

# A/E Services for the WV Educational Broadcasting Authority



## **MULTIPLE UPS AND GENERATOR REPLACEMENTS**

AUGUST 11, 2022



**EST. 1988**

# **OUR MISSION**

***Our purpose is to enrich  
our communities through  
service to our clients.***



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WV Purchasing Department  
Toby L. Welch  
2019 Washington street East  
Charleston, WV 25305-0130



Pickering Associates is pleased to have the opportunity to submit this expression of interest in providing Engineering Design services to the WV Educational Broadcasting Authority Multiple UPS and Generator Replacement Project. We feel confident our design team is uniquely qualified to provide design services for the project.

Pickering Associates is a premier all-inclusive A/E Firm located throughout West Virginia and Ohio and headquartered in Parkersburg, W.Va. The following qualification packet outlines our technical expertise, management, staff capabilities and experience for providing high-quality electrical engineering 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.

As a firm, Pickering Associates has conducted various projects pertaining to electrical utility systems designs and protection for numerous clients, including industrial clients, municipalities and government agencies. We are the one of the most experienced Industrial Engineering Firm in the State and have designed several electrical service and lightning protection systems for a variety of clients both large and small.

Through the years, Pickering has taken pride in finding unique solutions to some of the most challenging problems. From a very short delivery/need based schedule for emergency work to limited and stretched budgets/funds. You will find a growing list of repeat clients who come back to Pickering because of the importance we place on each and every job we work on as well as every single client we interact.

The following proposal outlines our technical expertise, management, staff capabilities and experience specifically for your proposed project. As you know, 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 poised to provide you. Our approach will offer advantages in methodology and delivery, which will elevate the success of your project both now and for years to come.

We feel that our expertise sets our team head and shoulders above any other team. We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm/team you may have worked with previously. Should you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,



Carl Henson, P.E.  
Electrical Engineer / Project Manager  
chenson@pickeringusa.com  
11283 Emerson Ave.  
Parkersburg, WV 26104  
p. 304-464-5305 x1402 | f. 304-464-4428

# 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 communication 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 our history, Pickering 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 ultimate 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 Construction

Mark Welch, P.E.  
Sr. Project Manager

## DEPARTMENT LEADS

---

### 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

Sean Simon, AIA, NCARB

### Surveying

Bill Showalter, P.S.

# YOUR PROJECT

Pickering Associates has experienced personnel available to design and manage the WVEBA USB and Generator Replacement projects for the Charleston, Morgantown and Beckley locations. At Pickering Associates, we have all of the key engineering services needed to make your project a success. From the initial evaluation of the existing conditions to overseeing the construction phase to complete the process, our team is devoted to resolving the power issues WVEBA is currently experiencing.

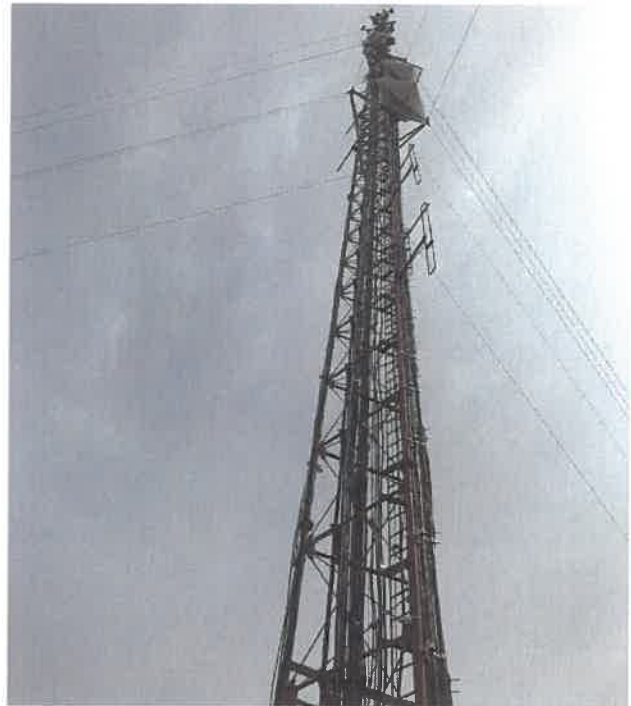
It is our understanding that the scope of the project is to design and provide written specifications and construction documents for the upgrade and replacement of existing UPS devices. The design shall include wiring upgrades for generators and UPS devices, panel upgrades and additions, and external ports to connect emergency portable generators. Deliverables will include an engineering study to determine the current demands and loads of the buildings and planning for future growth, investigative reports and calculations that support the design, contract drawings, contract Specifications, schedule of contract bid items and a detailed opinion of probable cost.

All projects are initiated with a kickoff meeting and a review of existing utility infrastructure, site conditions and previous designs. After reviewing the existing documentation, Pickering Associates will go to work to perform design services. These design services will evaluate cost impacts but also schedule impacts.

With a highly experienced construction administration staff on-hand at Pickering Associates, in-house constructability reviews will be performed throughout design. These constructability reviews aim to minimize change orders during construction.

Once design plans have been formulated and agreed upon by all parties, associated cost estimates will be generated and used as supporting documentation to assist with procurement of funding opportunities.

