

A/E Services for West Virginia Army National Guard

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WV PURCHASING DIVISION



# BRUSHFORK ARMORY HVAC DESIGN

## CEOI 0603 ADJ2100000008

MARCH 24, 2021



**EST. 1988**

# **OUR MISSION**

**Pickering Associates is a multi-disciplined professional architectural, engineering and surveying firm providing quality services that meet or exceed our clients' expectations. We are committed to the professional development and technical advancement of our employees. We will continuously improve the delivery of our services through innovation and an entrepreneurial spirit.**

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Department of Administration, Purchasing Division  
Ms. Tara Lyle  
2019 Washington Street, East  
Charleston, WV 25305-0130



Ms. Lyle,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural and Engineering services for the Brushfork Armory HVAC Renovation located in Bluefield, WV. We feel confident that our design team is uniquely qualified to provide design and construction administration services as necessary for this project. The professional staff at Pickering Associates is capable of providing full-service delivery to our clients for projects ranging in size and scope. By providing the complete design for a project from within one company, we are able to maintain open communication, multi-discipline coordination, and create a strong partnership with our clients.

Your project is important to us and we will take the time to get to know the facility as well as the needs and requirements for this project. As you are aware, there are many factors that need to be considered when renovating an existing facility. We understand the importance of verifying existing conditions and take great pride in the efforts that our design team goes to for accurate and complete site work and documentation. Our understanding is that the project requires professional services for architectural and engineering. The scope of work currently includes update and renovation of existing HVAC systems at the Brushfork Armory facility. Having all engineering services in-house will allow us to easily add or modify the scope of work for these services as needed.

Our approach to your project is outlined in this proposal, which will demonstrate our procedure for communication, our strict adherence to schedules and budget, and our reputation for excellent quality service that results in accurate construction documents. Our team has extensive experience with occupied space renovations and we are aware of some of the challenges, concerns, and issues that will need to be addressed throughout design and construction.

At Pickering Associates, we understand the importance of keeping the Owner informed and engaged throughout the entire design and construction process, and we feel that communication is the key to any successful project. Pickering will begin the design process with a face to face organizational meeting with all stakeholders. The purpose of this meeting is to meet the project team, discuss and define the scope of work, and be the kick-off for the design process. After this initial meeting, our Project Manager will work with the design team to provide you with a well-designed and coordinated project, while keeping you informed throughout the entire process.

We believe that our previous related experience, qualified design team, sets us apart, making our full-service design firm an excellent choice for your project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jeff Hosek", is positioned above the printed name.

Jeff Hosek, PE, LEED AP (BD+C)

Mechanical Engineering Department Manager | Project Manager  
304.464.5305 EXT: 2002  
jhosek@pickeringusa.com

# ABOUT THE COMPANY

*Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for the past thirty years.*

Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art engineering practices create a full-service, multi-discipline, architectural, engineering and surveying firm serving a wide range of needs and featuring innovative, customized solutions. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters as well as support personnel.

The disciplines we cover include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration. Pickering Associates specializes in the above listed disciplines with education, government, healthcare, industrial, oil & gas and private sector clients.



**“WE ARE  
COMMITTED TO THE  
PROFESSIONAL  
DEVELOPMENT AND  
TECHNICAL  
ADVANCEMENT OF  
OUR EMPLOYEES.”**

# ABOUT THE PEOPLE

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

Successfully executing more than 10,000 projects in its history, the firm has built a tremendous wealth of experience gaining insight into what works for each of our client types. Those lessons learned add substance to our work and provide our clients with unparalleled value.

Our objective is to partner with our clients improving their performance, flexibility, life-cycle cost, sustainability and ultimately well-being.

## LEADERSHIP

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### V.P. of Marketing & Development

Traci Stotts, AIA, NCARB  
Architect

### C.E.O. & President

Ryan Taylor  
Sr. Project Manager

### Executive V.P. of Design

David Boggs, P.E., CPD  
Sr. Mechanical Engineer

### V.P. of Projects

Zac Campbell, P.M.P.  
Sr. Project Manager

### V.P. of Construction

Mark Welch, P.E.  
Sr. Project Manager

## DEPARTMENT LEADS

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### Civil Engineering

Spencer Kimble, P.E.

### Electrical Engineering

Carl Henson, P.E.

### Mechanical Engineering

Jeff Hosek, P.E. LEED AP (BD+C)

### Piping Engineering

Patrick Flora, E.I.

### Structural Engineering

Eric Smith, P.E.

### Architecture

Traci Stotts, AIA, NCARB

### Building Information Modeling

Chris Algin, AIA, NCARB

### Construction Administration

Ronald Arnold

### Surveying

Bill Showalter, P.S.

## BRANCH MANAGERS

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### Athens

John Bentz, P.E.

### Fairmont

Pamela Wean, AIA

### Charleston

Sean Simon, AIA, NCARB

# YOUR PROJECT

Pickering Associates takes pride in our approach to projects and project management. We strive to deliver consistent projects that execute our Client's expectations.

Our project manager, Jeff Hosek, will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the WVANG informed throughout the entire process and confirm information gets distributed to the entire team. Communication will be consistent from the project kickoff meeting through closeout. Jeff will also lead in the development of the project schedule in conjunction with WVANG.

## **Goal/Objective 1:**

**Provide a design including all engineering and architectural disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements include but are not limited to: replace/upgrade HVAC equipment and systems, utilizing energy efficient, economically and maintenance friendly equipment. All electrical and mechanical system will be provided within the design to support the facility. Cost effective energy conserving features will also be incorporated within the design.**

Pickering Associates endeavors to produce an accurate and well-coordinated set of construction documents for every project that we work on. We are very familiar with West Virginia State Purchasing procedures and guidelines.

Our design process will begin with examining the existing conditions any equipment and facilities. The results of the examination will be incorporated into a 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, 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 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 project manager 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 Team 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.

## **Goal/Objective 2:**

**Designer shall be responsible for researching and investigating the location of existing underground utilities and above ground utilities. Designer will also provide drawings and specifications of any and all utility and road infrastructure as needed and directed by the owner and/or state agency, utility company or other approval authority for Bluefield, West Virginia.**

Pickering Associates will use our survey crew in conjunction with GPRS, LLC to document the existing utilities. The design documents will show all locations and required changes to the existing utilities.

# YOUR PROJECT CONTINUED...

## **Goal/Objective 3:**

**Drawings and specifications are to be submitted along with cost estimates.**

Pickering Associates will work with milestone submittals as requested. Typically we submit at 30%, 60%, 90% and 100%, but we can set any percentage milestone the Owner would prefer. We always submit cost estimates with the document submissions. Our cost estimates are line item estimates. We do not use square foot cost estimates. 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.

