

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

- ☐ 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

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

Pickering Associates
Company

[Signature]
Authorized Signature

8/28/18
Date

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

RECEIVED

2018 AUG 28 AM 10: 59

WV PURCHASING
DIVISION

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

Traci L. Stotts, Architect
(Name, Title)
TRACI L. STOTTS Architect
(Printed Name and Title)
11283 Emerson Ave Parkersburg, WV 26104
(Address)
(304) 464-5305 / (304) 464-4428
(Phone Number) / (Fax Number)
trstotts@pickeringusa.com
(email address)

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated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

Pickering Associates
(Company)

Traci L. Stotts Architect
(Authorized Signature) (Representative Name, Title)

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

8-24-18
(Date)

(304) 464-5305 / (304) 464-4428
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Pickering Associates

Authorized Signature: Grace L. White

Date: 8-24-18

State of West Virginia

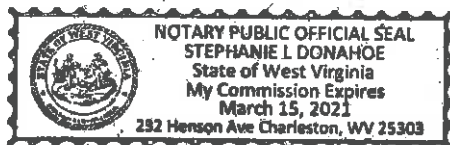
County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 24th day of August, 2018.

My Commission expires March 15, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC



Stephanie L. Donahoe
Purchasing Affidavit (Revised 01/19/2018)

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

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

Authorized Agent: Traci L. Stotts Address: Same

Contract Number: EOI 0003 ADJ 10000001 Contract Description: Architectural/Engineering

Governmental agency awarding contract: WV Army National Guard Construction & Facilities Mgt. Office

☐ Check here if this is a Supplemental Disclosure

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

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

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

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

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

Ryan Taylor

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

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

Signature: Traci L. Stotts Date Signed: 8-24-18

Notary Verification

State of West Virginia County of Kanawha

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

Taken, sworn to and subscribed before me this 24th day of August, 2018.

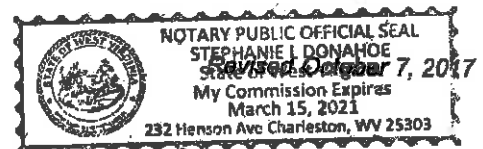
Stephanie L. Donahoe
Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____





PICKERING ASSOCIATES

EXPRESSION OF INTEREST: West Virginia Army National Guard - Camp Dawson

Rappel Tower Support Facilities Design

Kingwood, West Virginia

August 28, 2018

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



Dear Review Committee:

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering design services for Rappel Tower Support Facilities Design at West Virginia's Army National Guard Camp Dawson Training Center. We feel confident our design team is uniquely qualified to provide design services for this project.

Our approach will offer advantages in methodology and delivery, which will elevate the success of your project both now and for years to come. Our firm is capable of providing full architectural and engineering services in house to complete the scope of your project and has had the opportunity to provide full architectural and engineering services to multiple governmental agencies throughout our history. Our team, through our past projects and experiences, has learned unique ways to meet even the most challenging of demands. We will take the time to review and evaluate not only the existing equipment but also understand the issues and challenges the owner and personnel are struggling with on a daily basis. Our task following these evaluations will be to provide the owner's team with options to meet their needs and budget. We focus not only on just the initial cost but also life cycle cost to the owner's bottom line and provide insight to all aspects of the scope to allow the owner to make an informed decision; insuring that every dollar is spent wisely.

You will see that team work is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your project becomes a reality.

We understand the scope of this project will include providing renovation construction bid documents that are suitable for advertising using state purchasing procedures. Furthermore the facility is intended to be fully renovated and updated to meet all building codes, however we understand that the design should be designed in a way that alternate bid items are not required to use the building.

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

Another challenge can come from multiple design firms on one project. With Pickering, our company can provide full services in all areas of architecture and engineering without stepping foot outside our company. Each project/client gets assigned a project lead who handles all coordination within our organization. This structure removes the traditional deflection of responsibility when an issue arises and gives the client and the project lead a direct understanding of roles and responsibility on the project.

We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm you may have worked with previously.

Should you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read "Jessica Lee". The signature is fluid and cursive, with the first name "Jessica" being more prominent than the last name "Lee".

