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WV PURCHASING DIVISION

# GUTHRIE AGRICULTURAL CENTER SITE PLANNING

APRIL 6, 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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West Virginia Purchasing Department  
Jessica S. Chambers  
2019 Washington Street, East  
Charleston, WV 25305



Ms. Chambers,

Pickering Associates is pleased to submit this proposal for providing Engineering and Surveying consulting services for Guthrie Agricultural Site Planning Project. Pickering Associates is a premier all-inclusive A/E Firm located in West Virginia and Ohio with offices located in Charleston, Parkersburg, and Fairmont, we are able to quickly address issues that may arise during the project. We feel confident our design team is uniquely qualified to assist you with this project.

The following proposal outlines our technical expertise, management, staff capabilities and experience for providing high-quality engineering and design services. Our approach will offer advantages in methodology and delivery, which will elevate the success of your project both now and for years to come. The team we have proposed is capable of providing full engineering services and management to complete the scope of your project and has had the opportunity to provide comprehensive project services to multiple governmental agencies throughout our history.

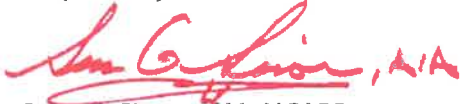
As a firm, Pickering Associates has conducted various site evaluation and design improvement projects for clients. Our current workload affords us the opportunity to provide you with an experienced and well-rounded engineering team. As noted on the resumes, this team has experience in various types of municipal, commercial, and private projects. Not only do we have an engineering group that is up-to-date on the most current trends and technologies, we have experienced senior engineers who can provide tried and true insight through many years of experience. The experience and professionalism of Pickering Associates lends itself to the ability to bring successful projects to fruition, time after time.

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 project becomes a reality.

As you can see on the cover of this Proposal, we have started to evaluate your site issues. Our approach goes into more detail on how we would help you better use the site as well as provide options for new access road.

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.

Respectfully submitted,



Sean G. Simon, AIA, NCARB  
Project Manager | Branch Manager  
ssimon@pickeringusa.com | (304) 991-6275

# 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 has been fortunate to historically provide master planning services, as well as detailed design, for new access roadways and business expansions alike. Throughout our experience, you will find that Pickering Associates has been involved in early stages of access roadway design, requiring specialized knowledge of topography, safety, as well as identifying areas of potential acquisitions. As with any of our designs, we will work with the owner to value engineer a solution that yields the greatest return on investment. Some of this experience has been at the municipal level, while others have been within the oil and gas industry. As required within the oil and gas industries, designs have been generated for access roads with lengths exceeding two miles. While this project, located on Gus R Douglass Lane, is not associated with the oil and gas industry, it has many of the characteristics typically seen in the rural oil fields: heavily forested areas, narrow roadways, and steep access grades (including switchbacks).

During evaluation of this project, existing parcel data was reviewed and pulled into design software for feasibility planning. Based on the West Virginia Property Viewer, the West Virginia Department of Agriculture has a legal description noting approximately 41.91 acres of land split amongst three areas (i.e., one large parcel and two smaller parcels with the smaller parcels being accessible via continuation on Gus. R Douglass or by means of Fishers Branch Road. For the larger parcel, it is recognized that the goals included reviewing routes of ingress/egress, traffic flow, security access points, and parking based on current facility operations and potential future expansions.

## **Ingress/Egress:**

While preparing this submission, Pickering Associates evaluated several options relating to additional access to the Gus R. Douglass Lane

facility. Currently, this facility is accessible via Guthrie Road. Guthrie Road has a fairly significant switchback that could compromise safety for sight distances and turning radii of larger vehicles. After passing Anna Lee Circle, the facility becomes a gated and fenced facility with a guard shack at the entrance. It is assumed that ingress and egress is requested for the quickest access point to Sissonville Drive. Noting the large parcels surrounding the WVDA parcel, if another access route was to be evaluated, it should be evaluated as to minimize crossing adjacent parcels, thus minimizing acquisitions. To the West, Coon Hollow Road could be available as a tie-point; however, there are drawbacks. The drawbacks to this road include narrow accessways and an indirect route to Sissonville Drive. One would have to travel Coon Hollow Road to Fishers Branch Road to Limestone Road to Woodward Drive to Casdorff Road, before arriving at Sissonville Drive (17-minute drive). Alternatively, one could travel Fishers Branch Road, but would eventually lead back to Guthrie Road (10-minute drive). To the North, Dogwood Lane could be connected to; however, it would have the same drawbacks as Coon Hollow Road and is not seen as a viable solution.

One option, as shown in the included image, could be to connect the facility to the Edens Mobile Home Park access road. This option would require improvement to this short road in order to widen and accommodate the traffic flow. The new access road would also tie in near Anna Lee Circle. In all, this option would yield approximately 2,100 linear foot of new roadway and approximately 1,100 linear foot of improvements. It's important to note, by reviewing the MapWV parcel data, it appears there is a 30' right-of-way associated with the Edens Mobile Home Park access road. This option would allow the existing fencing to remain, thus maintaining site security, but would give an additional, safer, wider, and more direct route to access the facility. Roadway grades would be attempted to be held at 15% or less, a standard of ours for roadway design in West Virginia. Anything over 15% proves tough travel for larger trucks,

# YOUR PROJECT CONTINUED...

should they need to access the facility. Further evaluation is warranted with higher detail and updated topography.

## **Traffic Flow:**

As shown within the image, if grades allow, an access drive could line the back side of the buildings of the Gus R. Douglass facilities to create a loop. With this, the access drive (beyond the guard shack) could be converted to one-way travel. Not only does this enhance drive expectations, but it also allows for adequate lane widths while accommodating additional parking and driver safety. Areas that are currently shown as parallel parking could be converted to angled parking along the front side of the establishments.

## **Site Security:**

Given that the new ingress/egress point would have a tie-point currently outside the existing fence and guard shack (Anna Lee Circle), minimal work would be required to maintain the site security currently seen at the facility.

## **Additional Parking / Future Expansion:**

The schematic presented in this submission would allow for a reconfiguration of parking, to an extent, if the loop road is feasible. Additionally, future expansion to the West end of the property could be accommodated. We show four additional buildings with associated parking.