## **Goal/Objective 4:**

**Drawings and specifications are to be submitted at 35%, 65%, 95% and 100%, cost estimates are to be revised and submitted with each 35%, 65%, 95% and 100%.**

We know the importance of not only understanding our client's budget, but also ensuring that the project is designed to fit into (and stay within) that budget. 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 will provide an updated estimate of probable construction costs for 35%, 65%, 95% and 100% phases of design, thus monitoring and providing control for the project budget. Drawings and specifications will be submitted along with the cost estimates at the 35%, 65%, 95% and 100% milestones. 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.

## **Goal/Objective 5:**

**Provide construction bid services to the Owner.**

**1) Competitive Bid Assistance - Vendor will assist Agency in the competitive bidding process for construction as needed with responses to questions and answers, design/specification modifications, and addenda preparation.**

**2) Construction Administration - Vendor will perform construction administration services during Construction.**

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.

## ***Our Unique Qualities:***

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

1) Full Service Firm: Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) Our Experience: We have completed other design projects that are similar to your renovation project and have assembled an experienced project team that works well together. We understand the needs of your facility and believe that our work with the WVDNR on prior projects gives us an insight to the scope and design that other firms may not offer.

3) Our Technology: Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality, and 3D printing technology in developing our project concepts throughout the design process, as needed. These tools also allow for us to better communicate the final layout and look of the project with our clients and allows our clients to experience what the project will look like prior to construction.

4) Our Communication: Our Project Manager will provide consistent communication with all project stakeholders throughout the project design. We make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations.



## YOUR PROJECT TEAM

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### **Project Owner**

WV Army National Guard  
Construction and Facilities Management Office  
Brushfork Armory



## LEADERSHIP

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### **Project Manager**

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Jeff Hosek, PE  
LEED AP BD+C  
Mechanical Engineer  
Project Manager

Jeff coordinates and manages a team that provides planning and development to industrial, commercial and institutional accounts. He has a wealth of experience with HVAC design.

## DESIGN TEAM

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### **Civil Engineering**

Spencer Kimble, PE

### **Structural Engineering**

Eric Smith, PE

### **Piping Engineering**

Patrick Flora, EI

### **Electrical Engineering**

Mark Moore

### **Construction Administration**

Sean G. Simon, AIA, NCARB

### **Surveying**

Bill Showalter, PS



# WHAT FULL SERVICE MEANS

## CIVIC

For owners and designers, civic buildings present a unique set of challenges and opportunities in an effort to maintain, renovate and expand services provided within the facility as well as service a wide range of individuals all with different needs and abilities. While some civic projects allow a design team to start from the ground up, many civic building projects involve the adaptive reuse of an existing facility or an addition to an existing facility in order to facilitate the owner's continued demand for growth. It is also important for owners to find a team with the depth of experience in dealing within the restrictions of limited budgets, governing regulations, multiple phase oversight and approving agencies.

Civic buildings also present a unique design for the team selected for a project by the fact that potentially every component of the design will be subjected to an expanded range of users that are normally not present in other facility designs. Pickering throughout the years has been able to engage with many civic organizations to provide design and consultant services on multiple projects including court room designs, upgrades and renovations, 911 Command Centers, office facilities, fire stations, and conference centers.

Our depth of experience and staffing provides owners with the knowledge and resources to execute their projects effectively. We understand and execute projects to create facilities which meet ADA compliance, higher security through knowledgeable design practices and the use of technology, greater occupancy safety while providing our clients with scheduled phase

gate review points for proper oversight and approval, concise project management to maintain budget and schedule oversight and assistance throughout the review and approval process with governing agencies.

## OUR APPROACH

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 60 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule. Because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve 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 proven 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.

Pickering Associates has invested in state-of-the art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format that blends well with our 3D modeling and BIM workflows. This tool allows us to send a small scanning team into an existing building/space and virtually document the conditions of the area in three dimensions, including detailed color photographs throughout the scanned area for design teams to reference throughout the project. This data capture implementation is safer and more efficient for our designers. It reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years.

By working with Pickering Associates you will see that teamwork 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 vision becomes a reality.

## **OFFICE LOCATION: HEADQUARTERS**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

Jeff Hosek, PE, LEED AP (BD+C)  
Mechanical Engineering Dept. Mgr/  
Sr. Project Manager  
(P) (800) 954-5305 EXT: 2002  
(E) [jhosek@pickeringusa.com](mailto:jhosek@pickeringusa.com)

## **SERVICES:**

Architecture  
Interior Design  
3D Model Design  
Landscape Architecture  
Civil Engineering  
Structural Engineering  
Electrical Engineering  
Automations & Controls  
Mechanical Engineering  
Piping Engineering  
Process Engineering  
Surveying  
Marketing Development  
Construction Services  
Project Management

**Rated as one of the  
TOP  
Engineering Firms in  
West Virginia.**

*- The State Journal*



Pickering Associates "IDEA" is our Integrated Design Execution Approach.

**Integrated** - we want our clients, contractors and end users engaged in the process of design. When the right people are involved, accessing the best information, good decisions are made.

**Design Execution**- refers to how we develop and optimize your project. We focus on the questions that have the most impact. We assign the right staff with the right tools

**Our Approach**- recognizes that projects are constantly changing and evolving as the project progresses. We tailor a plan for the project objective, maintain and monitor it so it remains optimized to achieve project goals, faster.

Pickering Associates' Integrated Design Execution Approach - our "IDEA", is a big deal, and will help your project be successful.

Building Information Modeling is a process that aligns to all aspects of our "IDEA". It is integrated, allowing easy access to project information. The software we use help understand the proposed design, coordinate, and identify the critical problems that need answers. Most importantly, Building Information Modeling is a process that fits with our Approach. Allowing the project team to evolve seamlessly as more information is available and new stakeholders are brought onto the team.

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 with all

project stakeholders 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 digital comments allows our team to capture and track design communications more efficiently than ever before.

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 work flows.

This tool allows us to send a small scanning team into an existing building/space and digitize the as-built 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 measure from a 360 degree image or point cloud with higher accuracy and faster than field measurements.

Building Information Modeling is a process that starts at integrating the team, provides access to project information, incorporates tools to understand design execution, and allows teams to focus on what matters most for the project. It perfectly complements Pickering's Integrated Design Execution Approach, and we can't wait to show you BIM and our "IDEA"s!