Jessica Lee, Marketing Coordinator

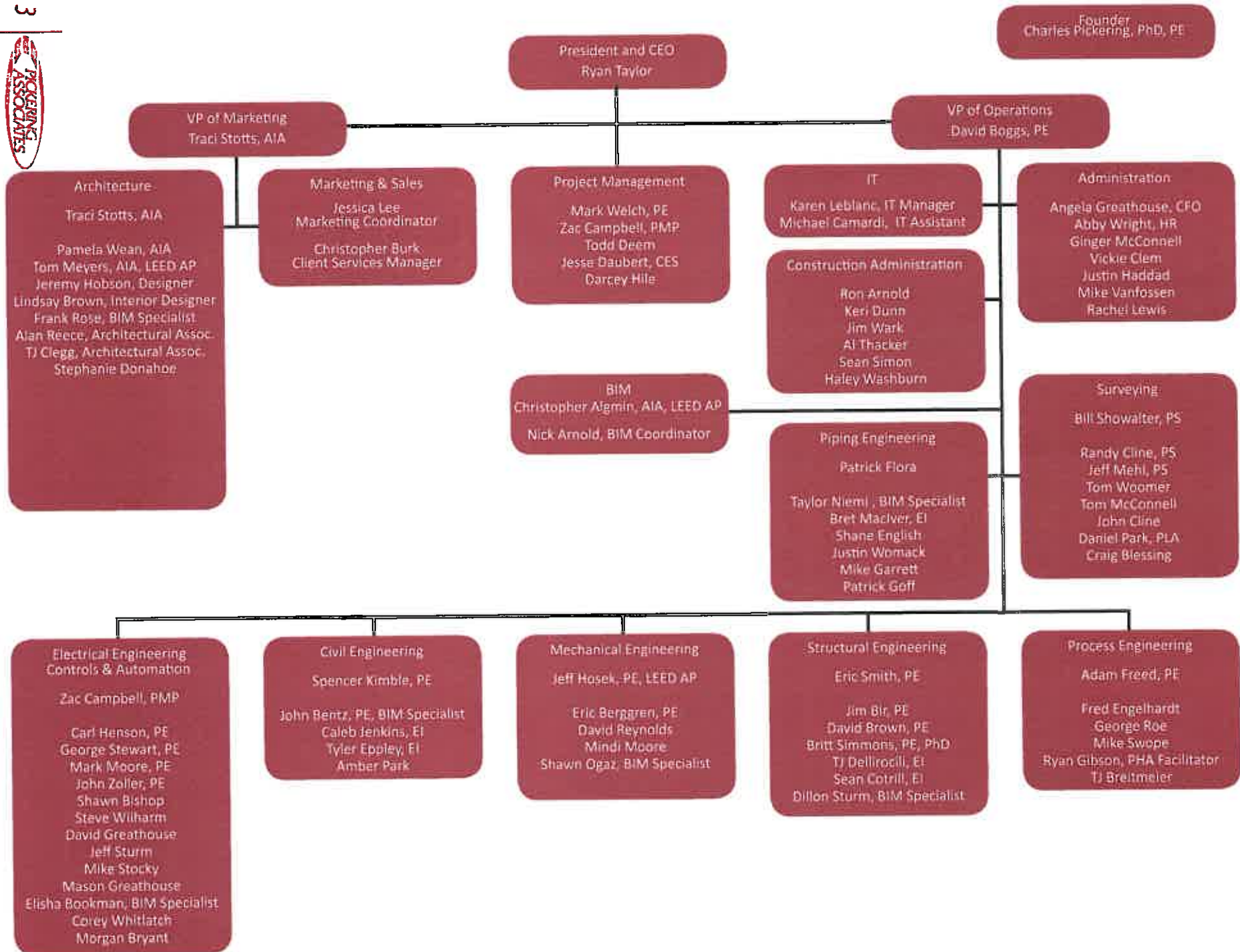
jlee@pickeringusa.com | 304.464.5305 EXT: 1115