While this analysis is based on high-level topographical information that may ultimately be outdated, our design professionals would work hand-in-hand with the WVDA to further develop project scope and priorities during a kickoff meeting. Our surveying team would work to generate up-to-date topographical and boundary

surveying data. During design efforts, and after more in-depth discussion of priorities and desires of the Department, our team would go to work to prepare schematic design drawings, detailed drawings, and coordination drawings for any entities required. If acquisitions of land are deemed necessary, our surveying team can also work to set up appropriate documentation for the acquisitions including easements, legal descriptions, and transfers. Improvements to current roadways can be evaluated at this time. Where permitting is needed, our team is ready to assist with those endeavors. If environmental reviews are deemed necessary as typically realized within wooded areas, including stream and wetland delineations, Pickering has environmental subconsultants with great working track records ready to assist on this portion of the project.

Upon completing detailed design, our construction administration team will take over and assist the Department with bidding assistance, contract negotiations, progress meetings, pay application review, and general construction oversight through the entirety of the project.





Project:	
Drawn By:	
Checked By:	
Scale:	
Plot Date:	
Revisions:	
Drawing Number:	

Drawing Description			
Rev	Description	By	Date
A			

**PICKERING ASSOCIATES**

Architects • Engineers • Surveyors

11283 General Avenue  
Pokeburg, WV 26104  
Phone: (304) 464-5105  
Fax: (304) 464-4128



*Architects • Engineers • Surveyors*

***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. We can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) **Our Experience:** We have completed other similar projects and have assembled an experienced project team that works well together. We understand the needs of your facilities and believe that our work with the WVANG on prior projects gives us an insight to the scope and regulations, standards and criteria 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

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### Project Owner

West Virginia  
Department of Agriculture

## LEADERSHIP

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### Project Manager

Sean G. Simon, AIA, NCARB  
Project Manager  
Architect  
Branch Manager

- Direct Design Leads throughout project.
- Coordinate with client regarding status of project on a weekly basis.
- Coordinate design deliverables to client.
- Attend Review Meetings

## DESIGN TEAM

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### Civil Engineering

John Bentz, P.E.

### Structural Engineering

Eric Smith, P.E.

### Electrical Engineering

Carl Henson, P.E.

### Mechanical Engineering

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

### Piping Engineering

Dave Boggs, P.E.

### Surveying

Bill Showalter, P.S.

### Construction Administration

Mark Welch, PE

An aerial photograph of a landscape featuring a mix of green trees and brownish-orange terrain, possibly a golf course or park. A blue drone is flying in the center of the frame. The text 'WHAT FULL SERVICE MEANS' is overlaid in large, white, bold, sans-serif font on the left side of the image.

# WHAT FULL SERVICE MEANS

## FACILITY AND SITE EVALUATIONS

For owners and designers, existing facilities and site evaluations 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. There are many factors that need to be considered in site design, whether the purpose involves 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. Performing extensive evaluations, prior to design, is key in providing our clients with a design that is effective and efficient in daily operation.

Our engineers have extensive experience with evaluating, planning and designing site developments of all types. Whether the sites require coordination with local highway agencies for new entrances, local utilities for new connections, or state agencies for permitting, Pickering Associates can utilize their highly skilled engineers to perform these tasks.

Our process lies in our team and technology. All of our surveying, scanner, drone, and evaluation equipment link together into one system. Our team can tie field surveys to drone flights via ground control points. This information can then be overlaid with current Geo-referenced, aerial imagery to provide more detail. Finally, this survey data can then be incorporated into our design software so that updated conditions are reflected, while saving on project schedule and budget. It also allows a much quicker turnaround for site evaluations.

## OUR APPROACH

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. 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, fire and building code compliance, higher security through knowledgeable design practices and the use of technology and greater occupancy safety while providing our clients an efficient design.

With the selection of Pickering Associates, your project gains the full depth experience of our organization. All projects are scheduled by our resource manager and the project manager. By assigning the necessary design resources required to perform tasks of all projects at-hand, Pickering Associates can ensure that your



deadlines are taken into account and of utmost importance. With more than 50 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule.

Pickering's commitment goes beyond the final design stage. Our team continues to work with you during project bidding, construction and final walk-through.

We hold pre-bid meetings, answer all the bidder's questions and help evaluate each bid received so you can select the contractors best suited for your project. Our engineers answers questions during construction to eliminate delays due to uncertainty. We inspect construction workmanship to make sure you receive the highest quality installation and to ensure that all work conforms to the bid documents. We tour the site with you to compile a punch list of outstanding tasks that need attention before the contractor leaves the site and work with the contractors to ensure all of the punch list items are resolved. Finally, we incorporate all changes to the drawings resulting from construction to create as-builts, so you have an accurate depiction of the project for your records

This technology allows a small scanning team to enter into an existing building/space and virtually document the conditions of the area in three dimensions, including high-definition color photographs.

These 360-degree, panorama photos allow for continuous referencing throughout the project by our design teams. This data capture implementation is safer and more efficient for our designers.

### OFFICE LOCATION:

318 Lee Street, West  
Suite 200  
Charleston, WV 25302

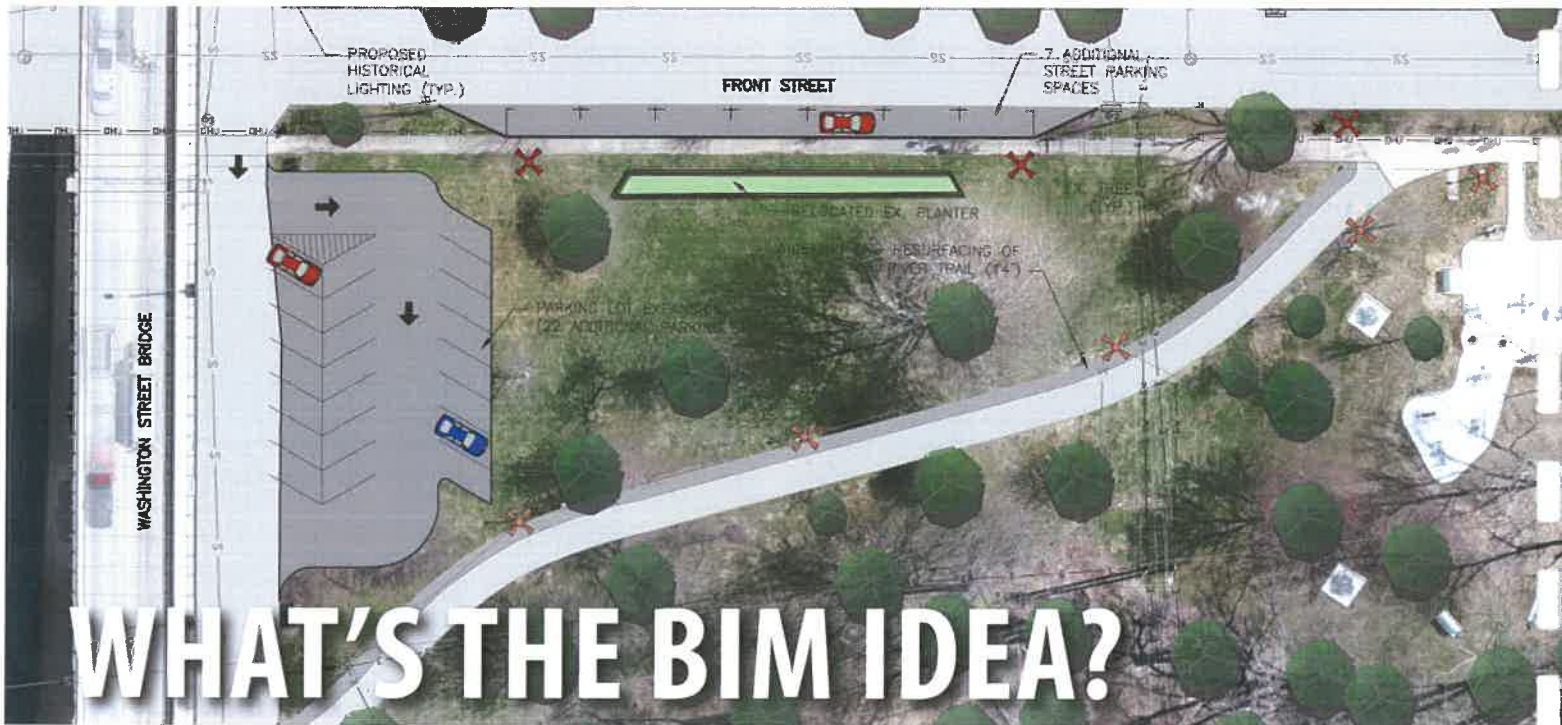
### CONTACT INFORMATION:

Sean G. Simon, AIA, NCARB  
Architect, Branch Manager  
(P) (304)345-1811 EXT: 1116  
(E) [ssimon@pickeringusa.com](mailto:ssimon@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*



# WHAT'S THE BIM IDEA?

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!

# PAST PROJECTS

\* More Project examples available upon request

## **West Virginia Dept. of Agriculture Charleston, W.Va.**

Cedar Lakes Master Plan  
Cedar Lakes Assembly Hall Expansion

## **West Virginia Army National Guard Charleston, W.Va.**

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

## **West Virginia Department of Natural Resources Charleston, W.Va.**

Bluestone State Park Electrical Distribution System  
Chief Logan Recreation Center Renovations  
Chief Logan Pump  
New District 6 Office Design  
North Bend State Park Lodge Renovation

## **State of West Virginia General Services Charleston, W.Va.**

Building 22 HVAC Renovations  
Governor's Mansion Roof

## **Curry Warehouses Davisville, W.Va.**

Site Masterplan

## **Triad Hunter**

**Various Locations** - Site Planning

Tyler County  
EWeese Impound Closure & Reclamation  
Spencer Platting  
Washington/Monroe Counties Access Road  
Ormet 9H Production Infrastructure  
Reno Office Drainage Design  
Poole Location  
West Bank Harbor

Wells Meckley  
WV DNR  
Ormet 2-15 Site  
Ormet 9H Utica Additions  
Foni Location  
Butler Location  
McNabb Location  
Ensley Location  
Miller Location  
Noble Reed Location  
Stadler Location  
Macksburg Sites  
Spencer Centralized Impoundment  
Fletcher Location  
Cisler Location  
Bradfield Location

## **John Bosley Enterprise, Inc. Parkersburg, W.Va.**

Stone Ridge Masterplan  
KMart South Parkersburg Drainage

## **Broughton Commercial Properties, LLC Marietta, Ohio**

SR 821 Left Turn Lane  
Bike Path  
Devola Multi-Use Trail

## **Mondo Building and Excavating Marietta, Ohio**

Lemon & Barrett's Site  
Harbor Point  
Hannibal Site Development  
Sisterville Tank Site Development



# LARRY LANG EXCAVATING

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# FIRST COLONY DEVELOPMENT

## PROJECT SPECS:

PROJECT COST  
\$3 M

PROJECT ACREAGE  
26 ACRES

DESIGN COMPLETION  
FEBRUARY 2015

CONSTRUCTION COMPLETION  
FALL 2020

## SERVICES PROVIDED

CIVIL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT  
ENVIRONMENTAL PERMITTING

## CLIENT CONTACT

LARRY LANG  
PRESIDENT  
P) 740.984.4750  
E) DOUBLEDOZER@LLDOZER.COM

Pickering Associates created construction drawings to create a new commercial development on approximately 26 acres along S.R. 7 in Marietta, Ohio.

This new commercial development was built in two phases. During Phase 1, Pickering Associates' engineers created construction drawings for approximately 1,700 feet of new roadways and utility mainlines including water, sewer, storm, natural gas, electric, and communications. Our engineers also met with city government officials and officials from the OEPA to obtain multiple permits for this project.

Phase 2 design consisted of an additional 1,500 feet of new roadways and utility mainlines including water, sewer, storm, natural gas, electric, and communications. Also included in Phase 2 is the construction of a new 600 foot long box culvert to reroute the existing stream, along with the associated United States Army Corps of Engineers.

The project team consisted of Mark Welch, PE as the lead civil engineer and project manager and Spencer Kimble, PE and John Bentz as civil engineers and construction administration. At the time of the construction the surveying firm used was BHG Surveying. Pickering Associates has since purchased the surveying company and now operate as one entity under the Pickering Associates name.





# 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 was constructed one half at a time so that existing loading docks could remain operational until the new loading docks were ready to be used. The completed project scope included 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  
\$1.2 MILLION

SQUARE FOOTAGE  
2,200 SF

DESIGN COMPLETION  
DECEMBER 2018

CONSTRUCTION COMPLETION  
JULY 2019

## SERVICES PROVIDED

ARCHITECTURE  
BIM DESIGN  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
PLUMBING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

CASEY ARTHUR, AIA  
ARCHITECT  
P) (304) 388-5058  
E) CASE.ARTHUR@CAMC.ORG

Charleston Area Medical Center, Inc. requested Pickering Associates assist in the design and development of the old Dagher Property located between 33rd and 34th Street SE and at the corner of MacCorkle Ave SE in Kanawha City. The site was used by CAMC as a gated parking lot. The intent was to execute a lease for the site and develop a standalone building for use by Starbucks.