# EXAMPLES OF PAST PROJECTS/GOVERNMENTAL

## **West Virginia Army National Guard Charleston, WV**

Kenova Vehicle Exhaust HVAC Upgrades  
Camp Dawson Building 215 Windows and Door Replacements  
Camp Dawson Rappel Tower Renovation  
Camp Dawson Structural Repairs  
Eleanor Readiness Center HVAC Renovations  
Camp Dawson Airfield Support Facility  
Camp Dawson Cottages Renovations  
Camp Dawson Bldg 215 Medical Wing Renovation

## **State of West Virginia Charleston, WV**

Building 8 - Evaluation  
Building 22 - Renovation

## **West Virginia Department of Natural Resources Charleston, WV**

Chief Logan Pump  
New District 6 Office Design  
North Bend Lodge Renovations

## **City of Marietta Marietta, OH**

Phase 1,2,3 Marietta City Hall Renovations  
City Hall Roof Replacement  
Armory Structural & Reroofing  
Duckbill Outfall  
Water Treatment Plant Solids Contact Tank Painting  
North Hills Elevated Water Tank  
Channel Lane Culvert  
Harmar & 676 Elevated Water Tanks  
Sherry Dr/Hadley Ln Water LN Replacement  
Additional Survey-Sherry Dr/Hadley Water  
Greene ST/Colegate Dr Waterline Replacement  
Armory Ground Floor Renovations  
Marietta Waste Water Treatment Plant Phase 2 Services  
Armory Elevator

## **City of Parkersburg Parkersburg, WV**

Engineering Assistance with Boiler I  
Old Sumner School Site and Building Evaluation  
Downtown Electrical Lighting Design  
Emerson New Fire Station Design & Construction

Administration  
Covert Street New Fire Station Design & Construction Administration  
Liberty Street New Fire Station Design  
City of Parkersburg Master Planning Design

## **City of Vienna Vienna, WV**

New Building Addition for Police Phase 1&2  
Police Department Redesign  
New Senior Center Addition

## **Vienna Volunteer Fire Department Vienna, WV**

Vienna Volunteer Fire Station Addition  
Police Station Generator Renovation

## **HAPCAP**

### **Athens, Hocking, Perry, OH**

South East Ohio Foodbank Freezer  
Elevator Addition

## **Parkersburg Utility Board Parkersburg, WV**

Repair Martown Reservoir Communication  
Add radio & PLC to Pettyville site  
Quincy Street SCADA

## **Putnum Water Corporation Marietta, OH**

Pump Controls Call-Out  
Solar Panel Call-out 10/2010  
New Water Plant SCADA Installation  
Additional Water Plant SCADA Installation  
Robinson Road Waterline  
Chevy Chase Manor Water Line

## **Parkersburg & Wood County Library Parkersburg, WV**

Library Sign Foundation  
Emerson Library Roof Replacement  
Emerson Library Renovation & New Entry Addition

## **Lubeck Utility Board Lubeck, WV**

Troubleshooting Device Net  
Lookout HMI to Panelview SE Display  
Install Pressure Filtration Sys PLC



# WVANG - ELEANOR ARMED FORCES CTR

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## HVAC RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
\$646,400

DESIGN COMPLETION  
AUGUST 2020

CONSTRUCTION COMPLETION  
FEBRUARY 2021

The West Virginia Army National Guard selected Pickering Associates to design improvements to their HVAC equipment.

The existing shower and locker room incorporated a new cooling unit and two other existing units were also replaced due to age. Pickering Associates worked with the client to select an energy recover unit with a cooling coil and heating coil to save on energy as well as control humidity within the shower and locker space. Two large packaged rooftop units were included in the design as alternates.

During the design the client desired to include a control sequence to close off all openings into the building as well as de-energize all air moving equipment.

The equipment and controls were awarded, and constructed on time and under budget.

### SERVICES PROVIDED

ELECTRICAL  
MECHANICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

DAVID UNRUE  
PROJECT MANAGER  
P) (304) 561-6775  
E) DAVID.R.UNRUE.NFG@MAIL.MIL





# WV ARMY NATIONAL GUARD

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## CAMP DAWSON COTTAGE RENOVATIONS

### PROJECT SPECS:

PROJECT COST  
EST \$1.25 MILLION

SQUARE FOOTAGE    3 COTTAGES:  
                                  1300 SF  
                                  2700 SF  
                                  3400 SF

DESIGN COMPLETION  
75% COMPLETE

CONSTRUCTION COMPLETION  
TBD

### SERVICES PROVIDED

ARCHITECTURAL  
STRUCTURAL  
CIVIL  
ELECTRICAL  
MECHANICAL  
PLUMBING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

JONATHAN NEAL  
CFO-TSB  
E) JONATHAN.L.NEAL@NFG@MAIL.MIL

The West Virginia Army National Guard selected Pickering Associates to design improvements to three residential cottages at their Camp Dawson facility in Kingwood, WV. The cottages are used by traveling staff and visitors at the base. Each cottage has its own style, ranging from rustic to elegant, and will receive upgrades and improvements inside and out.

Renovations include new exterior siding and stone, windows, doors, and site improvements such as new patios and ADA ramps. Interior upgrades include total energy-efficient HVAC and lighting replacement, electrical improvements, new plumbing fixtures, fully remodeled restrooms and kitchens, and new interior doors. Some rooms will be redesigned to create an open floor plan in the living/kitchen areas, and some guest rooms will be provided with new private bathrooms where they were originally shared between rooms. In addition, all flooring and trim will be replaced, and all walls and ceilings will be painted or covered. New gas fireplaces will be installed in all three cottages, and all units will be upgraded to be compliant with ADA.

Once complete, the cottages will be virtually entirely renovated for improved comfort, energy efficiency and safety for all guests and visitors.



# WVANG - CAMP DAWSON

## AIRFIELD SUPPORT FACILITIES RENOVATION

### PROJECT SPECS:

ESTIMATED PROJECT COST  
\$992,240

DESIGN COMPLETION  
SPRING 2021

CONSTRUCTION COMPLETION  
TO BE DETERMINED BY OWNER

The West Virginia Army National Guard selected Pickering Associates to design renovations to two existing buildings which serve as support facilities for the airfield at Camp Dawson.

One building is a single story structure that provides temporary lodging for pilots while onsite. Renovations will include all new blast-resistant exterior doors and windows, new interior doors, upgraded plumbing, HVAC and electric, and all new interior finishes.

The other building is also one story, and houses the control room for the airfield, and miscellaneous offices. Renovations will include all new blast-resistant doors and windows, a new roof, new interior doors, construction of new offices, a conference room, a new ADA restroom, and a garage for a utility vehicle. In addition, the building will receive all new interior finishes and ADA improvements, and the plumbing, HVAC and electric will be upgraded.

### SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
PLUMBING  
STRUCTURAL  
CONSTRUCTION ADMINISTRATION  
PROJECT MANAGEMENT

### CLIENT CONTACT

JONATHAN NEAL  
DEPUTY BRANCH CHIEF  
TRAINING SITE BRANCH  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL



# WVANG - CAMP DAWSON

## BUILDING 215 WINDOW AND DOOR REPLACEMENT & MEDICAL WING RENOVATIONS

### PROJECT SPECS:

ESTIMATED PROJECT COST  
\$705,361

DESIGN COMPLETION  
SPRING 2021

CONSTRUCTION COMPLETION  
SUMMER/FALL 2021

The West Virginia Army National Guard Command was seeking architectural and engineering professional services to renovate Building 215 at Camp Dawson. This facility houses West Virginia National Guard troops for training and Medical Wing.

Two separate projects will take place. One project will include complete replacement of doors and windows with new blast-resistant exterior doors and windows and all new interior doors. The second project includes complete demo and reconstruction of the medical wing to provide new waiting rooms, exam rooms, a dental suite, EKG room, hearing testing and multiple private offices, consultation rooms and restrooms.

### SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PLUMBING  
CONSTRUCTION ADMINISTRATION

### CLIENT CONTACT

JONATHAN NEAL  
DEPUTY BRANCH CHIEF  
TRAINING SITE BRANCH  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL





## PROJECT SPECS:

ESTIMATED PROJECT COST  
\$425,962

DESIGN COMPLETION  
APRIL 2019

CONSTRUCTION COMPLETION  
TO BE DETERMINED BY OWNER

## SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

JONATHAN NEAL  
DEPUTY BRANCH CHIEF  
TRAINING SITE BRANCH  
P) (304) 791-4138  
E) JONATHAN.I.NEAL.NFG@MAIL.MIL

The West Virginia Army National Guard Command was seeking architectural and engineering professional services for the restoration of the Rappel Tower Support Facilities at Camp Dawson. The Rappel Tower Support Facilities consists of two (2) pre-fabricated concrete buildings; one of which is a classroom building, and the other restroom facilities. Each building has some structural and sustainment issues that need to be addressed both structurally and mechanically. This facility will be used by soldiers in training.

The design elements for the project generally included abating mildew and molded wall board and material from classroom area, addressing roof issues, storm drainage, design for new HVAC systems, new instantaneous domestic hot water system, restroom renovations, and new interior and exterior LED lighting for both buildings.

During the development and progression of design scope it was determined that the electrical service to the classroom building and the electrical distribution panel in the restroom building were insufficient to power the necessary and needed HVAC systems to meet the request to air condition the restroom building of the project. Pickering Associates addressed this additional scope with no delay in the schedule.



**PROJECT SPECS:**

**PROJECT COST**  
\$130,000

**SQUARE FOOTAGE**  
N/A

**DESIGN COMPLETION**  
APRIL 2019

**CONSTRUCTION COMPLETION**  
JANUARY 2020

Pickering Associates provided professional engineering services to The West Virginia Army National Guard for the renovations to an existing vehicle exhaust system in the field maintenance shop (FMS) at their Kenova facility. The renovations had to meet the HEMTT vehicle exhaust flow rate of 500 cubic feet per minute (CFM).

The scope of work included replacement of two existing engine exhaust fans with two new fans including two hose reels per system, for a total of four. Project included documentation of existing building, development of construction documents, preparation of probable construction cost, bidding, contracting and construction administration.

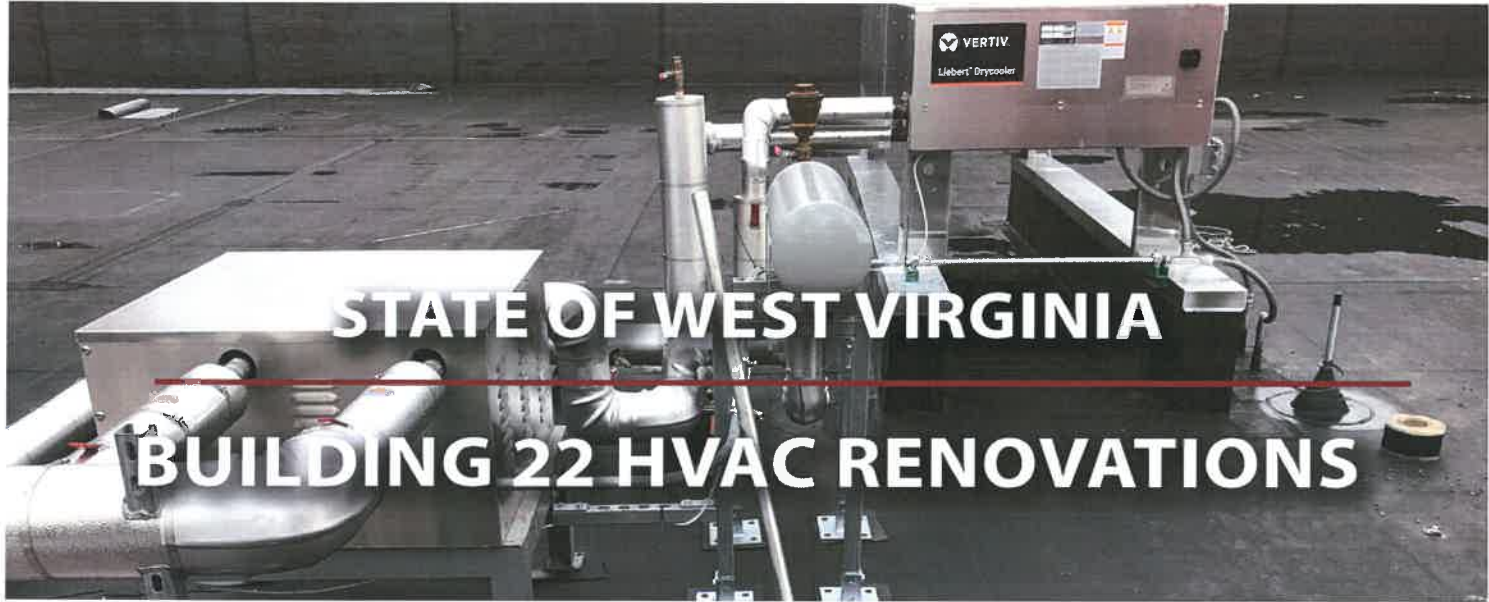
**SERVICES PROVIDED**

MECHANICAL ENGINEERING  
ELECTRICAL ENGINEERING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

**CLIENT CONTACT**

DAVID UNRUE  
PROJECT MANAGER  
P) (304) 561-6775  
E) DAVID.R.UNRUE.NFG@MAIL.MIL





# STATE OF WEST VIRGINIA BUILDING 22 HVAC RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
\$2,308,775

DESIGN COMPLETION  
MAY 2020

CONSTRUCTION COMPLETION  
EST

It is the desire of General Services Division to renovate Building 22. The building is four floors with a mezzanine and a full basement. Each floor is approximately 19,000 square feet with a total of approximately 140,000 square feet. The project will be publicly bid with anticipated award in mid-January 2020. The Tax Department is planning on moving out of the facility starting the first week of January. There will be a small area of the second floor that will remain operational during construction. Design work will include architectural, structural, plumbing, fire protection, mechanical and electrical as described below. Design work will not include any upgrade work associated with the elevators. Also, the existing camera/security system will remain as it is currently installed.