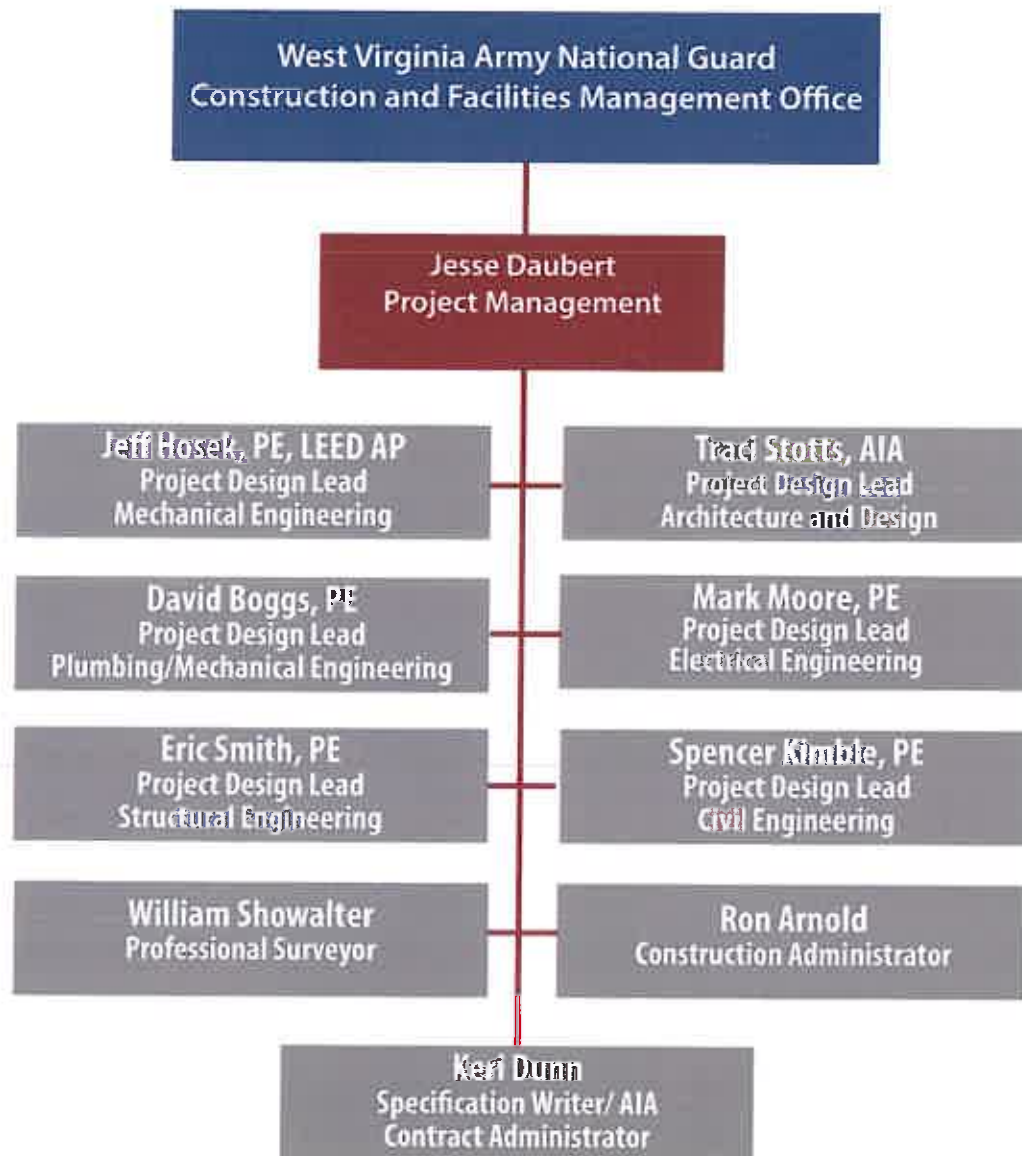
Contents

2	Our Company
6	Technical Expertise
28	Our Services
36	Related Experience
50	References



Our Company







Technical Expertise



Jesse Daubert

Position/Title

*Project Manager
Environmental Scientist*

Duties

*Multi-discipline project management
Environmental Investigations and permitting*

Education

*Marietta College,
B.S., Environmental Science*

*Engineering is the art of directing the
great sources of power in nature for
the use and convenience of man.*

Thomas Tredgold

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

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

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

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

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

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

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

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

Manage all Environmental projects at Pickering Associates. This includes stream and wetland delineations, Phase 1 Environmental Site Assessments, Environmental Due Diligence investigations, Threatened and Endangered Species Surveys, Clean Water Act Section 404 and 401 permitting, Erosion and Sediment Control Reviews, and Mitigation Planning.

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

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

Ohio Department of Natural Resources

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



Traci L. Stotts, AIA

Position/Title

Architect,
Vice-President of Marketing and Development

Duties

Architect and Project Manager

Education

The Ohio State University

B.S., Architecture

University of North Carolina Charlotte

Professional Bachelor of Architecture

Marshall University

Master of Science in Technology Management

Licenses

Professional Architect WV, OH

*Unless you try to do something beyond
what you have already mastered, you
will never grow.*

Ralph Waldo Emerson

Lead Architect for the design of new \$20M Emergency Department with private acute care rooms connected with the hospital's North and South Tower. Project consisted of 46 Emergency Department bays, 3 trauma rooms, 3 psychiatric holding rooms, a stat lab, CT scanner, a plain film x-ray unit, support services offices, waiting rooms, lounges, and emergency transport team offices.