Our company prides itself on making sure that we clearly understand our customer's project scope of work, goals, schedule, and available budget prior to beginning design. We also understand the importance of meeting a schedule for a project. We will sit down with you in the beginning of the project to discuss the project schedule, presented as part of this submission, and communicate any concerns that may need to be discussed early in the project so they can be properly addressed and planned out.



## *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 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 project and have assembled an experienced project team that works well together. We understand the needs of your agency and believe that our work with the WVEBA 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

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### Project Owner



West Virginia Educational Broadcasting  
Authority



## LEADERSHIP

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### Project Manager

Carl Henson, P.E.  
Project Manager

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Carl is a senior electrical engineer providing design for electrical distribution systems in both commercial and industrial applications. In addition, he provides technical guidance and project management to Pickering's electrical department. Carl brings a wealth of project experience including high voltage substations design, multi-function controller programming, Arc Flash studies and NFPA-70E training, and area hazardous classification analysis.

## DESIGN TEAM

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### Designer

Jeff Sturm, E.E.

### Construction Administration

Sean Simon, AIA, NCARB

### Drafter

Shawn Bishop





# WHAT FULL SERVICE MEANS

## CIVIC PROJECTS

For owners and designers, civic facilities 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 projects allow a design team to start from the ground up, many building projects involve the adaptive reuse of an existing facility or an addition 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 facilities 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 during the design phase as well as specific or unique standards and specifications. Pickering throughout the years has been able to engage with many organizations to provide design and consultant services on multiple projects including military facility upgrades and renovations, civic offices and industrial 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 code compliance, greater occupancy safety through knowledgeable design practices and the use of technology, 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 expertise includes several different methods of project delivery including D-B, D-B-B and CMR.

## OUR APPROACH

With the selection of Pickering Associates, your organization gains the full depth of our organization. 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 that need to be met. With more than 50 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 during design.

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 like many firms using consultants are required to do.



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'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 architects and 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.

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 poised to provide you. As reflected in 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: PARKERSBURG OFFICE**

11283 Emerson Ave.  
Parkersburg, WV 26104

## **CONTACT INFORMATION:**

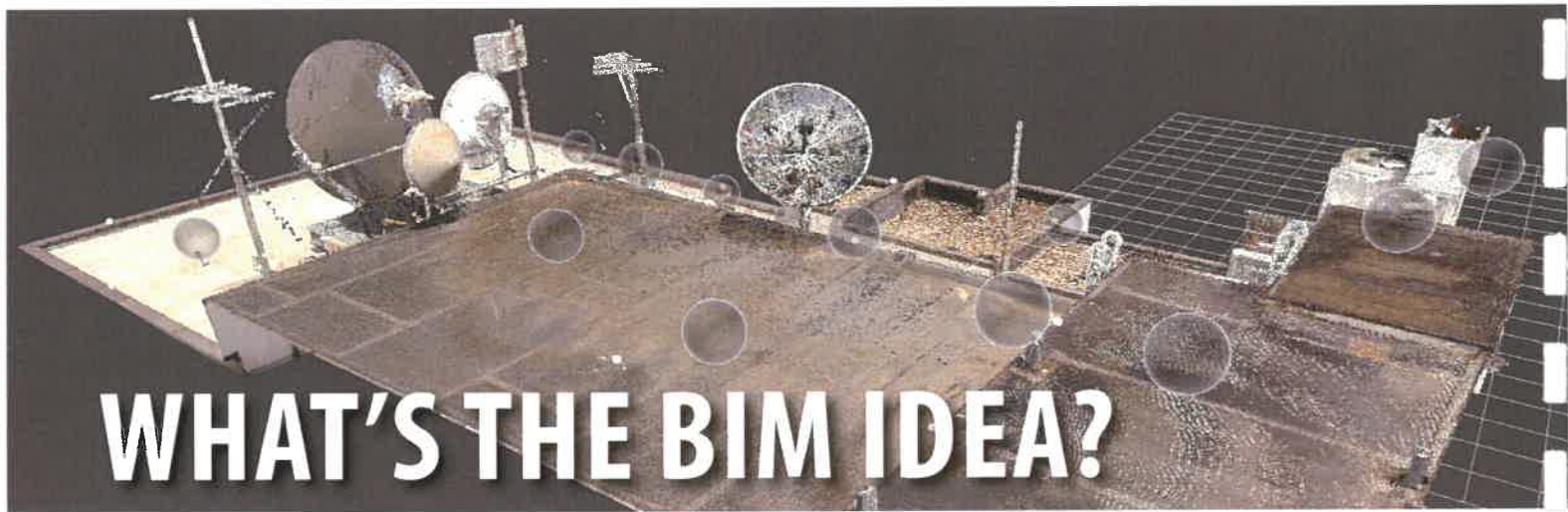
Carl Henson, P.E.  
Electrical Engineer/Department  
Manager  
(P) (304) 464-5305  
(E) [chenson@pickeringusa.com](mailto:chenson@pickeringusa.com)

## **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!

# EXAMPLES OF PAST PROJECTS/GOVERNMENTAL

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

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 Airfield Support Facility  
Camp Dawson Cottages Renovations  
Camp Dawson Bldg 215 Medical Wing Renovation