## SERVICES PROVIDED

- ARCHITECTURE
- STRUCTURAL
- PLUMBING
- ELECTRICAL
- MECHANICAL
- CONSTRUCTION MANAGEMENT
- PROJECT MANAGEMENT

## CLIENT CONTACT

CHUCK ANDERSON  
P) (304) 957-7131  
E) CHARLES.L.ANDERSON@WV.GOV





# CHARLESTON AREA MEDICAL CENTER

## WOMEN & CHILDREN'S HVAC

### PROJECT SPECS:

#### PROJECT COST

\$1,166,400

#### SQUARE FOOTAGE

N/A

#### DESIGN COMPLETION

FEBRUARY 2019

#### CONSTRUCTION COMPLETION

JANUARY 2020

### SERVICES PROVIDED

ELECTRICAL  
MECHANICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

### CLIENT CONTACT

DAVID CHILDERS  
CORPORATE DIRECTOR  
P) (304) 388-4930  
E) DAVID.CHILDRES@CAMC.ORG

The hospital desired flexibility/redundancy to switch from one of two plants in the event of maintenance or equipment failure. Chilled water pumps serving each side were separated with a cross connection between the existing 350 ton and 250 ton chiller plants at the Charleston Area Medical Center (CAMC) Women and Children's Facility.

The 350 ton unit is currently feeding 200 gallons per minute (GPM) to the 250 ton chiller loop. With the additional chilled water demand and the future cross over to the 250 ton chiller on the existing pumping system the existing duty/stand-by pumps were not sufficient. Both the duty and stand-by pumps will be upgraded to meet the new flow requirements. The pumps were designed operate in tandem to supply the total connected flow. The pumps were provided with VFD's for future modulating control of the future cross over piping system.

The intent of the future cross over piping is to remove the existing cross connection and abandon it in place and install a new cross connection sized for 100% of the current load served by the 250 ton chiller. The new cross connection will continually feed the 250 ton chiller loop and during emergency situations feed 100% of the demand on the 250 ton chiller plant.



# WOOD COUNTY SCHOOLS

## PARKERSBURG SOUTH HIGH SCHOOL AUDITORIUM HVAC

### PROJECT SPECS:

PROJECT COST  
\$251,845.00

SQUARE FOOTAGE  
9,076

DESIGN COMPLETION  
JUNE 2013

CONSTRUCTION COMPLETION  
AUGUST 2013

### SERVICES PROVIDED

ELECTRICAL  
MECHANICAL  
STRUCTURAL  
PIPING  
CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

GARRY COOPER  
PHYSICAL PLANT DIRECTOR  
P) (304) 420-9568  
E) GCOOPER@ACCESS.K12.WV.US

Parkersburg South High School contacted Pickering Associates to design an HVAC system for the auditorium to replace the old system, which was too loud to operate while the space was occupied. School officials asked that the new system be a rooftop package utilizing natural gas for heating and electric for cooling.

The structural engineering scope of the project included a review of the auditoriums drawings and proposed rooftop unit cut sheet and visual field inspection. Our engineers determined the optimal roof location for HVAC placement and evaluated the existing roof trusses for loading, designed the post and beam support frame over the low-slope roof. The Team performed design support for sound proofing material to the underside of the roof purlins. Our engineers also prepared a construction cost estimate.

Pickering Associates' engineers determined the routing from the natural gas tie in location to the new rooftop unit and provided the construction plans for the natural gas piping.

The Pickering Associates mechanical engineering team reviewed the auditorium drawings and assisted in the placement of the new rooftop unit and developed the heating and cooling load calculations. Our engineers selected and specified the basis of design for the new unit and provided the demolition plans of the existing equipment and ductwork, as well as provided the construction plans for the new unit and ductwork.

Pickering Associates' electrical engineering team documented the site conditions and reviewed drawings to determine the auditorium's electrical load. Our team provided the demolition plans to remove the existing electrical equipment associated with the HVAC equipment. Our engineers provided the design and engineering to adjust the electrical distribution to meet the requirements of the installation of the new rooftop unit.



# ARMSTRONG FLOORING PLANT EXPANSION

## PROJECT SPECS:

PROJECT COST  
\$7,800,000

SQUARE FOOTAGE  
75,000

DESIGN COMPLETION  
JUNE 2018

CONSTRUCTION COMPLETION  
OCTOBER 2019

## SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
PIPING  
STRUCTURAL  
PROJECT MANAGEMENT  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

ROBERT L. MORRIS, JR.  
EXECUTIVE DIRECTOR  
P) 304-637-0803  
E) ROBBIE@RCDAWV.ORG

The Randolph County Development Authority hired Pickering Associates to design a 75,000 square foot plant manufacturing and storage expansion for Armstrong Hardwood Flooring. Pickering prepared a Preliminary Engineering Report to aid in acquiring funding for the expansion.