As this property is connected to a WV State highway and the current layout intends to include a new curb cut entrance into the site from MacCorkle Ave, CAMC has requested a traffic study be conducted as part of design scope. Pickering provided full service architectural and engineering services for the design of the site, parking and building shell as well as assistance in bidding, negotiations and construction administration. Pickering worked closely with Casey Arthur and Starbucks' representatives to develop the site and building shell to match CAMC campus and Starbucks' corporate standards.

Pickering's designs provided a complete building shell with insulation, doors and glass but no interior finished walls, floor, ceiling or lights; HVAC drops into the shell but no primary or secondary duct runs, primary power into main breaker panel but no secondary distribution of power, plumbing sub-slab installed and stubbed above slab but no fixtures installed, water service into building to main shutoff but no secondary distribution. Starbucks' team took over completion of the interior fit-out/finish of the building shell.



# DEVOLA MULTI-USE TRAIL

**PROJECT SPECS:**

PROJECT COST  
\$149,120

SQUARE FOOTAGE  
N/A

DESIGN COMPLETION  
AUGUST 2017

CONSTRUCTION COMPLETION  
SPRING/SUMMER 2018

Pickering Associates worked with the Muskingum Township and owners George and Nancy Broughton for the completion of the Devola Multi-Use Trail. Pickering provided surveying services, as well as civil engineering and design.

Pickering Associates prepared conceptual plans for upgrades and expansion of the Devola Multi-Use Trail including resurfacing portions of the trail, constructing new sections, paving the trail parking lot, replacement of two foot-bridges (structural design by others), and connection to the Broughton commercial park pavilion.

The Trail is wide enough to accommodate walkers, runners, bicyclists, strollers and such quite comfortably. The trail is 10 feet wide. The West bridge is the same width as the trail, but the East bridge connecting the 821 parking area with the shelter and activity area is 12 feet wide.

**SERVICES PROVIDED**

CIVIL  
SURVEYING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT



**CLIENT CONTACT**

GEORGE BROUGHTON  
OWNER  
P) (740) 374-9396  
E) GEORGE@GWBSALES.COM



## PROJECT SPECS:

PROJECT COST  
\$4,616,000

SQUARE FOOTAGE  
8,966 SF OFFICE BLDG  
7,827 SF STORAGE BLDG

DESIGN COMPLETION  
SEPTEMBER 2020

CONSTRUCTION COMPLETION  
EST - DECEMBER 2021

## SERVICES PROVIDED

CIVIL  
STRUCTURE  
ARCHITECTURE  
PLUMBING  
MECHANICAL  
ELECTRICAL  
LANDSCAPE  
SURVEYING  
CONSTRUCTION ADMINISTRATION  
BIM DESIGN  
PROJECT MANAGEMENT

## CLIENT CONTACT

BRAD LESLIE  
CHIEF ENGINEER  
P) (304) 558-2764  
E) BRAD.S.LESLIE@WV.GOV

Pickering Associates worked with the West Virginia Division of Natural Resources (WVDNR) to preform Architectural and Engineering design services for developing a 64-acre site along Emerson Avenue in Parkersburg, W.Va. The WVDNR decided to relocate their existing District 6 office operations to a new location that would better accommodate their current space needs. The project consisted of complete site development and Design for 2 new building structures, an office building and a lab/storage building.

The new office building was designed for Wildlife, Law Enforcement and DEP relocation. The building was 8,966 SF and included 28 offices, a large conference/meeting room, public entrance/lobby, restrooms, staff areas, and miscellaneous support spaces. The storage building was designed as a metal building structure with an 18'-8" eave height. It included 7,827 SF of space and consisted of areas for a fish lab, a game workroom, a shop area, a walk-in evidence freezer, and five bays for equipment and vehicle storage. The buildings were designed to meet the functional programming and needs for District 6 as well as considerations for future growth. The exterior design included materials that were easy to maintain and colors that fit within the DNR's outdoor image. Pickering also coordinated all utilities to the new site, a new entrance and road off Emerson Avenue, a new address to the site, and site grading and retaining walls for the challenging site. The project construction is scheduled to begin in Spring 2021 and be complete in December 2021.





# SPIRE DEVELOPMENT

## NEWBERRY APARTMENTS SITE DEVELOPMENT

### PROJECT SPECS:

PROJECT COST  
PRIVATELY FUNDED

SQUARE FOOTAGE  
98,881SF (2.27 ACRES)

DESIGN COMPLETION  
MARCH 2018

CONSTRUCTION COMPLETION  
JANUARY 2019

### SERVICES PROVIDED

PROJECT MANAGEMENT  
BOUNDARY SURVEYING  
TOPOGRAPHIC SURVEYING  
CIVIL ENGINEERING

### CLIENT CONTACT

TOM GRYSWALSKI  
SPIRE DEVELOPMENT  
P) 614.350.0391  
E) TOM@LIVESPIRED.COM

Pickering Associates was hired by Spire Development to work alongside the Architectural team from Kontogiannis & Associates to perform the civil work for a new 35-unit apartment complex in Parkersburg, W. Va, which would be named Newberry Apartments. The apartment complex would serve as an age-restricted senior housing community in Parkersburg.

Pickering Associates assisted with the site development activities including the layout of the proposed building, sidewalks, parking areas, and landscaping areas. Pickering also assisted with grading and sediment control plans in order to obtain a Construction Stormwater permit through WVDEP. The Civil design team worked to coordinate with local jurisdictions for utility connections for the proposed facility.

Pickering's surveying team played a large role in the Newberry Apartment project. From the beginning, Pickering Associates worked to perform topographic survey to gather site elevations, road elevations, underground utilities, and other visible improvements. In addition, our surveying team worked hard to produce a State Standard Boundary survey, along with an ALTA Survey. The work didn't stop there for the surveying team. The surveying team also worked with the developer and contractor to perform staking and layout during construction, as well as As-Built surveys at the conclusion of construction.



# SPIRE DEVELOPMENT

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# ROWAN APARTMENTS

## PROJECT SPECS:

PROJECT COST  
PRIVATELY FUNDED

SQUARE FOOTAGE  
79,367 SF (1.72 ACRES)

DESIGN COMPLETION  
JUNE 2019

CONSTRUCTION COMPLETION  
ON-GOING

## SERVICES PROVIDED

PROJECT MANAGEMENT  
BOUNDARY SURVEYING  
TOPOGRAPHIC SURVEYING  
CIVIL ENGINEERING

## CLIENT CONTACT

TOM GRYWALSKI  
SPIRE DEVELOPMENT  
P) 614.350.0391  
E) TOM@LIVESPIRED.COM

Pickering Associates was hired by Spire Development to work alongside the Architectural team from Kontogiannis & Associates to perform the civil work for a new general occupancy housing community in Parkersburg, WV. The entire development was comprised of three different three-story apartment buildings, their associated parking and landscape areas, and a playground area. This project was challenging in that it wrapped around an existing parcel, which was to remain undisturbed, but Pickering rose to the occasion.