Architect and project manager for the renovation of the existing Emergency Department at a local hospital in Parkersburg, WV. Renovations encompassed approximately 15,000 SF on the ground floor and 1,500 SF on the first floor for emergency department expansion. Scope of work included relocating central registration, offices and vending areas to the first floor, reworking the nurse triage and triage waiting spaces, adding a new chaplain office adjacent to the emergency department, creating two additional behavioral health holding rooms, addition of a padded holding room, reworking the security and guest relation spaces with the waiting area, and adding a 700 SF fast-track area with two exam rooms, a procedure room and a nurse station. Other renovations included minor finish upgrades and ensuring that the spaces met code and ADA compliance.

Lead Architect for an addition and renovation to an existing funeral home in Belpre, Ohio. Concerns with gaining additional space to enlarge the facility so as to better serve clientele drove the project. New designs features space to increase the current viewing area, new arrangement room, new entrance vestibule and new porte-cochere. Renovations to the existing facility were slated to better for functional requirements including addition of a multi-purpose room for dinners and other functions, redesign of existing toilet facilities and addition of a children's play area and new kitchen. Exterior upgrades included stone veneer, trellis area and canopies to enhance aesthetic quality.

Designed a 10,000 SF two-story office building for a drilling company in Ellenboro, WV. Pickering worked with the owner and interviewed employees to evaluate their current and future needs. The design includes space for 18 offices, private owner office/quarters, conference rooms, central reception and work areas, employee break room, filing and open two-story vestibule design. Exterior components include a stone veneer base, composite shakes and siding, three exterior porch areas designed with a heavy timber framed look that included wrapping structural members with a miratec wrap.

Lead Architect and Project Manager for design-build renovations of an abandoned lodge into physician's assistant instructional space in Marietta, Ohio. The 14,000 SF, three-story design incorporated departmental offices, conference rooms, toilets, large classroom, instruction space with exam tables, clinical instruction exam rooms, computer lab and student break rooms.

Lead Architect for a \$725k fire station annex in Vienna, WV. Project included a 6,300 sq. ft. annex to the existing fire station. The annex contains first floor pull-through truck bay, conference room, equipment storage and restroom facilities and second floor offices and storage space.

Lead Architect and Project Manager for a new \$1M two-story office building located on a main thoroughfare in Parkersburg, WV. Exterior appearance was extremely important. This design was based upon a magazine cutout by the owner. The exterior of the building features bay windows, columns and a balcony. The interior features seventeen private offices, a library, two conference rooms, a private conference room, reception area with abundant filing and work spaces, and an elegant lobby complete with curving stairway to second floor.

Women's Center on the ground floor of the Medical Office Building. Renovation included 3,100 sq.ft. area offering a comfortable place for women to receive diagnosis consultation and treatment including ultrasound, digital mammography, stereotactic biopsy, and bone density.

First East renovations included three areas of the first floor of the main hospital for their existing medical/surgical nursing unit and for relocating and expanding dialysis services. The medical/surgical nursing unit included 18 private patient rooms with 4 rooms specifically designed for infection control.



Jeffrey D. Hosek, P.E.

Position/Title

Mechanical Engineer

LEED Project Engineer

Mechanical Engineering Department Manager

Duties

Mechanical Engineer

Education

University of Akron

B.S., Mechanical Engineering

Dr. Seuss

Licenses

Professional Engineer WV, OH, KY, PA

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

Lead Mechanical Engineer for Emergency Department Consolidation and Patient Room Expansion project.

Project scope includes providing design and engineering for the steam connection to the existing heating plant on the south tower with an underground feed to the new facility, coordinating heating tie-in, provide design and engineering for the heating piping distribution, provide design and engineering for the building's new chiller plant and piping distribution, provide design and engineering for the building's air moving equipment and distribution, provide design and engineering for the installation of miscellaneous equipment for the new floor plan arrangements.

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 at Parkersburg. 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.

Lead Mechanical Engineer and Project Manager for OR Chilled Water project at Cabell-Huntington Hospital. Provided design options for reducing the levels of acceptable ranges, and implemented installing another chiller in series and replacing fan and coil components of the existing operating room air handling units.

Lead Mechanical Engineer for a new 5,400 SF medical office building located in Belpre, Ohio. This office is a satellite office for a previous client who wished to expand services. The new building is home to an Osteoporosis Clinic and DXA scanning suite which are capable of operating independently of each other.

Lead Mechanical Engineer for OB and pediatric department renovations. Project included re-routing existing portions of the supply, return and exhaust ductwork and modify/install new as necessary for the renovated spaces. Project also included relocated air devices and thermostats.