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





## PROJECT SPECS:

PROJECT COST  
\$9 M

SQUARE FOOTAGE  
N/A

DESIGN COMPLETION  
APRIL 2018

CONSTRUCTION COMPLETION  
FALL 2019

## SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

DWIGHT NEELY, PROGRAM ADMINISTRATOR  
ODOT STATEWIDE FACILITIES OPERATIONS  
P) (614) 466-4108  
E) DWIGHT.NEELY@DOT.OHIO.GOV

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

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

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





# OHIO DEPARTMENT OF TRANSPORTATION

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# FULL SERVICE MAINTENANCE FACILITY

# WASHINGTON COUNTY, OHIO

## PROJECT SPECS:

### PROJECT COST

\$9 M

### SQUARE FOOTAGE

N/A

### DESIGN COMPLETION

APRIL 2018

### CONSTRUCTION COMPLETION

FALL 2019

## SERVICES PROVIDED

ARCHITECTURE

CIVIL

ELECTRICAL

MECHANICAL

STRUCTURAL

CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

DWIGHT NEELY, PROGRAM ADMINISTRATOR

ODOT STATEWIDE FACILITIES OPERATIONS

P) (614) 466-4108

E) DWIGHT.NEELY@DOT.OHIO.GOV

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

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

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



# OHIO DEPARTMENT OF TRANSPORTATION

## FULL SERVICE MAINTENANCE FACILITY VINTON COUNTY, OHIO

### PROJECT SPECS:

PROJECT COST  
\$9 M

SQUARE FOOTAGE  
N/A

DESIGN COMPLETION  
APRIL 2018

CONSTRUCTION COMPLETION  
FALL 2019

### SERVICES PROVIDED

ARCHITECTURE  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

DWIGHT NEELY, PROGRAM ADMINISTRATOR  
ODOT STATEWIDE FACILITIES OPERATIONS  
P) (614) 466-4108  
E) DWIGHT.NEELY@DOT.OHIO.GOV

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

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

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



**PROJECT SPECS:**

**PROJECT COST**  
\$1.5 MILLION

**SQUARE FOOTAGE**  
5,655

**DESIGN COMPLETION**  
JUNE 2018

**CONSTRUCTION COMPLETION**  
JULY 2019

Pickering Associates designed a new Fire Station #2 to replace the existing Fire Station #2 located on 16th Street and Covert Street. The new station has load bearing concrete masonry walls with metal roof trusses and a metal roof. Designed to house 2 trucks and bunk rooms for up to six firefighters. The interior also includes Day Room, Kitchen, Weight Room, and Captain's office as well as a public meeting room. Trucks in the garage are connected by magnetics to the truck exhaust system. The floors are polished concrete with carpet in the bunk rooms.

Station #2 is complete and being used, Station #4 will go out for bid the Fall of 2019.

**SERVICES PROVIDED**

- ARCHITECTURE
- BIM DESIGN
- CIVIL
- ELECTRICAL
- MECHANICAL
- PIPING
- STRUCTURAL
- PROJECT MANAGEMENT
- CONSTRUCTION MANAGEMENT



**CLIENT CONTACT**

JASON MATTHEWS  
FIRE CHIEF  
P) 304.424.8470  
E) JASON.MATTHEWS@PARKERSBURGWV.GOV



# WEST VIRGINIA UNIVERSITY AT PARKERSBURG

CAPERTON CENTER  
FOR APPLIED TECHNOLOGY

## CAPERTON CENTER HVAC REWORK

### PROJECT SPECS:

PROJECT COST  
\$320,000

SQUARE FOOTAGE  
10,000 SF

DESIGN COMPLETION  
JANUARY 2010

CONSTRUCTION COMPLETION  
AUGUST 2010

### SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PIPING  
CONSTRUCTION MANAGMENT

### CLIENT CONTACT

ALICE HARRIS  
P) (304) 424-8225  
E) AHARRI13@WVUP.EDU

Pickering Associates worked with WVU at Parkersburg to rework HVAC in four classroom bays in the Caperton Center for Applied Technology Building. Existing rooftop air handling units originally installed for a group of hands-on, heavy machinery training bays had become inefficient as a result of educational programming changes. Space are now set up for more traditional style classrooms and labs. WVU-P sought out our services to consolidate the HVAC system for these areas into a single unit to more efficiently and quietly service the bays.

The existing bays were served by individual roof mounted air handlers. The four main rooms consisted of training areas for either high school students or college students for the training of firefighters, electrical, computer, and lab training rooms. Each of the four bays had a training area and an individual office. It had been the experience of the faculty and staff that this setup proved difficult to easily keep a comfortable, learning atmosphere.

As part of the project, a suspended ceiling and modified lighting was designed for each bay/classroom. This helped both acoustics and aesthetics by better containing a dense network of drains, electrical busses and ductwork. Four existing transformers, previously located within these classrooms, were relocated to storage areas.

Pickering Associates also provided design & specifications for replacing the entire roof area that was affected as a result of the work. This was bid as an alternate to only patching affected areas.



# NOBLE LOCAL SCHOOL DISTRICT HVAC RENOVATIONS

## PROJECT SPECS:

PROJECT COST  
\$2.3M

SQUARE FOOTAGE  
63,000 SF

DESIGN COMPLETION  
JUNE 2017

CONSTRUCTION COMPLETION  
SEPTEMBER 2017

## SERVICES PROVIDED

ARCHITECTURE  
ELECTRICAL  
MECHANICAL  
PIPING  
PROJECT MANAGEMENT

## CLIENT CONTACT

DAN LEFFINGWELL  
SUPERINTENDENT  
P) (740) 732-2084  
E) DAN.LEFFINGWELL@GOZEPS.ORG

Pickering Associates was hired by the Noble Local School District to renovate the K-8 Building to completely redo the entire HVAC and cooling systems for the entire building. Pickering Associates performed a complete evaluation of the structure and the conditions it was in as well as a development plan of where to put the new systems.

The project required the skill set of the Structural, Mechanical, Architectural, Plumbing, and Electrical design. The entire system was completely replaced and upgraded to improving heating efficiency as well as install a new cooling system that the school did not have prior to the renovations. Pickering Associates performed all the Bidding and Construction Administration for the construction phase of the project, and it was completed in the summer of 2017 and was completed within the three-month period while administrative staff occupied the facility.





## JEFFREY HOSEK, P.E. LEED AP

MECHANICAL ENGINEER  
LEED PROJECT ENGINEER  
MECHANICAL ENGINEERING DEPARTMENT MANAGER

### BACKGROUND:

#### EDUCATION

UNIVERSITY OF AKRON  
B.S. MECHANICAL ENGINEERING

#### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO, KY., PA., LA., VA., MINN.  
LEED AP (BD&C)

#### YEARS EXPERIENCE

21 YEARS

- Project Manager and Mechanical Engineer on WVANG Eleanor Armed Forces Center in Red House, WV
- Project Manager on WVANG Kenova Shop Vehicle Exhaust in Kenova, WV
- LEED Commissioning Project Manager on a design/build project for Washington Electric Cooperative in Marietta, Ohio.
- LEED Commissioning Project Manager for Kent State University which included a complete renovation to the fine arts building.
- LEED Mechanical engineer for a new 500,000 square foot distribution center and administration building for Honda American Motors.
- LEED Project Manager for converting a downtown Columbus, Ohio fire station into a local family health center.
- Mechanical Engineer for a new FBI field office in Cleveland, Ohio.
- Mechanical engineer for a new two story annex to the Vienna Volunteer Fire Department in Vienna, West Virginia.
- Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, W.Va.
- Project Manager performing an intense study to assess redundant cooling to Ohio University's Computer Center in Athens, Ohio.
- Lead Mechanical Engineer for an area of the hospital to be leased by a Physical Therapy provider.
- Project Manager and Mechanical Engineer for a new medical office building for O'Bleness Hospital in Ath-