As part of this project, Pickering worked to design the site consisting of the location of the proposed building, sidewalks, parking areas, and landscaping areas, including associated grading and storm drainage. Pickering assisted the client to secure construction stormwater permitting. In addition to this permitting, our design team assisted on the coordination with the City of Parkersburg on zoning applications, zoning permits, grading permits, as well as attending Planning Commission and City Council meetings. Pickering's design team worked with local utility jurisdictions on all utility tie-ins and routing to be in compliance with local code and requirements.

As with many projects, the surveying team had many roles in the project. Ranging from topographic surveys to boundary surveys and finally an ALTA survey, the team was key to ensuring all surveying and development standards were met. During construction activities, Pickering Associates has assisted with staking and layout and will work to complete an As-Built survey upon successful completion of construction.



# KEN MILLER SUPPLY, INC.

## STATE ROUTE 7 MASTER PLAN

### PROJECT SPECS:

TOTAL BUILDABLE AREA:  
APPROX. 31.07 ACRES

TOTAL ROADWAY LENGTH  
APPROX. 3,230 LF

PROJECT START  
JANUARY 2014

PROJECT COMPLETION  
JUNE 2014

### SERVICES PROVIDED

SURVEYING  
CIVIL  
GIS MAPPING  
PROJECT MANAGEMENT

### CLIENT CONTACT

HAL PAYNE  
P) 740-373-6806

Ken Miller Supply, Incorporated, purchased approximately 90 acres of undeveloped property along State Route 7 near Reno, Ohio, adjacent to their current piping facility. The property had a considerable amount of road frontage that the Client wished to develop into 'Build-Ready' lots to sell to other developers in the future. The site presented several challenges as a majority of the site was within the 100-year flood plain and several known streams and wetlands were located within its boundaries.

Pickering Associates was asked to create master plans to show proposed buildings, lots, and development roadways. Alongside site layout, site grading and mainline utility design was required to accommodate future lots. Based on both local and state regulations, stormwater management was also a requirement for the master planning. Pickering Associates worked to develop construction stormwater and sediment/erosion control plans for the site to be in compliance with NDPES permitting requirements.

Lastly, coordination was required with Ohio Department of Transportation to permit the new points of entry into the development.



# RANDOLPH COUNTY DEVELOPMENT AUTHORITY

## INDUSTRIAL PARK MASTER PLAN

### PROJECT SPECS:

**MOST ECONOMICAL BUILD:**  
APPROX. 36.84 ACRES (29,783 CY CUT)

**LARGEST BUILDABLE AREA**  
APPROX. 170.2 ACRES (660,000 CY CUT)

**PROJECT START**  
SUMMER 2018

**PROJECT COMPLETION**  
FALL 2018

### SERVICES PROVIDED

CIVIL  
GIS MAPPING  
ENVIRONMENTAL

### CLIENT CONTACT

ROBERT L. MORRIS, JR.  
EXECUTIVE DIRECTOR  
P) 304-637-0803

Randolph County Development Authority contracted with Pickering Associates to assist with master planning efforts in West Virginia as an exercise to find a feasible and cost effective location for a new industrial park.

The Authority provided target areas to Pickering Associates' trained professionals as well as the necessary criteria to deem a site as suitable and preferred. Among the criteria given included a set proximity to their focus areas, or US33. Additionally, the sites viewed as economically feasible needed to possess the following characteristics:

- Be in excess of 10-acres of developable land
- Be located in an area where existing topography would be suitable for development of a flat or gently sloped pad with minor grading.
- Able to be constructed without major reconstruction of existing roadways and/or new construction of transportation features (bridges, rail, etc)
- Be in close proximity to existing utilities
- Be outside of 100-year floodplain elevation.

Using GIS data, AutoCAD Civil3D, and resources, Pickering Associates was able to pinpoint areas for potential development. In all, a total of five (5) locations were given an in-depth review of topography and earthwork requirements, environmental impacts, floodplain documentation, transportation requirements, and utility availability/upgrade requirements. Each area was presented, within a report, highlighting potential permitting requirements.





# VILLAGE OF RACINE

## ELM STREET SIDEWALK IMPROVEMENTS

### PROJECT SPECS:

PROJECT COST  
\$285,000

TOTAL LINEAR FOOTAGE  
600 LF

DESIGN COMPLETION  
MAY 2018

CONSTRUCTION COMPLETION  
MAY 2019

Pickering Associates provided design and construction documents for the Village of Racine for Sidewalk Improvement project in Racine, Ohio. The project scope included widening approximately 600 linear feet of sidewalk from the intersection of Oak Grove Road/ Elm to 602 Elm Street. Existing sidewalks in the area were as narrow as 3-foot wide. To create more challenges for the aging and disables, there were four sets of steps to navigate along the path. Pickering's design provided for a new 5.5' wide sidewalk.

The project was federally funded and was subject to Ohio Department of Transportation specification and design standards. Work performed for the Village of Racine also included new combination curb and gutter throughout the project area to enhance drainage pathways. To accomodate grade changes and create a more ADA-friendly pedestrian pathway, retaining wall profiles were generated. Finally, future plans for lighting were taken into consideration and conduit was placed in the project area to minimize any future disturbance.

### SERVICES PROVIDED

CIVIL  
PROJECT MANAGEMENT

### CLIENT CONTACT

J. SCOTT HILL  
MAYOR  
P) (740) 416-0665  
E) RACINEMAYOR@SUDDENLINKMAIL.COM



# NEIGHBORHOOD DEVELOPMENT SERVICES

## RAYON DRIVE APARTMENTS

### PROJECT SPECS:

PROJECT COST  
PRIVATELY FUNDED

SQUARE FOOTAGE  
83,635 SF (1.92 ACRES)