Lead Mechanical Engineer for Fifth Floor Medical/Surgical Nursing Unit Renovations. Project included removing two P-TAC units from each of the patient rooms on the north wing of the project area and replace with a 4-pipe heating-cooling unit in the ceiling space and new chilled and steam piping routed from the mechanical penthouse. Control for the units was connected to the existing facility automation system.

Lead Mechanical Engineer for a new Healthcare suite on the fourth floor of the main hospital. Project included re-routing existing portions of the supply, return and exhaust ductwork and modify/ install new as necessary for the renovated spaces. Project also included relocated air devices and thermostats.

Lead Mechanical Engineer for the renovation of the first floor for Nursing and Dialysis. Project included design of new system for isolation rooms, re-routing existing portions of the supply, return and exhaust ductwork and modify/install new as necessary for the renovated spaces. Project also included relocated air devices and thermostats.

Lead Mechanical Engineer for the renovation of First East. Project included the renovation of over 11,000 SF 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.

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.

Prepared plans for new VAV indoor steam and chilled water air handler with humidification for new surgery rooms. Reworked existing piping and ductwork to work with floor plan revisions.



Mark Moore, P.E.

Position/Title

Electrical Engineer

Duties

Electrical Engineer

Education

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

Licenses

Pele WV, MD

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

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

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

Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in 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 marshal office and OHFLAC to obtain all the proper permits and approvals needed for the project.

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

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



David A. Boggs, P.E.

Position/Title

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

Duties

Mechanical and Plumbing Engineer

Education

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

Licenses

Professional Engineer WV, OH

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

Abraham Lincoln

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

Mechanical/Plumbing Engineer of record for new \$7MM medical office facility in Parkersburg, West Virginia. Building was designed for multiple HVAC zones to reflect tenant separation requirements of the building owner. Tenant design was based on Pharmacy, prosthetic laboratory, medical offices and a restaurant. Common restrooms, private bathrooms, and exam room sinks comprised the plumbing system design requirements.

Mechanical Engineer of record for a \$1MM medical/dental office facility in Parkersburg, West Virginia. Design included packaged HVAC systems with multiple zones and facility exhaust systems. Plumbing design included dental vacuum and air systems as well as domestic water distribution systems for building tenants, including tenant restroom requirements to meet code requirements.

Plumbing Engineer of record for a new 5,400 SF medical office building located in Belpre, Ohio. Design included domestic water distribution system for exam room sinks and facility restrooms as well as sanitary and storm water drain, waste vent system design all in within the state plumbing code requirements.

Plumbing Engineer of record for the renovation of first floor patient rooms and dialysis center for a hospital facility in Parkersburg, WV. Project design included 18 private patient room bathrooms four with ante room lavatories and ADA accessibility, all equipped with a shower fixture. Design also included the relocation of the hospital's dialysis unit and plumbing systems, a 4 bed unit. Plumbing design for the 18 patient rooms included a new medical gas distribution system specification for the med-gas outlet headwalls.

Lead Plumbing Engineer for OB and pediatric department renovations. Project included new triage, waiting, private rooms with new enlarged toilet rooms including showers, and rework of existing tub rooms to relocate an existing pediatric tub and add a new shower.

Lead Plumbing Engineer for Fifth Floor Medical/Surgical Nursing Unit Renovations. Project included replacing/relocating fixtures for ADA compliance.

Lead Plumbing Engineer for Third Floor Medical/Surgical Nursing Unit Renovations. Project included replacing/relocating fixtures for ADA compliance in the twenty-seven patient rooms, staff rooms and various shower/tub rooms. Also replaced an existing shower room tub with a shower and designed a new shower room.

Lead Plumbing Engineer for a new Healthcare suite on the fourth floor of the main hospital. The project included 8 private patient toilet rooms, one semi-private room with ADA accessible toilet rooms, two new shower rooms, and one bath room with tub. Project also required the addition of medical gas and relocation of existing sprinkler heads.

Lead Mechanical and Plumbing Engineer for a new 37.5 bed Behavioral Health Unit which 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.



Spencer Kimble, P.E.

Position/Title

Civil Engineer

Duties

Civil Engineer

Education

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

Licenses

Professional Engineer WV, OH

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

Louis Brown

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

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

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

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

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

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

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

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



Eric Smith, P.E.

Position/Title

*Structural Engineering Department Manager
Civil/Structural Engineer*

Duties

Civil/Structural Engineer

Education

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

Licenses

Professional Engineer WV, OH

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

Vince Lombardi

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

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

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

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

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

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

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

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

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

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



Ronald D. Arnold

Position/Title

*Senior Construction Administrator,
Estimator*

Duties

*Project Administration
Construction Estimating*

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

David McCullough

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

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

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

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

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

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

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

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

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



William B. Showalter, P.S.