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss



# SPENCER KIMBLE, P.E.

CIVIL ENGINEERING DEPARTMENT MANAGER  
PROJECT MANAGER  
CIVIL ENGINEER

## BACKGROUND:

### EDUCATION

WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WV, OH

### YEARS EXPERIENCE

13 YEARS

- Civil Engineer on WVANG Kenova Shop Vehicle Exhaust in Kenova, WV
- Civil Engineer for approximately 3,925 linear foot waterline and meter replacement in Devola, OH.
- Project Manager and Civil Engineer for over 40 horizontal drilling locations throughout WV and Ohio.
- Construction manager for multiple oil and gas projects throughout Ohio and West Virginia.
- Civil Engineer for a new subdivision in Marietta, OH.
- Civil Engineer for a new retail business in Utica, OH.
- Civil Engineer for a new restaurant in Vienna, WV.
- Lead Civil Engineer for the design of \$1.8M physical therapy administrative building on Parkersburg, West Virginia.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, WV.
- Civil Engineer for two new \$8M full service maintenance facilities for state DOT operations.
- Lead Civil Engineer for construction of a new 4 story hotel in Parkersburg, WV.
- Civil Engineer for addition and renovation for the Emerson Public Library in Parkersburg, WV.
- Civil Engineer for addition and renovation for Mid Ohio Valley Technology Institute in Saint Marys, WV.
- Civil Engineer for addition and renovation for the Emerson Public Library in Parkersburg, WV.
- Civil Engineer for addition and renovation for Mid Ohio Valley Technology Institute in Saint Marys, WV.
- Civil Engineer for the addition of a new Chiller Plant to a hospital in Huntington, WV.

A SHIP IN PORT IS SAFE,  
BUT THAT IS NOT WHAT  
SHIPS ARE FOR. SAIL OUT  
TO SEA AND DO NEW  
THINGS.

Rear Admiral Grace Hopper



## ERIC SMITH, PE

DEPARTMENT MANAGER  
STRUCTURAL ENGINEER

### BACKGROUND:

#### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT  
WEST VIRGINIA UNIVERSITY  
B.S. CIVIL ENGINEERING

#### LICENSES

PROFESSIONAL ENGINEER  
W.VA. & OHIO

#### YEARS EXPERIENCE

14 YEARS

- Structural Engineer on WVANG Eleanor Armed Forces Center in Red House, WV
- Structural Engineer on Eureka Hunter Pipeline, L.L.C. Low Water Crossing.
- Civil Engineer on several projects for the City of Marietta.
- Generated detailed engineering drawings, quantities, and material estimates for bridge replacements for various counties in Ohio.
- Reviewed drawing designed for The Point Commercial Park for Lawrence Economic Development Corporation.
- Reviewed structural drawings for a new addition of the Holzer Clinic and evaluated adequacy of the structural members and connections.
- Senior Project Manager and Structural Engineer of Record for Catwalk repairs at Ohio University in Athens, Ohio.
- Structural Engineer of Record for NESHAP improvements at Eramet Marietta, Inc.
- Structural Engineer of Record for the Ohio Department of Transportation Facility of Washington County, Ohio.
- City of Marietta City Hall Renovations, Marietta, Ohio.
- City of Marietta Wastewater Treatment Plant Renovations, Marietta, Ohio.
- Marietta City Armory Renovations, Marietta, Ohio.
- Bridge Project for Orion.
- General Projects for Local Industrial Plants.
- Roof and Elevator Project for Christ United Methodist

PERFECTION IS NOT ATTAINABLE, BUT IF WE CHASE PERFECTION WE CAN CATCH EXCELLENCE.

Vince Lombardi





## PATRICK FLORA, E.I.

PIPING ENGINEERING DEPARTMENT MANAGER  
PROJECT MANAGER  
PIPING ENGINEERING  
PROCESS ENGINEERING

### BACKGROUND:

#### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY  
B.S. CHEMICAL ENGINEERING

#### YEARS EXPERIENCE

5 YEARS

- Piping Engineer on WVANG Eleanor Armed Forces Center in Red House, WV
- Piping Engineer on WVANG Kenova Shop Vehicle Exhaust in Kenova, WV
- Process Engineer and BIM Specialist for fluidized bed dryer expansion project.
- Piping Engineer and BIM Specialist for new process train at a global chemical manufacturer.
- Detailed pipe design for an industrial waste water treatment plant.
- Developed P&IDs for green-field oil and gas sites. Developed PFDs and P&IDs for various oil and gas sites based on clients well data.
- PHA scribe. Assisted Process Hazard Analysis facilitator in PHA prep work.
- Field verified and documented existing utility piping for large industrial site.
- Preliminary pipe design to decrease manual hose process connections.
- BIM Specialist for industrial equipment and pipe design for multiple industrial sites.
- Piping Engineer and Project Manager for a solvent recovery operation.
- FEL study of a new packed bed scrubber. Explored the cost impacts of the installation of a new packed bed water scrubber to an existing train.
- Piping Engineer and Project Manager for a trial process in an existing facility.

THE ONLY WAY TO DO  
GREAT WORK IS TO LOVE  
WHAT YOU DO.

Steve Jobs



# MARK MOORE, P.E.

ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

WEST VIRGINIA UNIVERSITY INSTITUTE OF  
TECHNOLOGY  
B.S. ELECTRICAL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
WV, MD