## **West Virginia Air National Guard Charleston, West Virginia (Yeager Airport)**

Fire/Crash Rescue Station 130th Airlift Wing

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

Building 8 - Evaluation  
Building 22 Dept of Tax and Revenue - HVAC

## **West Virginia Department of Natural Resources**

**Charleston, West Virginia**  
Chief Logan Pump  
New District 6 Office Design  
North Bend Lodge Renovations

## **City of Parkersburg Parkersburg, West Virginia**

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, West Virginia**

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

## **City of Marietta Marietta, Ohio**

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

## **Vienna Volunteer Fire Department Vienna, West Virginia**

Vienna Volunteer Fire Station Addition  
Police Station Generator Renovation

## **HAPCAP**

**Athens, Hocking, Perry, Ohio**  
South East Ohio Foodbank Freezer  
Elevator Addition

## **Parkersburg Utility Board Parkersburg, West Virginia**

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

## **Putnum Water Corporation Marietta, Ohio**

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, West Virginia**

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



# MONDO BUILDING & CONSTRUCTION

## MARINA ELECTRICAL INFRASTRUCTURE

### PROJECT SPECS:

PROJECT COST  
PRIVATELY FUNDED

SQUARE FOOTAGE  
VARIOUS

DESIGN COMPLETION  
JULY 2017

CONSTRUCTION COMPLETION  
OCTOBER 2019

### SERVICES PROVIDED

ELECTRICAL

### CLIENT CONTACT

JOHN ANDERSON  
PROJECT MANAGER  
740-376-9960  
JOHN@MONDOBUILDING.COM

Mondo Building and Construction requested that Pickering Associates provide them with detailed Electrical Engineering and Design services for the Marina Sales Office and Boat Slip Area in Boaz, W.Va. This project was a part of the continuing development of the site which included four condo buildings, restaurants and retail, and the new boating marina including a concrete ramp and docks.

Pickering assisted in coordinating with the local utility company (MonPower) lighting and power design for the Marina Sales Office, and electrical distribution to 80 boat slips, two 40HP irrigation pumps, and 15 golf cart charging station units. Additionally the team completed all site design, utility design, grading layouts and design, stormwater management design, and concrete and paving design.

Pickering's team also coordinated and obtained all of the necessary code requirements needed, since the project was located along the Ohio River, the team worked with the EPA and the Army Corp. of Engineers for permitting.



## PROJECT SPECS:

PROJECT COST  
PART OF A \$8 MILLION PROJECT

SQUARE FOOTAGE  
27 ACRES

DESIGN COMPLETION  
2010

CONSTRUCTION COMPLETION  
2012

## SERVICES PROVIDED

ELECTRICAL  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

DAVID BRAKSATOR  
PRINCIPLE ENGINEER  
P) (717) 396-5922  
E) [DMBRAKSATOR@ARMSTRONG.COM](mailto:DMBRAKSATOR@ARMSTRONG.COM)

Pickering Associates provided professional design services for the procurement and installation of a new 500kW generator for Armstrong World Industries.

Our scope of services included design, integration of emergency power, and assistance with procurement. We worked closely with multiple vendors to secure the lowest price equipment and estimated construction costs for the installation.

For implementation, we provided scheduling services and provided a cost estimate for inclusion into the overall budget. This portion of the project was expedited to ensure long lead times for the equipment would not impact the overall project. We worked closely with the owner to ensure a smooth delivery and installation.





## PROJECT SPECS:

PROJECT COST  
\$50,000

SQUARE FOOTAGE  
N/A

DESIGN COMPLETION  
AUGUST 2010

CONSTRUCTION COMPLETION  
NOVEMBER 2010

## SERVICES PROVIDED

ARCHITECTURE  
BIM DESIGN  
CIVIL  
ELECTRICAL  
MECHANICAL  
STRUCTURAL  
SURVEYING  
PIPING  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT  
MARKETING DESIGN

## CLIENT CONTACT

RANDY RAPP  
MAYOR  
P) 304-295-5070  
E) RCRAPP@SUDDENLINK.NET

The City of Vienna, West Virginia contracted with Pickering Associates to review the emergency generator installations and configurations at both the Vienna Volunteer Fire Department and the Vienna Police Department. The generator was reconfigured to be connected to the existing fire department and the new facility.

The connection from the police department to the generator was removed and a new generator was installed and utilized for the police department only. All the existing installations were corrected to meet all applicable local codes and standards.

Our engineers reviewed all the existing emergency generator configurations and installations at the venues. They provided the design and engineering to correct all the existing electrical installations associated with the emergency generator and provided the design and engineering to reconfigure the existing emergency generator to the police station. The team provided the design and engineering to install a new natural gas emergency generator and all associated equipment to connect to the existing police station.

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



## PROJECT SPECS:

PROJECT COST  
\$ 125,792

SQUARE FOOTAGE  
80,000

DESIGN COMPLETION  
DECEMBER 2010

CONSTRUCTION COMPLETION  
SEPTEMBER 2011

## SERVICES PROVIDED

ELECTRICAL  
ARCHITECTURE  
PROJECT MANAGEMENT  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

ALICE HARRIS  
EXECUTIVE VICE PRESIDENT  
P) (304) 424- 8000  
E) EHARRI13@WVUP.EDU

Pickering Associates was hired by West Virginia University at Parkersburg to provide all Electrical design work and to manage the bid process and Construction Administration for an electrical upgrade in WVU-P's downtown facility.