Position/Title

Professional Surveyor,
Surveying Department Manager

Duties

Surveyor

Education

B.S., Civil Engineering

Licenses

Professional Surveyor

WV Society of Professional Surveyors, National
Society of Professional Surveyors

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

Konrad Adenauer

Lead Surveyor on Vienna Johns Manville Acquisition. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on First Colony Center commercial development, Marietta, OH. Boundary, and topographic survey of pre construction (existing) facilities. Construction layout of development. 15+- Acres, Cost >\$80,000. Managed office and field work.

Lead Surveyor on Jackson and 9th Street Tank Replacement. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on City of Vienna Water Tanks Renovation Project, Vienna, WV. Boundary, and topographic survey of pre construction (existing) facilities. Preparation of construction easements. 12+- Acres, Cost >\$10,000. Managed office and field work.

Lead Surveyor for City of Marietta Green Street Widening Project. Survey of existing buried / aerial lines. Topographic survey of proposed widening area. 4000+ LF, Cost < \$7000. Performed Field work, prepared deliverables and managed office.

Lead Surveyor on 40th Street Storm Sewer Life Station in Vienna, WV. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on 60th Street Public Works Facility in Vienna, WV. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on the Muskingum River Force Main in Marietta, OH. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on the Green Street Waterline Replacement in Marietta, OH. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on the Sherry Drive Waterline Replacement in Marietta, OH. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.

Lead Surveyor on the Bike Path Alignments in Marietta, OH. Provided boundary and topographic surveying, utility mapping, and managed office and field work.

Lead Surveyor for Emergency Management Mapping in St. Marys, WV. Provided boundary surveying and topographic surveying, utility mapping, and managed office and field work.

Lead Surveyor on Muskingum Drive Realignment in Marietta, OH. Provided boundary surveying for transfer of property, topographic surveying and utility mapping for engineering design and construction layout or control placement for construction purposes.



Keri L. Dunn

Position/Title

Specification Writer
AIA Contract Administrator

Duties

Specification Writer, Bid Administration
and Contract Administration

Education

Washington State Community College
A.S., Industrial Technology

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

Dale Dauten

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

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!

Aerial Mapping

Pickering Associates has recently obtained certification through the FAA's Part 107 Remote Pilot process to operate Unmanned Aircraft Systems (UAS) commercially. As cutting edge technology continues to evolve, Pickering Associates is able to fulfill client needs further by providing high-quality aerial imagery and three-dimensional aerial mapping.

Currently, Pickering Associates is capable of employing the use of two UAS: the Yuneec Typhoon 4K and/or the DJI Mavic Pro to fulfill client needs of high quality imagery and 4K video. In addition to imagery and video, the DJI Mavic Pro allows for the capturing of 3D point cloud data to be incorporated into CAD design files. In addition, the data obtained by the DJI Mavic Pro has the capability of being integrated with the Faro 3D scanning system, and ultimately be intertwined with our firm's ability to 3D print models. The functions of these images and videos can range from Pre-Construction documentation of large scale projects to construction progress documentation to As-Built documentation. They can also be used as marketing and inspection tools.





Related Prior Experience

Type

Government

Services

Mechanical

Electrical



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

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

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

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

Type

Government

Services

Architectural

Construction
Administration

Project
Management



Prior to merging with Pickering Associates in 2016, Associated Architects was hired by the Air National Guard to design a Fire, Crash and Rescue Station for Yeager Airport. The 20,000 SQ FT facility was completed in the summer of 2006, and includes 12 apparatus bays, which were designed to be able to serve both the flight deck as well as the building on and off campus, living areas, a full kitchen and dorms. This unit also houses the main communications for the Guard's responsive units, with high security requirements for both the protection of the building and also the flight deck. The design included unique elements such as the gravity fed foam fill stations, individual overhead waterfill stations for each bay, hazardous decontamination wash down rooms, air fill rooms and 15 second open garage doors.

The project team worked with the Air National Guard, Yeager Airport and key stakeholders to make sure all programmatic needs were accommodated. The completed project cost was more than \$4.5 million.