DESIGN COMPLETION  
MAY 2017

CONSTRUCTION COMPLETION  
JANUARY 2019

### SERVICES PROVIDED

PROJECT MANAGEMENT  
BOUNDARY SURVEYING  
TOPOGRAPHIC SURVEYING  
CIVIL ENGINEERING

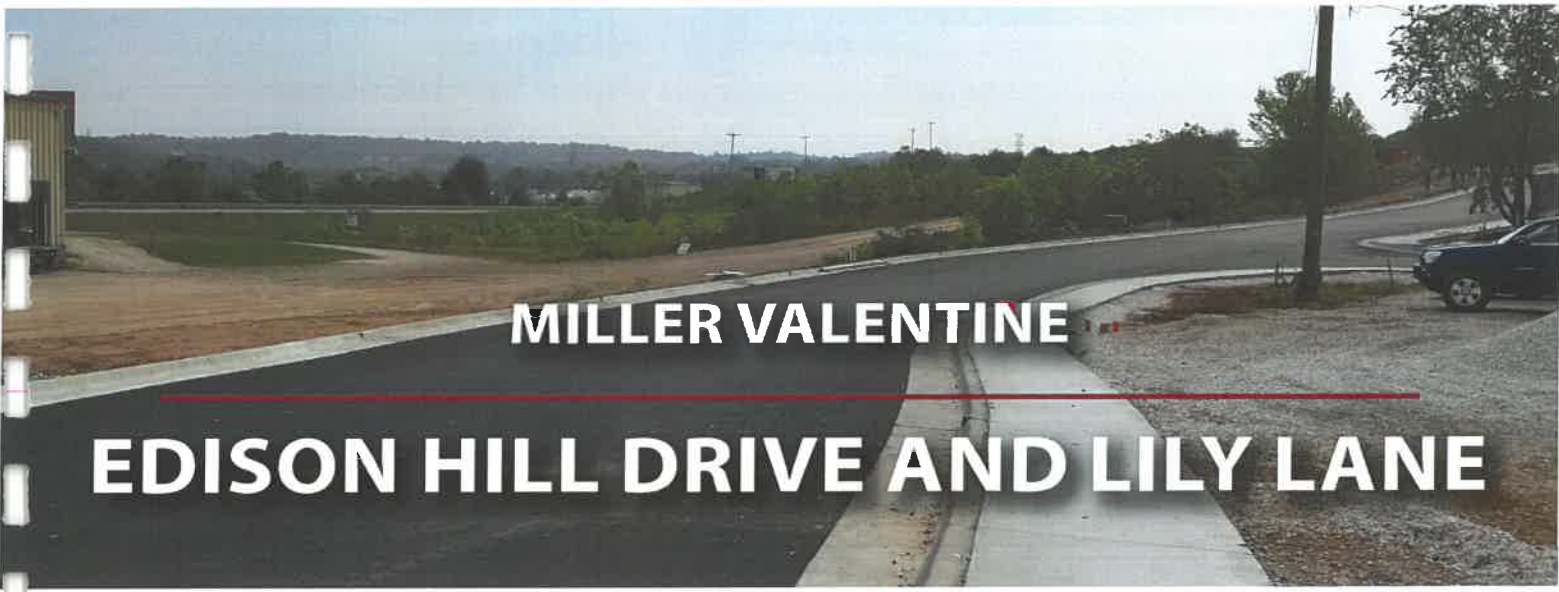
### CLIENT CONTACT

DENNIS MADAMA  
DEVELOPMENT PROJECT MANAGER  
P) 1.304-232-4123  
E) DENNIS@SHAEFFER-MADAMA.COM

Pickering Associates was hired by Neighborhood Development Services to work alongside the Architectural team from Shaeffer & Madama, Inc to perform the civil work for a new 46,920 SF three-story apartment complex in Parkersburg, W. Va. This project, in part, demolished the previously occupied Rayon School to make room for a new elderly living facility.

As part of this project, Pickering worked to design the site including location of the proposed building, sidewalks, parking areas, and landscaping areas, including associated grading and storm drainage. Pickering was able to coordinate with various different outside entities to acquire the appropriate permits and documentation for this site, including WVDEP, WVDOH, as well as other state departments. Due to close proximity to Ward Run, special precautions in regards to stormwater runoff had to be taken. Pickering's Civil Engineering team worked with local utility jurisdictions on all utility tie-ins and routing to be in compliance with local code and requirements.

Pickering's surveying team played a large role in the Rayon Drive Apartment project. From the beginning, Pickering Associates worked to perform topographic survey to gather site elevations, road elevations, underground utilities, and other visible improvements. In addition, our surveying team worked hard to produce State Standard Boundary surveys, along with an ALTA Survey. The work didn't stop there for the surveying team.



# MILLER VALENTINE

# EDISON HILL DRIVE AND LILY LANE

**PROJECT SPECS:**

**PROJECT COST**  
\$ 500,000

**PROJECT ACREAGE**  
1.16 ACRES

**DESIGN COMPLETION**  
OCTOBER 2016

**CONSTRUCTION COMPLETION**  
DECEMBER 2017

Miller Valentine purchased five acres of undeveloped property in Parkersburg, W.Va. to construct a new housing development. The site included seven houses, four town house buildings, a club house and a playground. The project included approximately 2,000 LF of new city roadway and mainline utilities.

Pickering Associates was hired to provide civil engineering, surveying and environmental permitting services. Pickering created construction drawings for approximately 0.3 miles of new city streets in Parkersburg, West Virginia. Roadways included multiple intersections with city and WVDOT roadways, new sidewalks and terminated with a new cul-de-sac. The project required several permits to be obtained prior to beginning construction. Pickering assisted in obtaining these permits.

Pickering was responsible for all design aspects of the new roadways including new utility service lines for electric, water, sewer, natural gas, communications and storm sewer. Pickering was also responsible for relocating existing utilities to accommodate the new infrastructure. Pickering performed all necessary surveying services for the project including boundary survey, topographical and utility location surveys, ROW plans, subdivision platting and construction layout staking.