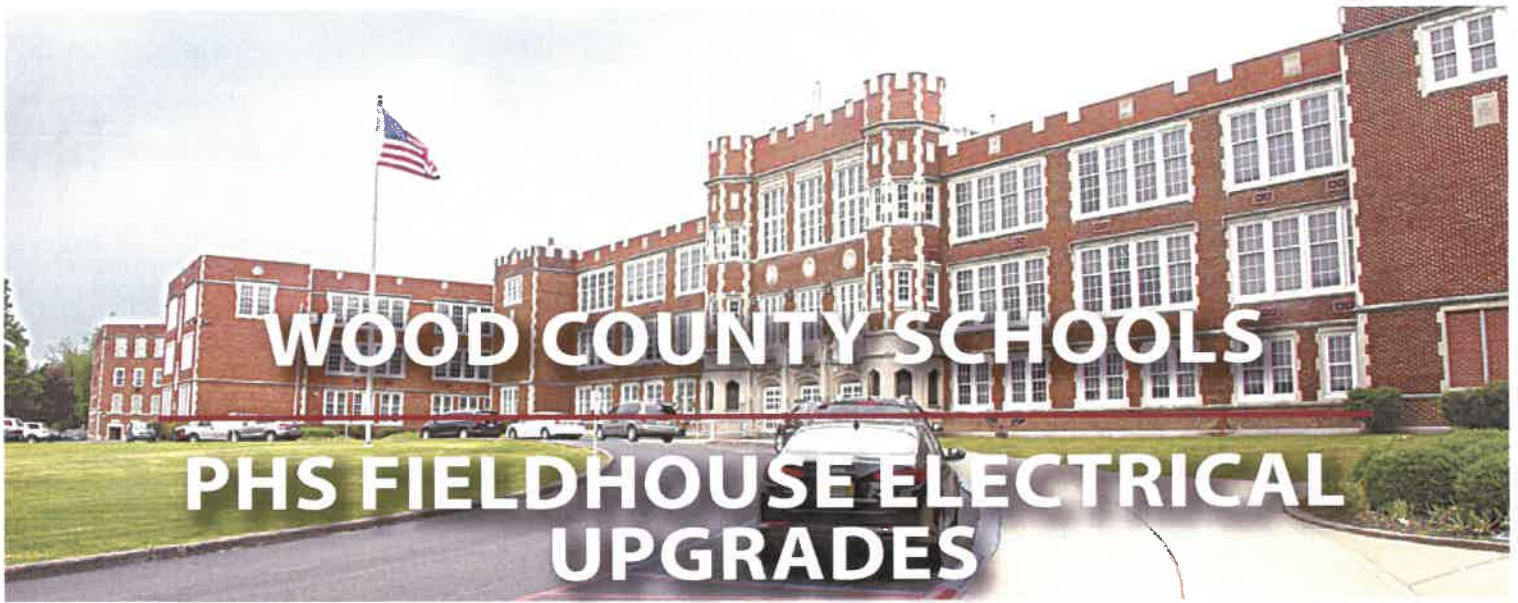
Pickering Associates provided design and engineering to install a new 1200A, 480V electrical service and electrical distribution system in the West Virginia University at Parkersburg Downtown Facility. The project included a new main distribution panel and subpanels throughout the building for future building loads.

In order to fully upgrade the electrical systems, the project entailed the complete demolition and removal of the existing electrical distribution systems and service entrances. A new service entrance, main distribution panel and associated distribution panel board were also required. A scope change was implemented to add Architect and Project Management Services to the project.

This building has since then been renovated by Pickering Associates to accommodate local businesses.







## PROJECT SPECS:

PROJECT COST  
\$50,000

SQUARE FOOTAGE  
2,150 SF

DESIGN COMPLETION  
2016

CONSTRUCTION COMPLETION  
2016

## SERVICES PROVIDED

ELECTRICAL  
CONSTRUCTION MANAGEMENT

## CLIENT CONTACT

GARRY COOPER  
FACILITIES MANAGER  
P) 304.420.9663  
E) GCOOPER@K12.WV.US

Wood County Schools contacted Pickering Associates to provide Engineering Services for the electrical upgrade of the Parkersburg High School Fieldhouse. The existing facility was fed from the Boiler Room located outside of the southwest corner of the Fieldhouse. The purpose of this project was to upgrade the existing electrical capacity in the Fieldhouse to allow for future expansion and the possible addition of an air-conditioning system for the entire facility. This project also included preliminary sizing of the proposed HVAC system to determine the new electrical capacity. The project was proposed in two phases with completed design in Phase I and Construction Administration in Phase II. Pickering Associates coordinated all services included within this proposal with Garry Cooper, Wood County Schools.