Contact: Capt. Fredrick Thomas, P.E., Air National Guard | 304.341.6649

Type

Government

Services

Architecture
Project
Management
Construction
Administration



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

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

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

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

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

Type

Government

Services

Architectural

Construction
Administration

Project
Management



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

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

Contact: Brian Donat, County Administrator | 304.586.0201

Type

Government

Services

Architecture

Project
Management

Construction
Administration



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

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

Contact: City of Charleston | 304.348.8137

Type

Government

Services

Architectural

Civil

Structural

Mechanical

Electrical

Construction

Administration



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

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

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

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

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

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

Type
Government

Services
Architecture
Project
Management
Construction
Administration



The Washington County Public Library contacted Pickering Associates after discovering the need to replace the existing clay tile roof and tin lingering in the existing built-in gutter at the Main Branch Library in Marietta, Ohio. The building was built in 1918 and expanded in 1997 to include a second floor and mezzanine. Several repairs have taken place over the years in an effort to extend the life-span of the existing roof and tin lined gutter.

Pickering Associates provided the design services to replace the clay tile roof and tin lining in the built-in gutters in order to provide a long term solution for the Washington County Public Library's roof issues. Additionally, Pickering Associates provided project management, bidding and construction administration services.

Pickering Associates' team performed the field surveying of the existing roof area and recorded relevant information for design purposes, documented the existing conditions required for new design, and inspected the wood roof framing and decking for water damage.

Pickering Associates' architectural team created bid and construction documents. The construction documents consisted of the demolition roof plan and coded notes, new roof plan and coded notes, and roof details pertaining to new roof materials, existing roof materials to remain, built in gutters, roof penetrations, and flashings to convey work to be completed within project scope.

Pickering Associates' project manager and construction administrator reviewed the existing project area and discussed the conditions (known and visible) with the owner. Our project manager/construction administrator created both the AIA front end documents and the roof specifications for bidding the project. Our team distributed the bid packages, scheduled and lead the pre-bid meeting, handled RFI's, scheduled and lead a public bid opening, assisted the owner with contractor selection, scheduled and lead a pre-construction meeting at the site with all involved parties, and scheduled and managed a contract signing/negotiating meeting.

This project was completed on time and on budget.

Type
Education

Services
Structural
Architectural
Construction
Administration



Due to repair and maintenance concerns as well as the general age of the roofs, Wood County Schools has contracted with Pickering Associates over each of the last five years to prepare bidding and construction documents for roof replacements at several schools throughout Wood County. The County determined priorities for replacement and edge repair and worked with Pickering Associates each year to design, bid, and construct roof replacement as it fit within their maintenance budget.

To date, seventeen roofing projects have been completed, totaling over 634,000 SF and another six are currently being designed for construction in the summer of 2018 that total over 323,000 additional square feet. Wood County has also contracted with Pickering for their 2019 roof replacement projects that will be designed in 2018 and ready for bidding and construction prior to the summer of 2019. These additional roof projects encompass twelve buildings and over 317,000 SF.

Although there are various types of existing roof construction throughout the buildings in the County, many of the replacements were ballasted membrane systems over various types of decking. The majority of the new roof construction was based on new fully-adhered 90 mil EPDM roof systems with 2" polyiso board insulation, and many of the projects included replacement of all edging, gravel stops, flashing and associated blocking and decking as required, due to damage. Various overhangs and canopies were also re-roofed or replaced depending on structural integrity as part of these projects. New equipment rails for misc. equipment and ductwork were included as well as various exhaust vent curbs required to meet warranty and maintenance requirements.

Contracts each year were typically awarded to Pickering Associates in early Spring, requiring the design process to be fast-tracked, so that bidding and contracting could be performed in time to begin construction as soon as school dismissed for summer vacation at the end of May. The projects were bid as separate contracts allowing the County to use multiple contractors, ensuring that all work could be completed over the summer break.

Pickering performed all design, bidding services, and construction administration for the County to ensure that all work was performed in compliance with the construction documents and per manufacturers recommendations for warranty purposes.

Project Owner: Wood County Schools

Type

Government

Services

Architectural

Civil

Survey

Structural

Mechanical

Electrical

Construction
Administrator

Primary Office

Parkersburg, WV



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

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

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

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

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

Type

Private

Services

Architectural

Mechanical

Electrical

Structural



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

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

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

Type

Education

Services

Architecture

Civil

Structural

Mechanical

Plumbing

Electrical

Construction

Administration



Pickering Associates has had the privilege to collaborate with this University for the last 9 years. This client, like every client, represents a very important part of our portfolio of projects and life experiences. We average one-two projects per year with this client ranging from a new facility to a small renovation. Our project portfolio includes:

Asbestos Abatement Design and Bidding: Quantified/located asbestos throughout North Campus and provided bidding documents for remediation. OVU chose to self-perform portions of the work in phased projects..

Revision of Electrical Distribution: Expanded the electrical distributions to allow for future expansion.

Architectural Façade Enhancements to North Campus: Provided concepts to change the roof line and overall aesthetic appeal of North Campus.

