was designed and implemented by Mr. Brown. The inspection and shoring work was completed the week prior to graduation. It was decided to use the recent changes to Ohio construction laws and proceed with a design-build delivery method for the replacement bridge. Total project funding was estimated and limited to \$1.0 M. The campus staff desired the bridge to be covered for protection to pedestrians during inclement weather. In order to gain schedule time the Ohio University, Design and Construction office requested to the Ohio Facilities Construction Commission that David Brown, PE serve as the C-A/E for the project. They agreed. This saved nearly two months of project time. The C-A/E coordinated a geotechnical investigation and baseline survey to be used by the design-builder. The RFQ for Design-Builder was issued on May 14, 2014 in Ohio Registry #249. A short-list was developed and a best-value RFP was issued on June 20, 2014 to four DB firms. The best-value review was completed in August 2014 and a design build contract was issued in September 2014. The design progressed and a concrete pre-stressed box-beam bridge with a roof structure was selected having the lowest life-cycle costs. The demolition of the existing bridge occurred in November 2014. Foundation construction and substructure work followed and was completed by February 2015. The beams were set and the deck cast by March 2015, then roof framing & covering was completed in April 2015. The 2015 graduation ceremonies went on without delay from the project. The glazing vendor did not meet schedule and was set into place in July 2015. The bridge was dedicated by Dean Martin Tuck and local dignitaries on October 7, 2015.

The project was funded with a combination of local and state capital funds. Local funds amounted to \$552,747.05 and state capital funds from House Bill 497, C30007 & C30117 amounted to \$545,491.44. The project total project costs expended were \$1,081,745.02 of the total project funding of \$1,098,238.49 leaving an approximate amount of \$16,493.47. The local funds were used for temporary shoring, geotechnical investigation, baseline surveying and up-front design builder GMP's. The state capital funds were directed towards Design-Builder items that were not as schedule critical due to funding release requirements.



Type Government

Services Structural Architectural

#### Contact

Kristpher R. Wilcoxen P) (304) 993.0480

E) Kristopher.R.Wilcoxen@ wv.gov Pickering Associates was hired by the West Virginia Department of Health and Human Resources, the Bureau for Behavioral Health & Health Facilities to conduct a phased project for Masonry Repairs for the Eastridge Health Systems facility in Martinsburg, WV. As part of the schematic design and design development phase, Pickering's team developed a Building Structural Assessment in order to develop the preliminary designs for the clients renovations.

Pickering Associates used 3-D scanning, surveying and hands on inspection of the complete building exterior. The inspection defined the scope of the project. 3-D scanning provided a quantitative and qualitative profile of the building's exterior elevations. Base Map (aerial image) of site and surrounding area. As well as a minimum of 3 permanent control points, coordinates. As apart of the inspection a cursory survey was performed to develop the limits of the project site. This information will be used to develop the contractor's site plan. The contractor's site plan will show lay down areas for material storage and facilities. The contractor site plan will show where the contractor can work while the building is occupied. It will detail the facilities egress requirements.

When Pickering Associates presented their findings to the Client, they were able to work together on developing a scope of work to repair the issues in order to meet their budget of \$250,000. The project is currently still in design and development stage and is set to be completed in 2020.

Type Industrial

#### Services

Architectural Structural Electrical Mechanical Plumbing Civil Construction Administration







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

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

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

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

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

#### Type Industrial

#### Services

Architectural Electrical Mechanical Plumbing Structural

Construction Administration

Project Management



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

Additionally the facility needed a complete mechanical, electrical and plumbing design for each building is included in the design. The scope includes provisions for cooling water piping systems, polyethylene glycol piping, and instrument air. Electrical scope included power, lighting, communication systems, life safety, sprinkler system installation, plant-wide security, lightning protection and arc flash analysis.

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

# References



Mayor

Randall C. Rapp

Recorder Cathy Smith

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

April 18th, 2016

To whom it may concern,

Pickering Associates has worked with the City of Vienna on our Police Department Annex, Volunteer Fire Department, and Senior Center, as well as multiple other projects over the past several years, providing Architectural, Engineering and Surveying services for the city.