# OHIO UNIVERSITY

## COMPUTER CENTER ELECTRICAL RELIABILITY & UPS UPGRADE

### PROJECT SPECS:

PROJECT COST

\$131,000

SQUARE FOOTAGE

1,000 SQ FT

DESIGN COMPLETION

MARCH 2010

CONSTRUCTION COMPLETION

AUGUST 2010

### SERVICES PROVIDED

ELECTRICAL

### CLIENT CONTACT

DANNY COUNTS, PMP

PROJECT MANAGER - INFRASTRUCTURE

740-593-0095

COUNTSD@OHIO.EDU

Ohio University contacted Pickering Associates after realizing the need to increase the reliability of the normal and emergency power systems at the computer Services Center. This project required intense coordination with University personnel and Pickering Associates as the current system was to stay operational while the upgrades were being implemented.

Pickering Associates finalized the design and developed the construction documents for the implementation of the project. The work included modifications to the normal and emergency electrical distribution system, including the installation of a new distribution panels and transfer switches for the optimal use of power under emergency conditions. Pickering Associates also prepared the State of Ohio Application for Plan Approval documentation and obtained the Certificate of Plan Approval for the electrical construction.

Our engineers developed the overall construction schedule and electrical sequence of construction for the electrical service improvements to minimize the impact on the campus communication services. Additionally, Pickering Associates prepared all the bid drawings and project specifications.



## PROJECT SPECS:

PROJECT COST  
\$ 120,000

SQUARE FOOTAGE  
118,300

DESIGN COMPLETION  
MAY 2009

CONSTRUCTION COMPLETION  
AUGUST 2009

## SERVICES PROVIDED

ELECTRICAL  
CONSTRUCTION MANAGEMENT

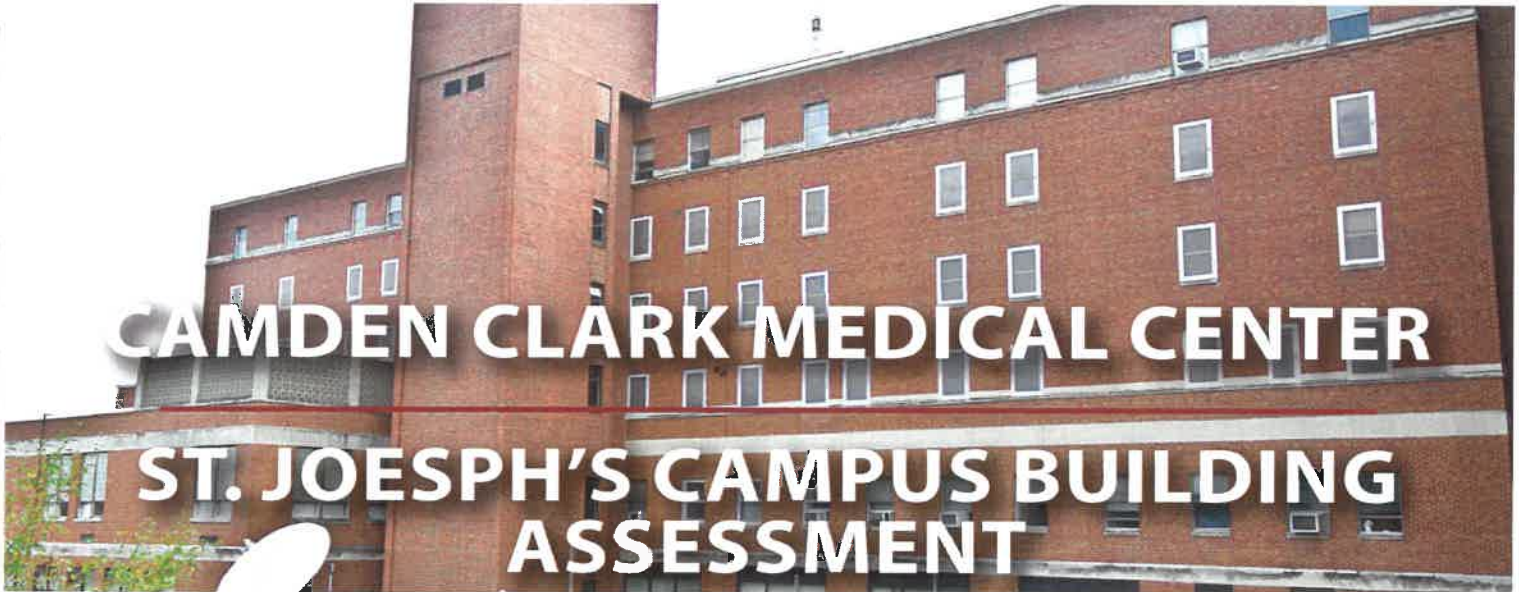
## CLIENT CONTACT

MICHAEL FLING  
ASSISTANT SUPERINTENDENT  
P) (340) 420- 9663  
E) MFLING@K12.WV.US

As technology has advanced and is implemented in the classrooms, the electrical service at Lubeck Elementary and VanDevender Middle Schools became strained. In addition, each school had limited air conditioning which was also putting a strain on the electricity available to each facility. Pickering Associates provided comprehensive studies of the existing systems to determine the remaining capacity and modifications which would be required to support the current systems as well as any future upgrades.

The studies determined that the existing electrical system at Lubeck Elementary was running at near full capacity and required an electrical service entrance upgrade to accommodate additional loads. The existing electrical capacity for VanDevender Middle School was marginal for installation of larger HVAC loads.