New two pipe Boiler, Chiller, and Cooling Tower Replacement: Design-build project to replace the aging Heating and Cooling infrastructure. Design estimate was \$1.2MM with final construction costs being \$1MM.

3rd Floor Air Conditioning Design: Provided design services to air condition the 3rd floor of North Campus. Engineer estimate landed within 10% of the actual construction bids.

Library Relocation from South Campus: Provided design services to combine all campus libraries into one at the North Campus, renovated an existing chapel area into Library areas, worked with temperature control for humidity purposes.

Renovation of Annex: Interior design services were provided to renovate the Annex into a Bible wing and conference room.

New Athletic Field Conceptual Design: Provided design services for land use and future development of new athletic fields.

Drennan Science Center is one of the projects of which we are most proud. Pickering has recently been asked to generate marketing materials to fund raise for a future renovation project on campus.

Type

Education

Services

Architectural

Civil

Structural

Mechanical

Plumbing

Electrical

Construction
Administration



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

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

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

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

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

References



Letter of Reference

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

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

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

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

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

Sincerely,

Fred B. Smith, PE
Director, Physical Plant

CHARTERED IN 1835

215 Fifth Street • Marietta, Ohio 45750-1031 • Phone: 719.376.4000 • www.marietta.edu



ENGINEERING DEPARTMENT

304 Putnam Street - Marietta, Ohio 45750
Phone (740) 373-5495 - Fax (740) 376-2003
www.mariettaoh.net

April 20th, 2016

To whom it may concern,

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

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

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

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

Sincerely,

Joseph R. Tucker, PE
City of Marietta



Come grow with us!

May 19, 2016

To Whom It May Concern:

Pickering Associates worked with Polymer Alliance Zone, Inc. on our 80,000 square foot pre-engineered warehouse building at Polymer Technology Park in Davisville, WV. The project was funded through WV Economic Development Administration (WVEDA) and the Infrastructure Joint Development Council (IJDC).

From initial project planning, design development and bidding, through contracting, construction administration and closeout, Pickering Associates was beside PAZ to provide any necessary support needed to make this project successful. Their professional team of Architects, Designers and Engineers, worked closely with our staff to make sure the design accommodated all of our needs.

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,

A handwritten signature in black ink, reading "Karen L. Facemyer".

Karen Facemyer
President/CEO
Polymer Alliance Zone, Inc.



Physical Plant Department
Wood County Schools Maintenance
4701 Camden Avenue
Parkersburg, WV 26101

Phone: 304-420-9568
Fax: 304-420-9570

January 15, 2016

TO: Whom It May Concern

RE: Customer Reference – Pickering Associates, Inc.

Pickering Associates, Inc., have performed a wide variety of jobs for Wood County Schools in the past ten years. Pickering has handled project design and management for seven major roof replacement projects totaling in excess of \$5 million. Pickering has also performed engineering and site management on several HVAC, structural, and access control projects in the last decade. The Pickering team I have personally worked with – Jeff Hosek, Zac Campbell, Dave Boggs, Traci Stotts, Ron Arnold, Keri Dunn, and Ryan Taylor – have always been very professional, accomplished good work, and been easy to work with.

I have no problems recommending Pickering Associate's for any of the above mentioned projects – I don't think you will be disappointed.

Sincerely,



Garry H. Cooper
Physical Plant Director



Mayor

Randall C. Rapp

Recorder

Cathy Smith

City Council

Roger Bibbee

Jim Miracle

Bruce Rogers

Steve Stephens

Tom Azinger

April 18th, 2016

To whom it may concern,

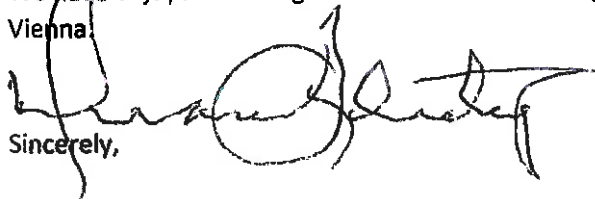
Pickering Associates has worked with the City of Vienna on our Police Department Annex, Volunteer Fire Department, and Senior Center, as well as multiple other projects over the past several years, providing Architectural, Engineering and Surveying services for the city.

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

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

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

Sincerely,

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



June 1, 2018

To Whom It May Concern:

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

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

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

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

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

A handwritten signature in black ink, appearing to read 'John H. Anderson'.

John H. Anderson

Project Manger | Business Development

Mark Mondo Building and Excavating

740-376-9396

740-236-6006 Mobile

john@mondobuilding.com