## SERVICES PROVIDED

- CIVIL
- SURVEYING
- PROJECT MANAGEMENT
- CONSTRUCTION ADMINISTRATION

## CLIENT CONTACT

PAUL METZGER OWNER  
P) (513) 588-1204  
E) PAUL.METZGER@MVG.COM





## PROJECT SPECS:

PROJECT COST  
PRIVATE

SQUARE FOOTAGE  
38,000 SF

DESIGN COMPLETION  
JANUARY 2015

CONSTRUCTION COMPLETION  
TBD

## SERVICES PROVIDED

CIVIL  
PROJECT MANAGEMENT

## CLIENT CONTACT

DOUG EMERT  
ARCHITECT  
P) 614-378-2384

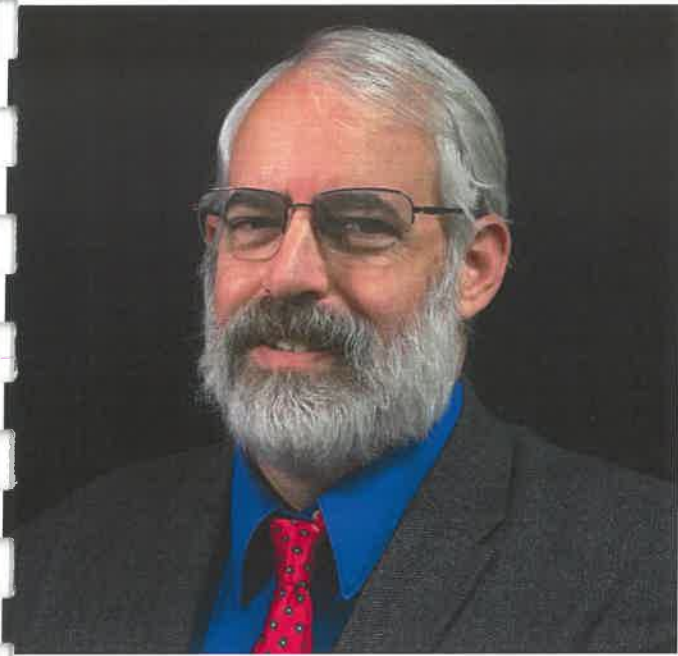
Pickering Associates partnered with Ricop Construction to design a new car dealership for Larry Simmons Auto Group in Parkersburg, WV. The project was based on a conceptual site plan and planned to be constructed in two phases. Pickering Associates provided the civil engineering services.

The first step was limited topographical surveys of the area to confirm original topographical and utility information. The team then provided detailed site layout for both phases including buildings, sidewalks, landscaping areas driveways and parking.

After providing the detailed site layout, the team worked to coordinate the proposed design with respective utility providers. They also worked to generate grading plans and stormwater designs. These designs would be used to gather permits from City of Parkersburg and West Virginia DEP for construction. Final drawings were issued to the owner and upon review, value engineering was performed on the site to reduce overall construction costs of the project. At this time, the owner switched from Ricop Construction as the architect to Bastian & Harris to lead the value engineering efforts. The project was bid and awarded, but to date has not been fully constructed. In order to meet elevation constraints, retaining walls and a dual-level approach was to be utilized to fully maximize parking spaces and meet the demands of Honda / Mazda.

# 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

QUALITY IS NOT AN ACT,  
IT IS A HABIT.

Aristotle

- 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.
  - \*Delaware OH, I provided full time on site representation for a \$40M four story courthouse. Project included deep foundations, H piles with lagging, cast-in-place post tensioned floors and beams for 2 lower levels of parking, and steel frame and masonry structure above. I handled contractor RFI's, issued weekly reports and documentation, reviewed submittals and pay requests.
  - \* Chesapeake Energy, I provided site observations and project management for \$100M at various locations in Pennsylvania. Most the projects were constructed at the same time. Projects included a 4 story office building, multiple garage/repair buildings, and an electrical service building for a compressor station.
- Project Manager for a \$3.5M storm water piping and separation project at Kraton Polymers.
- Project Manager for a \$3.5M storm water piping and separation project for Kraton Polymers in Belpre, OH. The project was constructed around an existing retention pond. Project included 2 lift stations (20' and 24' deep), 29 precast concrete structures ranging from catch basins to 16' deep manholes, a cast in place concrete clarifying tank, and 24" and 36" diameter piping. I handled the bidding process as well as weekly site visits and job meetings.
- Project Architect for WV Governor's Mansion exterior evaluation and renovations.
- Project Architect for WV State Tax and Revenue Building Renovations.
- Project Architect for Mathiasis/Baker Fire Station.
- Project Architect for USDA Offices in Moorefield, 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 facili-



# JOHN BENTZ, P.E.

CIVIL ENGINEER  
PROJECT MANAGER  
BRANCH MANAGER

## BACKGROUND:

### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT

OHIO UNIVERSITY  
B.S. CIVIL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO, KY.

### YEARS EXPERIENCE

7 YEARS

- Performed designs to widen County and Township roads to assist with horizontal well traffic movements, including retaining wall design, low water crossings, etc.
- Performed design to renovate existing, non-compliant sidewalk for ADA use for local municipality.
- Assisted with design of roadway extensions and widening to accommodate planned neighborhood developments and other future developments.
- Performed parking study to review current parking demands and lot allocations for healthcare client.
- Assisted with design of drilled shaft retaining wall to correct a roadway slip for West Virginia Department of Highways.
- Design for various water and sewer line replacement projects, including new installations and rehabilitation efforts.
- Performed hydraulic modeling to evaluate rehabilitation of existing bridges to determine waterway impacts.
- Performed civil design of 75,000sf industrial expansion in Beverly, W.Va.
- Assisted with design of parking lot renovations to provide safer driving experience for a local college campus.
- Lead civil engineer on upgrades to local wastewater treatment plant.

ENGINEERING IS A FORM OF ART AND HAS FILLED THE WORLD WITH THINGS OF OBVIOUS VISUAL BEAUTY BUT ALSO SUBTLE FORMS.

Louis Brown



## 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  
WV & OH

#### YEARS EXPERIENCE

14 YEARS

- Structural Engineer on Eureka Hunter Pipeline, L.L.C. Low Water Crossing.
- Civil Engineer on several projects for the City of Marietta, Ohio.
- 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 Church Marietta, Ohio.

PERFECTION IS NOT AT-TAINABLE, BUT IF WE CHASE PERFECTION WE CAN CATCH EXCELLENCE.

Vince Lombardi



## 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

- 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 Athens, Ohio.

SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE.

Dr. Seuss





# MARK MOORE, P.E.

ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

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

### LICENSES

PROFESSIONAL ENGINEER  
W.VA., MD.

### YEARS EXPERIENCE

18 YEARS

- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, W.Va.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, W.Va.
- 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, W.Va.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, W.Va.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, W.Va.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington W.Va.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, Ohio.
- Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations project for the West Virginia Capital Complex.
- Prior to joining Pickering Associates was an Electrical Engineer for a Keephills Coal Handling Project at Epcor in West Virginia.