Upon the completion of the feasibility studies for each school, Pickering Associates was contracted by Wood County Schools to provide construction drawings and specifications for upgrades at both facilities. Both schools received a new service entrance which connected to the existing distribution gear as well as installation of three new 42 circuit panels each. Pickering Associates provided bidding, contracting and construction administration services for both projects.



# CAMDEN CLARK MEDICAL CENTER

## ST. JOESPH'S CAMPUS BUILDING ASSESSMENT

### PROJECT SPECS:

PROJECT COST  
\$ 25,180,380.00

SQUARE FOOTAGE  
654,543

DESIGN COMPLETION  
MAY 2013

CONSTRUCTION COMPLETION  
DATE N/A

### SERVICES PROVIDED

- ARCHITECTURE
- CIVIL
- ELECTRICAL
- MECHANICAL
- STRUCTURAL
- PIPING
- CONSTRUCTION MANAGEMENT

### CLIENT CONTACT

BARRY JUSTICE, CHFM, CHC  
 DIRECTOR OF ENGINEERING, CAMDEN CLARK  
 P) (304) 424- 2257  
 E) BARRY.JUSTICE@WVUMEDICINE.ORG

Following a merger between the two major hospitals in the area, Camden Clark Medical Center wished to obtain architectural and engineering services for a cursory assessment and report for all existing buildings and sites at their St. Joseph campus and Belpre facility.

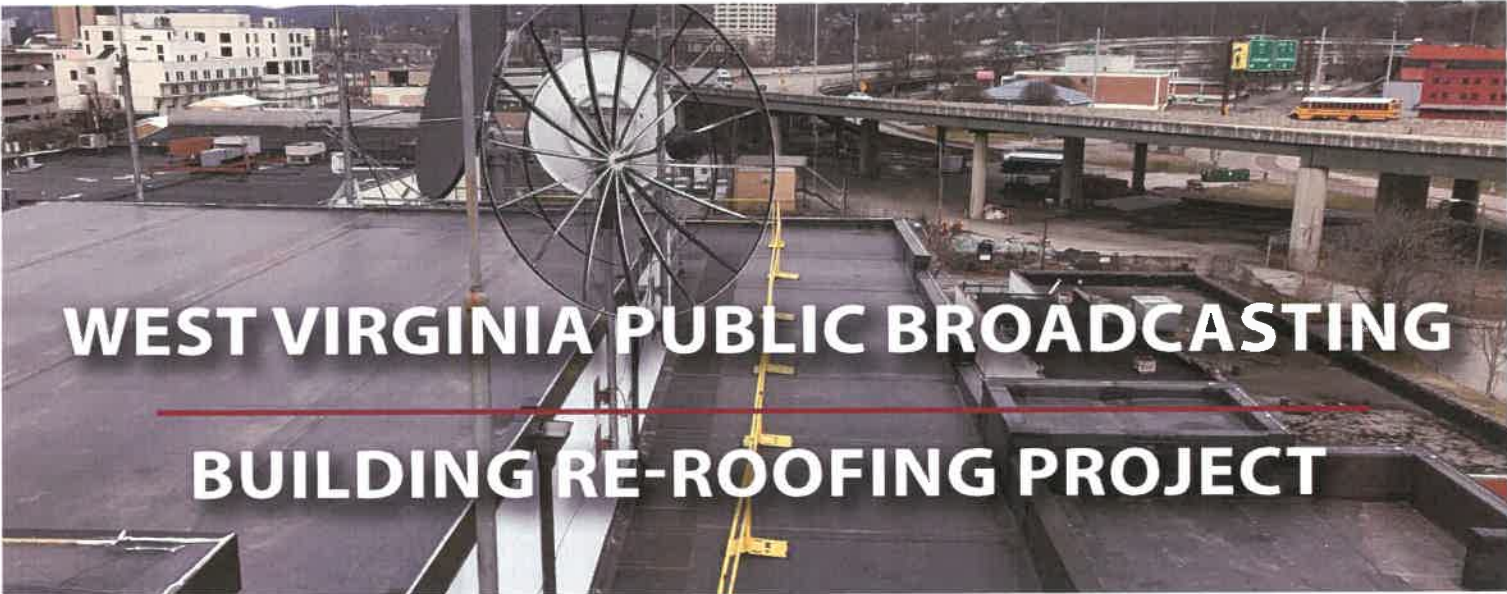
The goal of the project was three-fold: Assess the current condition of the existing facilities, create a prioritized list of repairs and/or upgrades, and provide estimated costs associated with the various repairs or upgrades. Cost estimates were prioritized by areas that needed maintenance or repairs immediately, with 5 years, and within 10 years.

As part of the assessment, the architectural scope of services included evaluation of the existing condition of elevators and dumbwaiters for compliance with ANSI code, all automatic-opening doors and roll-up gates, windows and sealant, and skylights in the lobby area. Pickering

Associates also evaluated the major public circulation areas and reviewed for ADA accessibility compliance. Furthermore, an evaluation of the surface conditions of the existing roof material and determination of the existing life of each roof system was provided.

