



EXPRESSION OF INTEREST



A&E Services for

District 2 & 3 Office Building Improvements

CEOI - 0310 DNR 1900000014

Romney & French Creek, West Virginia

June 18, 2019

www.PickeringUSA.com

Angela White Negley
West Virginia Division of Natural Resources
Property and Procurement Office
324 4th Avenue
South Charleston, WV 25303
Angela.W.Negley@wv.gov



RE: Professional A/E Services for District #2 and #3 Building Improvements

Solicitation Number: AEOI DNR19*14

Dear Ms. Negley,

Pickering Associates is pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for Building Improvements at the District #2 Office near Romney, WV, and the District #3 Office near French Creek, WV. We are confident that the experience of our full-service team will be a benefit to you and will result in a very successful project.

Our understanding of the project is that you are requesting professional services to design window and door replacement, new elevator installation, restroom upgrades and ADA improvements. Our approach to your project can be found in this proposal, which will demonstrate our expertise in these types of upgrades. We will also discuss our reputation for strict adherence to schedules and budget, procedures for communication, and our excellent quality service that results in our extensive list of repeat clients.

The Pickering Associates Team of over 90 professionals consists of architects, engineers and interior designers who have been involved on similar projects. You will see on the following pages that we have provided our services to clients for a variety of miscellaneous renovations, and we have worked for the WVDNR in the past. We have also participated on state projects and are very familiar with the requirements of WV State Purchasing Department regulations.

At Pickering Associates, we acknowledge the importance of a quick turn-around and exceptional quality services which our depth of experience, administrative procedures and overall organization, are posed to provide you. As you will see from the resumes of the team selected for your project, as well as our company experience, Pickering Associates is the best choice to offer the professional services required for your project.

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Pamela Wean". The signature is written in a cursive, flowing style.

Pamela Wean AIA

Project Manager | Fairmont Branch Manager

pwean@pickeringusa.com | (304) 363-1004



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Your Project

Your Project & Goals

Pickering Associates has experienced personnel available to complete the architectural and engineering renovation design of the WVDNR District #2 & #3 Office Building Improvements. We understand that the project consists of two office sites in French Creek and Romney, WV. Each of the facilities were built in the late 1950's-Early 1960's and are in need of renovations and updates, including window and door replacements, the design and installation of a new Elevator, ADA upgrades and improvements to the restrooms and various improvements to portions of the offices. Our design staff includes all in-house architectural and engineering disciplines as well as construction administrators. We have a staff of over 90 design and support personnel that are ready to work on your project.

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

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

We will fully understand your project scope and align our approach with your intended goals. Reviewing the "Project and Goals" section currently outlined in the Expression of Interest, we understand the primary goals for the project to be:

Goal/Objective 1: : Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.

Our approach to your project will begin with our team members meeting at both office buildings with you and all of the parties associated with the project. All architects and engineers on the design team will be present to discuss the needs of the WVDNR; your aesthetic viewpoints, budget, schedule and all other applicable information in order to begin schematic design. We will review the existing plans and record the conditions of the existing building manually. If we feel it is beneficial, we will use our 3D scanner. The scanner allows the building to easily and quickly be evaluated and assessed inside and outside, as well as in ceiling plenums, crawl spaces, attics and other inaccessible spaces. This work takes place in a fraction of the time it takes for manual evaluation, then quickly transfers the digital files for use in creating our design documents. More information about the scanner is provided in this proposal.

Our clients are especially impressed with how Pickering strives to provide consistent communication with your project team during all phases of the project by having regular project meetings and by providing weekly project updates to the owner and all parties so that all issues can be discussed and resolved quickly. The Project Manager will attend all meetings, as well as any other project leads that may need to be involved during the design process. As we continue through the design development and construction document phases, we will hold regular meetings to discuss the design, and will revise the design until you are fully satisfied with our plans.

We will work with the WVDNR to determine a plan of action that will meet all your needs, and ensure work is coordinated so that disruption of normal functions of the building are kept to a minimum. We have worked on many projects that required unique phasing so that the facility can operate without being affected by construction.

Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

Pickering is a full-service design firm consisting of the following disciplines: Architecture, Interior Design, Mechanical & Plumbing Engineering, Electrical Engineering, Structural Engineering, Project Management, and Contract and Construction Administration. All professionals are very experienced with local, state and federal codes and requirements, and design documents will be reviewed by our in-house Certified Building Code Plans Examiner for full compliance with applicable codes.

As with all projects, we will continuously monitor the budget to ensure that the scope of work is in alignment with the available funding. Our experienced construction administrators will provide estimates of probable construction costs and budget checks to be presented at all design phases to allow the project team and owner to effectively manage the budget, then reevaluate the scope of work as needed.

Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Pickering has a complete construction administration department with many years of experience in construction that will be involved throughout the project. Our CA team will be involved early in the design process to become familiar with the project scope of work, and to provide valuable feedback for constructability. This helps minimize questions and issues during bidding as well as create clear instructions and improved communication during the construction phase. The construction administrator will also manage and oversee all aspects of construction to ensure that the completed project is in accordance with the design documents, applicable codes and intent of the project. Our branch office in Fairmont, WV is within two hours of both project sites, allowing us to ensure a quick response time to the site if issues arise.

Our Unique Qualities:

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

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

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

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

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

Your Project & Goals - Additional Requested Information:

A: The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.