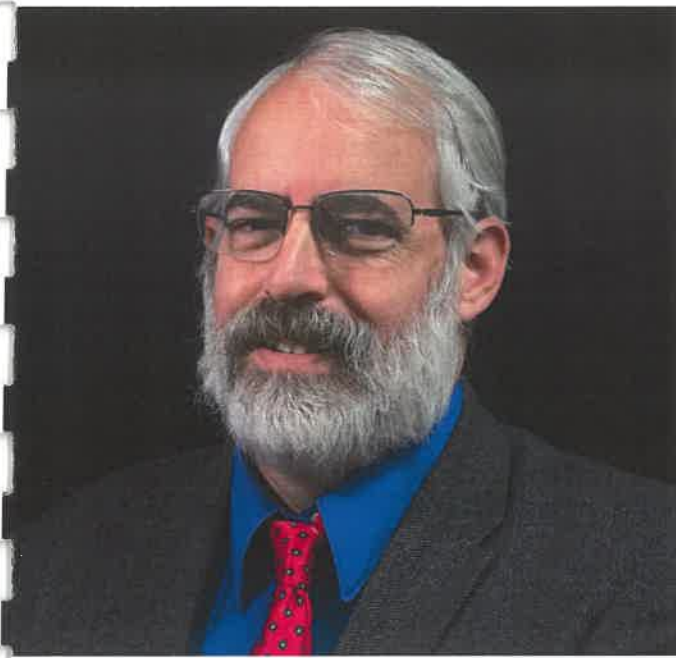
### YEARS EXPERIENCE

18 YEARS

- Electrical Engineer on WVANG Eleanor Armed Forces Center in Red House, WV
- Electrical Engineer on WVANG Kenova Shop Vehicle Exhaust in Kenova, WV
- Electrical Engineer on WVANG Camp Dawson Rappell Tower in Kingwood, WV
- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, WV.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, WV.
- Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwelton, West Virginia.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, WV.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, WV.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, WV.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington WV.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, OH.
- Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations proj-

SUCCESS IS NO ACCIDENT.  
IT IS HARD WORK, PER-  
SEVERANCE, LEARNING,  
STUDYING, SACRIFICE  
AND MOST OF ALL, LOVE  
OF WHAT YOU ARE DOING  
OR LEARNING TO DO

Pele



## SEAN G. SIMON, AIA, NCARB

BRANCH MANAGER  
SENIOR CONSTRUCTION ADMINISTRATOR  
PROJECT ARCHITECT  
COST ESTIMATING  
QUALITY REVIEW OF FINAL BID PACKAGES

### BACKGROUND:

#### EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE  
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE  
PROFESSIONAL BACHELOR OF ARCHITECTURE

#### LICENSES

PROFESSIONAL ARCHITECT  
WV

#### YEARS EXPERIENCE

29 YEARS

- Twenty- nine years of experience in architectural programming, design, construction document production, and construction contract administration.
- Previously the Director of Construction Services at Silling Architects.
- Construction Administrator on WVANG Eleanor Armed Forces Center in Red House, WV
- Project Architect for South Branch Cinema 6. This project included a 6 screen movie theater, which included 3 different theater sizes and a total of 800 seats.
- Project Architect for over 10 different banking facilities located throughout Virginia and West Virginia.
- Project Architect for a one story facility for the Beckley State Police/ Department of Motor Vehicle.
- Project Architect for a new Urgent Care facility in Moorefield, WV.
- Project Architect for the Monumental sign for Robert C. Byrd Courthouse in Charleston, WV
- Project Architect for a renovation project for the Social Security and Department of Labor Office in Parkersburg, WV.
- Project Architect for construction a new vet clinic for the Lost River Vet Clinic.
- Project Architect for the construction of the original Eastern Community College.
- Project Architect for the construction of an 8,400 sf facility for the Moorefield National Guard Armory.
- Project Architect for an office headquarter design that was 2 stories at 35,000 sf and designed for a future 3rd floor.
- Project Manager for the replacement of a Linear Accelerator at Camden Clark.
- Project Manager for a \$3.5M storm water piping and

QUALITY IS NOT AN ACT,  
IT IS A HABIT.

Aristotle



## WILLIAM SHOWALTER, P.S.

SURVEYING DEPARTMENT MANAGER  
PROFESSIONAL SURVEYOR

### BACKGROUND:

#### EDUCATION

OHIO UNIVERSITY  
B.S. CIVIL ENGINEERING

#### LICENSES

PROFESSIONAL SURVEYOR  
WV #2141 / OH #8376

#### YEARS EXPERIENCE

22 YEARS

- Lead Surveyor for Tyler County, WV County Route 18/4 Widening Project.
- Lead Surveyor for Marshall County, WV County Route 7/4 Bridge Replacement Project.
- Lead Surveyor for Marion County, WV County Route 6/1 Widening Project.
- Lead Surveyor for Marion County, WV County Route 3/3 Widening Project.
- Lead Surveyor for Tyler County, WV County Route 42 Bridge Project.
- Lead Surveyor for City of Marietta State Route 60 Widening Project.
- Lead Surveyor for City of Marietta Green Street Widening Project.
- Lead Surveyor on Camden Clark Memorial Hospital South Tower Expansion.
- Lead Surveyor on Camden Clark Memorial Hospital Transportation & Phlebotomy Project.
- Lead Surveyor on St. Joseph Hospital Office Annex (DeSales Medical Center).
- Lead Surveyor on First Colony Center commercial development, Marietta, Ohio.
- Lead Surveyor on City of Vienna Water Tanks Renovation Project, Vienna, W.Va.
- Lead Surveyor on American Land Title Association (ALTA) Survey for the construction of a co-generation plant.
- Lead Surveyor for Triad Hunter -Ormet 2-15 Boundary.
- Lead Surveyor for MPH Hotels Comfort Suites project.

WE ALL LIVE UNDER THE  
SAME SKY, BUT WE DON'T  
ALL HAVE THE SAME  
HORIZON.

Konrad Adenaur



# REFERENCES



**City of Marietta**  
Marietta, OH

Joseph Tucker, P.E., City Engineer  
(P) (740) 373-5495  
(E) joseph.tucker@mariettaoh.net



**City of Vienna**  
Vienna, WV

Randall Rapp, Mayor of Vienna  
(P) (304) 295-5070  
(E) rcrapp@suddenlink.net



**Parkersburg and Wood County Public Library**  
Parkersburg, WV

Brian E. Raitz, Director  
(P) (304)420-4587 xt. 501  
(E) raitzb@park.lib.wv.us


**Washington County Public Library**  
Marietta, WV

Justin Mayo, Director  
(P) (740) 373-1057

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

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

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

Pickering Associates  
\_\_\_\_\_  
(Company)  
 VP Marketing  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)  
Traci L. Stotts, VP Marketing  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)  
March 23, 2021  
\_\_\_\_\_  
(Date)  
Phone Number: 304-464-5305 Fax Number: 304-464-4428  
\_\_\_\_\_  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

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

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Pickering Associates

Authorized Signature: [Signature] Date: March 23, 2021

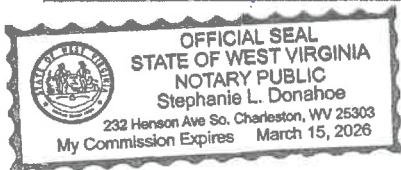
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 23<sup>rd</sup> day of March, 2021.

My Commission expires March 15, 2026

AFFIX SEAL HERE



NOTARY PUBLIC

[Signature]