Recommendations on replacements and/or maintenance requirements were provided as well as ways to comply with ADA where deficiencies existed. Finally, Pickering Associates provided an evaluation and report on existing asbestos and mold, and provided cost estimates associated with proper remediation of each.

A final building assessment report was presented to the owner as the deliverable, including the findings of our evaluation, along with cost estimates that were prioritized for areas needing maintenance and/or repairs.



# WEST VIRGINIA PUBLIC BROADCASTING BUILDING RE-ROOFING PROJECT

## PROJECT SPECS:

PROJECT COST  
\$180,760

DESIGN COMPLETION  
JUNE 2020

CONSTRUCTION COMPLETION  
MARCH 2021

## SERVICES PROVIDED

STRUCTURAL  
ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT

## CLIENT CONTACT

RANDALL COMM  
INFORMATION SYSTEMS SPECIALIST  
P) (304) 556-4942  
E) RCOMM@WVPUBLIC.ORG

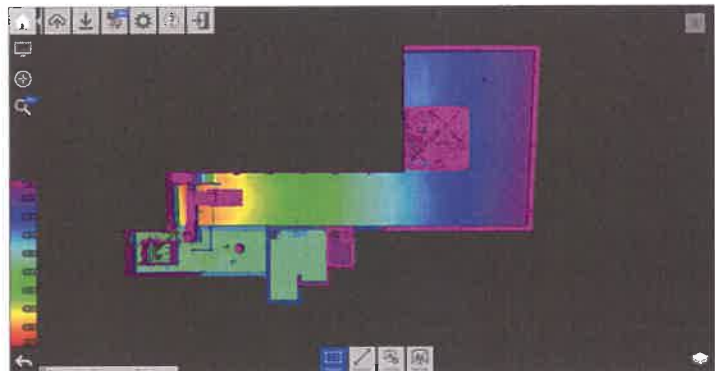
Pickering Associates was hired to design the re-roofing of the WV Public Broadcasting Authority’s Building in Charleston, WV. The existing roof had issues with improper drainage.

Pickering used 3D scanning to capture conditions of all existing roofs and parapets.

The new plan and details were for a 30 year fully adhered EPDM roof system. The design also addressed new support for existing steel stairs in order to properly apply flashing.,

The new design added overflow capabilities to roof areas that did not have them, and piped the cooling tower overflow to nearby roof drain.

Steps and handrails were added to the antenna platform. Safety Railings were also added to provide a safe path of travel from the door to the antenna platform.





# CARL HENSON, P.E.

ELECTRICAL DEPARTMENT MANAGER  
ELECTRICAL ENGINEER

## BACKGROUND:

### EDUCATION

NEW JERSEY INSTITUTE OF TECHNOLOGY

M.S. ELECTRICAL ENGINEERING

WEST VIRGINIA INSTITUTE OF TECHNOLOGY

B.S. ELECTRICAL ENGINEERING

### LICENSES

PROFESSIONAL ENGINEER

W.VA., OHIO, PA., IN., LA.

### YEARS EXPERIENCE

31 YEARS

“ONE MAN’S ‘MAGIC’ IS AN-  
OTHER MAN’S ENGINEER-  
ING.

‘SUPERNATURAL’ IS A  
NULL WORD.

Robert A Heinlein

- Responsible for the electrical design and auditing of safety systems in industrial and commercial facilities.
- Trained by the National Fire Protection Association (NFPA) in evaluation of industrial hazardous area classification for flammable liquids and vapors, NFPA 497, and combustible dust, NFPA 499.
- Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- Over 15 year of hazardous area review and classification at local industries such as KRATON Polymers, American Styrenics, Solvay Specialty Polymers, Markwest, Zoetis and other industrial and commercial clients.
- Trained by NFPA 70E Electrical Safe Work Practices.
- Over 15 year experience in utilizing SKM Power Tools software for electrical system modeling to produce short-circuit, arc-flash, coordination and equipment evaluation studies for industrial and commercial applications.
- Over 15 of experience in developing NFPA 70E compliant arc-flash tags and training of qualified and non-qualified personnel for industrial and commercial safety programs.
- Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring.
- Lead Electrical Engineer in designing high voltage (138-69kV) substations.
- Lead Electrical Engineer for a new 69 kV substation at a barge unloading facility in South Point, Ohio.
- Lead Electrical Engineer for a proposed new 138 kV substation at a solar silica manufacturer in Caldwell, Ohio.