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

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

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

Sincerely,

Vienna



# **CAMDEN CLARK MEDICAL CENTER**

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

July 9th, 2018

To Whom It May Concern,

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

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

Pickering Associates has consistently completed projects for us on time and within budget. Their team has provided us with quality bidding/construction drawings and specifications allowing us to receive accurate bids, which in turn, allows us to move ahead expeditiously from bidding to contracting.

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

Sincerely,

Barry K Justice

Director of Engineering

Camden Clark Medical Center

WVU Medicine



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

November 15, 2018

To Whom It May Concern:

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

From initial project planning, design development and bidding, through contracting, construction administration and closeout, Pickering Associates has been beside the City of Marietta to provide any necessary support needed to make the project successful. Zac Campbell, Traci Stotts, Ron Arnold, and other Architects, Designers and Engineers have worked closely with our staff to run projects as efficiently as possible. Also Jim Wark with Pickering Associates has worked with the Engineering Department and City Staff for the past 3-years to provide Comprehensive Construction Administration Services from constructability review prior to bidding to final closeout of the project.

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

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

Sincerely,

Joseph R. Tucker, P.E.

City of Marietta

# LARRY LANG EXCAVATING, INC. 19371 STRT 60 BEVERLY, OH. 45715

Phone (740) 984-4750 Fax (740) 984-2871 doubleldozer@lldozer.com

December 9, 2015

To Whom It May Concern:

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

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

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

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

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

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

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

Sincerely

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President

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

Traci Stotts, VP Marketing	
(Name, Title)	
Traci Stotts, VP Marketing	
(Printed Name and Title)	
11283 Emerson Avenue; Parkersburg, WV 26104	
(Address)	-
Phone Number: 304-464-5305 Fax Number: 304-464-4428	
(Phone Number) / (Fax Number)	
tstotts@pickeringusa.com	
(email address)	

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

Pickering Associates	
(Company)  Stacif Dotts VP Marketing	
(Authorized Signature) (Representative Name, Title)	
Traci L. Stotts, VP Marketing	
(Printed Name and Title of Authorized Representative)	
May 21, 2019	
(Date)	
Phone Number: 304-464-5305 Fax Number: 304-464-4428	
(Phone Number) (Fax Number)	

#### ADDENDUM ACKNOWLEDGEMENT FORM SOLICITATION NO.:

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

necessary revisions to my proposal, plans a	eceipt of the following addenda and have made the nd/or specification, etc.
Addendum Numbers Received: (Check the box next to each addendum received)	rived)
Addendum No. 1 Addendum No. 2 Addendum No. 3 Addendum No. 4 Addendum No. 5	☐ Addendum No. 6 ☐ Addendum No. 7 ☐ Addendum No. 8 ☐ Addendum No. 9 ☐ Addendum No. 10
discussion held between Vendor's represent	pt of addenda may be cause for rejection of this bid. tation made or assumed to be made during any oral atives and any state personnel is not binding. Only to the specifications by an official addendum is
Pickering Associates	
Company Sharif Lotts	
Authorized Signature	
May 21, 2019	
Date	The second secon
NOTE: This addendum acknowledgement sho	ould be submitted with the hid to expedite

document processing.

# STATE OF WEST VIRGINIA Purchasing Division

#### **PURCHASING AFFIDAVIT**

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

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

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

#### **DEFINITIONS:**

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

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

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

ANTIMESS THE F
Vendor's Name: Pickering Associates
Authorized Signature:
State of Wort Virginia
County of Kanawha, to-wit:
Taken, subscribed, and sworn to before me this day of
My Commission expires
AFFIX SEAL HERE NOTARY PUBLIC Stephenie & Onchee

Purchasing Affidevit (Revised 01/19/2018)

NOTARY PUBLIC OFFICIAL SEAL STEPHANIE L DONAHOE State of West Virginia My Commission Expires March 15, 2021 232 Henson Ave Charleston, WV 25303