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

Pele



## DAVID BOGGS, P.E.

EXECUTIVE VICE PRESIDENT OF DESIGN  
SENIOR MECHANICAL ENGINEER,  
SENIOR PLUMBING ENGINEER

### BACKGROUND:

#### EDUCATION

MARSHALL UNIVERSITY  
M.S. ENGINEERING MANAGEMENT

VIRGINIA TECH.  
B.S. MECHANICAL ENGINEERING

#### LICENSES

PROFESSIONAL ENGINEER  
WV & OH

#### YEARS EXPERIENCE

23 YEARS

- Project Manager and Plumbing Engineer of record for the MEP services on a \$25MM high-rise dormitory in Glenville, W.Va.
- Project Manager and Plumbing Engineer of record for a dual boiler system replacement to a school in Parkersburg, W.Va.
- Project Manager and Plumbing Engineer of record for a potable water system repair in an elementary school in Vienna, W.Va.
- Project Manager for the conversion of a multi-unit HVAC system into a more efficient single unit system on a university campus in Parkersburg, W.Va.
- Project Manager and Lead Mechanical/Plumbing Engineer for multiple dormitory bathroom renovation projects at a college in Marietta, Ohio.
- Project Manager and Lead Mechanical Engineer for multiple projects at Ohio University in Athens, Ohio.
- Lead Mechanical/Plumbing Engineer of record for a new \$7MM medical office facility in Parkersburg, W.Va.
- Lead Mechanical/Plumbing Engineer of record for a \$1MM medical/dental office facility in Parkersburg, W.Va.
- Lead Mechanical/Plumbing Engineer of record on the design of a new science facility on a university campus in Vienna, W.Va.
- Lead Plumbing Engineer of record for a new 5,400 sq. ft. medical office building located in Belpre, Ohio.
- Lead Mechanical/Plumbing Engineer for a new medical facility located in Marietta, Ohio.

DETERMINE THAT THE  
THING CAN AND SHALL  
BE DONE, AND THEN WE  
SHALL FIND THE WAY.

Abraham Lincoln



## WILLIAM SHOWALTER, PS

SURVEYING DEPARTMENT MANAGER  
PROFESSIONAL SURVEYOR

### BACKGROUND:

#### EDUCATION

B.S., CIVIL ENGINEERING

#### LICENSES

PROFESSIONAL SURVEYOR  
WV [REDACTED] OH [REDACTED]

#### YEARS EXPERIENCE

22 YEARS

- Lead Surveyor for Marietta Waste Water Treatment Plant
- Lead Surveyor for City of Marietta Waterline Expansion Projects
- Lead Surveyor on First Colony Center commercial development, Marietta, Ohio.
- Lead Surveyor for MPH Hotels Comfort Suites project.
- Lead Surveyor for Ohio University Steam Plant Line Expansion project.
- Lead Surveyor for Bens Run Industrial Park Teal Alloy Facility
- Lead Surveyor for City of Marietta Green Street Widening Project.
- Lead Surveyor for new Masonic Lodge 36th Street
- Lead Surveyor for Newberry Apartments
- Lead Surveyor for City of Vienna Pond Run Alignment
- Lead Surveyor for City of Vienna Johns Manville Acquisition
- Lead Surveyor for City of Vienna Carbon Unit Additions
- Lead Surveyor for Harbor Point Marina and Business Park
- Lead Surveyor for Courtyards Addition to Williamstown
- Lead Surveyor for The Fields Addition to Williamstown
- Lead Surveyor for Donatos Pizza Marietta Facility
- Lead Surveyor for City of Marietta Alley Reconstruction Projects
- Lead Surveyor for City of Marietta Nelson Property Acquisition

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

Konrad Adenaur



## MARK WELCH, P.E.

V.P. OF CONSTRUCTION  
SENIOR PROJECT MANAGER  
CIVIL/STRUCTURAL ENGINEER  
PROJECT MANAGEMENT

### BACKGROUND:

#### EDUCATION

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

#### LICENSES

PROFESSIONAL ENGINEER  
W.VA., OHIO, LA., PA., IN., TENN.

#### YEARS EXPERIENCE

14 YEARS

- Project Manager and Construction Manager for a \$16 million-dollar capital improvement project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for a \$14 million environmental compliance project at a manufacturing facility in West Virginia.
- Project Manager and Construction Manager for over 20 different capital improvement and maintenance projects at a manufacturing facility in West Virginia.
- Civil/Structural lead and Project Manager for the construction of a \$25 million-dollar NGL storage facility in Louisiana.
- Project Manager for approximately 2 miles of new water-line and sewer line installation in Williamstown, W.Va.
- Lead Civil and Structural Engineer and project manager for development of numerous oil and gas well pads and production facilities throughout the Ohio/W.Va.
- Lead Civil and Structural Engineer in designing high voltage (138-69kV) substations.
- Project Manager and Civil Engineer for a brownfield development of approximately 30 acres for a new manufacturing facility.
- Civil Engineer for a polymer recycling facility located in the Polymer Alliance Zone in Davisville, W.Va.
- Civil Engineer for an expansion of operations at a refinery in Marietta, Ohio.
- Designed storm water system and new grading layout for a fire department annex in Vienna, W.Va.
- Lead Civil Engineer for a new 930 square foot equipment room addition for a cath lab renovation at a hospital in Parkersburg, W.Va.

THE JOY OF ENGINEERING IS TURNING TODAY'S DREAM INTO TOMORROW'S REALITY.



# REFERENCES



**GRAE-CON**

**Grae- Con Construction**  
Marietta, Ohio

Robert Gribben, Jr., President  
(P) (740) 373-0849

**Larry Lang Excavating, Inc.**  
Beverly, Ohio

Larry Lang, President  
(P) (740) 984-4750  
(E) doubledozer@lidozer.com



**City of Vienna**  
Vienna, WV

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



**Mark Mondo- Building and Excavating, Inc.**  
City, Ohio

John H. Anderson, Project Manager, Business Development  
(P) (740) 376-9396  
(E) john@mondobuilding.com



**City of Marietta**  
Marietta, Ohio

Joseph Tucker, P.E., City Engineer  
(P) (740) 373-5495  
(E)

**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.

\_\_\_\_\_  
 (Name, Title)  
 Sean G. Simon, AIA, NCARB/Charleston Branch Manager/Project Manager  
 \_\_\_\_\_  
 (Printed Name and Title)  
 318 Lee Street, West, Suite 200, Charleston, WV 25302  
 \_\_\_\_\_  
 (Address)  
 304-991-6275                      304-345-1813  
 \_\_\_\_\_  
 (Phone Number) / (Fax Number)  
 ssimon@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)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Sean G. Simon, AIA, NCARB/Charleston Branch Manager/Project Manager  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

April 6, 2021  
\_\_\_\_\_  
(Date)

304-991-6275                      304-345-1813  
\_\_\_\_\_  
(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: *Tracey L. Datto* Date: April 6, 2021

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 6 day of April, 2021.

My Commission expires March 15, 2026

AFFIX SEAL HERE

NOTARY PUBLIC

*Stephanie L. Donahoe*