## JEFF STURM, E.E.

ELECTRICAL ENGINEER

### BACKGROUND:

#### EDUCATION

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

#### YEARS EXPERIENCE

16 YEARS

- Electrical Engineer for Railcar Wash Station at Americas Styrenics in Marietta, Ohio.
- Electrical Engineer for Arc-flash study and One-line creation at Transcanada in Charleston, W.Va.
- Electrical Engineer for Fugitive Emissions Capture at Eramet Marietta, Inc. in Marietta, Ohio.
- Electrical Engineer for Water Treatment Plant upgrades at Village of Amesville, Ohio.
- Electrical Engineer for Waste water Treatment Plant at Village of Rutland, Ohio.
- Electrical Engineer for Medical Refrigeration Units at Farrar Scientific Reno, Ohio.
- Electrical Engineer for Arc-flash Study and Electrical Safety Procedures at MarkWest in Summerfield, Ohio.
- Electrical Engineer for Waste Water Treatment Plant at Momentive Performance Polymers in Sistersville, W.Va.
- Electrical Engineer for Fracking Water Treatment Plant at The Fourth River Company in Sistersville, W.Va.
- Electrical Engineer for Arc-flash Study at Dimex Warehouse 10 in Marietta, Ohio.
- Electrical Engineer for Wetz Warehouse 18 design and construction in Marietta, Ohio.
- Electrical Engineer for renovations for the new Student Center facility at Marietta College in Marietta, Ohio.
- Prior to joining Pickering Associates was the Plant Electrical Engineer for Eramet Marietta Inc. in Marietta, Ohio.
- Prior to joining Pickering Associates was the Electrical Maintenance Engineer for Eramet Marietta Inc. in Marietta, Ohio.

“CHALLENGES ARE WHAT  
MAKE LIFE INTERESTING  
AND OVERCOMING THEM  
IS WHAT MAKES LIFE  
MEANINGFUL.”

JOSHUA J. MARINE



## SEAN G. SIMON, AIA, NCARB

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

28 YEARS

- 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 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, W.Va.
- Project Architect for the Monumental sign for Robert C. Byrd Courthouse in Charleston, W.Va.
- Project Architect for a renovation project for the Social Security and Department of Labor Office in Parkersburg, W.Va.
- 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.

“QUALITY IS NOT AN ACT,  
IT IS A HABIT.”

Aristotle





# SHAWN BISHOP

AUTOMATION SYSTEMS SPECIALIST  
DESIGNER  
SENIOR DRAFTER  
ELECTRICAL AND CONTROL SYSTEM DESIGN &  
DRAFTING  
CUSTOM CONTROL PANEL DESIGN & CONSTRUCTION

## BACKGROUND:

### EDUCATION

WASHINGTON STATE COMMUNITY COLLEGE  
A.S.A. INDUSTRIAL TECHNOLOGY

### YEARS EXPERIENCE

22 YEARS

- Designed and drafted PLC I/O drawings for various projects and clients.
- Designed, drafted and constructed PLC control panels for various projects and clients.
- Provided project start-up and call-out assistance for various client PLC systems.
- Control Panel Design and Construction Administration for a pharmaceutical cold storage facility in Illinois.
- Control Panel Design and Construction for Water Treatment Facility in Fontana, Calif.
- Control Panel Design and Construction for an Oil and Gas Well in Wetzel County, W.Va.
- Control Panel Design and Drafting for Midstream company in Ohio and Louisiana.
- Control Panel Design and Drafting for Tobacco Company in W.Va.
- Control Panel Design and Drafting for Chemical Company.
- Control Panel Design and Drafter for Polymer Plant in W.Va.
- Control Panel Designer for Public Service Districts.
- Sole provider of drafting support for Polystyrene Plant.
- Designed and drafted power, lighting and data layouts for Natural Gas LPG storage facility.
- Recreated various types of existing drawings in digital AutoCAD format for an array of clients in the Mid-Ohio Valley.
- Managing and updating electronic files for various clients in the Mid-Ohio Valley.

“WHERE ALL MEN THINK ALIKE, NO ONE THINKS VERY MUCH.”

Walter Lippmann



# REFERENCES



**West Virginia  
General Services**

**State of WV General Services  
Charleston, WV**

Scot Casdorff, PE  
Architecture & Engineering Manager  
(P) (304) 957-7145



**Wood County Schools  
Parkersburg, West Virginia**

Martin Best, Physical Plant Director  
(P) (304) 420-9568  
(E) martin.best@k12.wv.us



**Kanawha County Schools  
Charleston, WV**

Chuck Smith, Director of Facilities  
(P) (304) 348-6148  
(E) dcsmith@mail.kana.k12.wv.us



**WASHINGTON STATE  
COMMUNITY COLLEGE**  
Be Inspired. #BeWSCC

**Washington State Community College  
Marietta, Ohio**

Jess Raines, CPA, VP of Finance & Operations  
(P) (740) 885-5621  
(E) jraines@wscc.edu



**Marietta College**

**Marietta College  
Marietta, Ohio**

Fred Smith, Director of Facilities  
(P) (740) 376-4367  
(E) smithf@marietta.com



**City of Marietta  
Marietta, Ohio**

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

**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) Traci Stotts, AIA / VP of Marketing

(Printed Name and Title) Traci Stotts, AIA / VP of Marketing

(Address) 11283 Emerson Ave. Parkersburg, WV 26104


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

(email address) tstotts@pickeringusa.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Pickering Associates  
(Company)

  
(Authorized Signature) (Representative Name, Title)  
Traci Stotts, AIA / VP of Marketing 8/11/2022

(Printed Name and Title of Authorized Representative) (Date)  
(304) 464-5305 / (304) 464-4428

(Phone Number) (Fax Number)  
tstotts@pickeringusa.com

(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: CEOI EBA23\*001

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

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

Addendum Numbers Received:

*(Check the box next to each addendum received)*

- |   |  |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

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

Pickering Associates

Company



Authorized Signature

8/11/2022

Date

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