At Pickering Associates, we understand the importance of **keeping the Owner informed** and engaged throughout the entire design and construction process, and we feel that communication is the key to any successful project. It is crucial to the project to get the Client involved early in the process along with other key stakeholders, in order to understand the needs of the facility. The Pickering Project Manager will take a proactive role in ensuring effective communications on this project.

Our plan would be to **engage the key stakeholders in regular design meetings to ensure that** expectations and schedule constraints are met. In addition, a communications plan will be developed with the Owner to determine what information will be distributed, how it will be distributed and who is responsible for communicating project information. Our project managers also provide written weekly updates to our Owners during the entire design and construction process to keep them well-informed of progress on a regular basis.

B: The successful firm or team should demonstrate a history of projects that meet the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.

Pickering understands how important it is to keep a **project within the** Owner's budget, and we have a history of meeting our Owner's budgets on all types and sizes of projects. We believe that the key to keeping within a project budget is to constantly monitor the budget and keep the budget in mind and in check. We formulate a project budget early in the design that aligns with the Owner's desired scope of work. If the estimate of probable construction costs indicate that the project is over the Owner's desired budget, Pickering will alert the Owner and initiate discussions on the best approach to get the scope of work within the desired budget.

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

Some examples of past projects that our team has designed that meet the Owner's budget are as follows:

- **Edison Middle School Addition and Misc. Renovations:** Owner's project budget \$2,200,000.00 / Contractor's Cost \$1,900,000.00 / Additional funds were allocated to include a roof replacement to a portion of the existing building.
- **Washington State Community College Roof Replacement, Structural Repairs, and HVAC Replacement:** Owner's project budget \$900,000.00 / Contractor's Bid \$801,000.00
- **WVU Medicine Camden Clark Medical Center Addition (60,000+ SF):** Owner's project budget \$20,000,000.00 / Contractor's Cost (Including 1.4% Change Orders) \$18,455,416.00

Your Project & Goals - Additional Requested Information:

C: The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.

We know how important meeting design and construction schedules are for the Owner. Pickering has a history of administering projects that have been constructed within the time allotted in the contract documents. We believe that the key to this success is 1) assisting the Owner with developing a realistic construction schedule that is the appropriate duration for the scope of work, and 2) carefully monitoring construction and alerting the contractor if it appears work is not progressing at the appropriate rate. Once a duration of construction is determined by our team and the owner, this period of time will be conveyed in the project documents along with any phasing requirements so that all bidders are aware of the schedule.

Our experienced construction administrators will ensure that the contractor does everything possible to meet the desired construction schedule as indicated in the contract documents. We will require the contractor to provide a detailed construction schedule before any construction begins, outlining all work that needs to be completed for the project. As a team, we will review the schedule during our regular construction progress meetings to make sure the project stays on schedule. This routine review will allow us to discuss any project issues, delays, or conflicts with the contractor before they get out of hand or cause a major shift in the schedule. If construction work appears to be delayed, we will notify the contractors that additional staff must be brought in so that deadlines are met.

Some examples of our past projects that have been constructed in the time allotted in contract documents are as follows:

- **Wood County Schools Various Roof Replacements:** Contract Schedule June 6th through July 29th / Actual Substantial Completion Date July 29th.
- **WVU Medicine Camden Clark Medical Center Renovation for Pharmacy and Respiratory:** Contract Schedule December 31st / Actual Substantial Completion Date December 27th.
- **WVU Medicine Camden Clark Medical Center Addition (60,000+ SF):** Contract Document Schedule 18 Months / Actual Schedule 18 Months - On time

D: The successful firm or team should demonstrate competent and acceptable experience in all professional disciplines necessary for the design and completion of this project.

Our full-service design firm has all the architectural, interior design and engineering and disciplines in-house that will be needed to complete your project. With over 90 employees, we are confident that we can meet all of the design requirements for the completion of your project. We have completed many projects over the years that are similar to your project in size, scope, and complexity. We are confident that the design team that we have assembled for your project is competent, knowledgeable, and has the experience to provide you with a well-designed and quality project. Our team has worked together for many years on various projects. Our team for your project will be managed from our Fairmont Branch office, just under two hours from both project sites, giving us the advantage of being able to be at the site within a short period of time. This will prove important as we review existing conditions, conduct design meetings and provide construction oversight. Your proposed project team includes the following design professionals:

- Pamela Wean, AIA - Project Manager, Lead Architect and Certified Building Plans Examiner
- Zac Campbell, PMP - Electrical Engineer
- Jeff Hosek, PE - Mechanical Engineer/ HVAC Design
- David Boggs, PE - Mechanical Engineer/Plumbing Design
- Eric Smith, PE - Structural Engineer
- Sean Simon, AIA - Construction Administrator
- Keri Dunn - Specification Writer and Contract Administrator

Each team member's qualifications and experience is outlined in the individual team resumes included in this Expression of Interest.



Company Background & Project Team



Charleston

318 Lee Street W.
Charleston, WV 25302
(P) 304.345.1811
(F) 304.345.1813

Parkersburg

11283 Emerson Ave
Parkersburg, WV 26104
(P) 304.464.5305
(F) 304.464.4428



Fairmont

320 Adams Street
Suite 102 Fairmont, WV 26554
(P) 304.464.5305
(F) 304.464.4428

Marietta

326 3rd Street
Marietta, OH 45750
(P) 740.374.2396
(F) 740.374.5153

Athens

2099 East State Street, Suite B
Athens, OH 45701
(P) 740.593.3327
(F) 800.689.3755

www.PickeringUSA.com

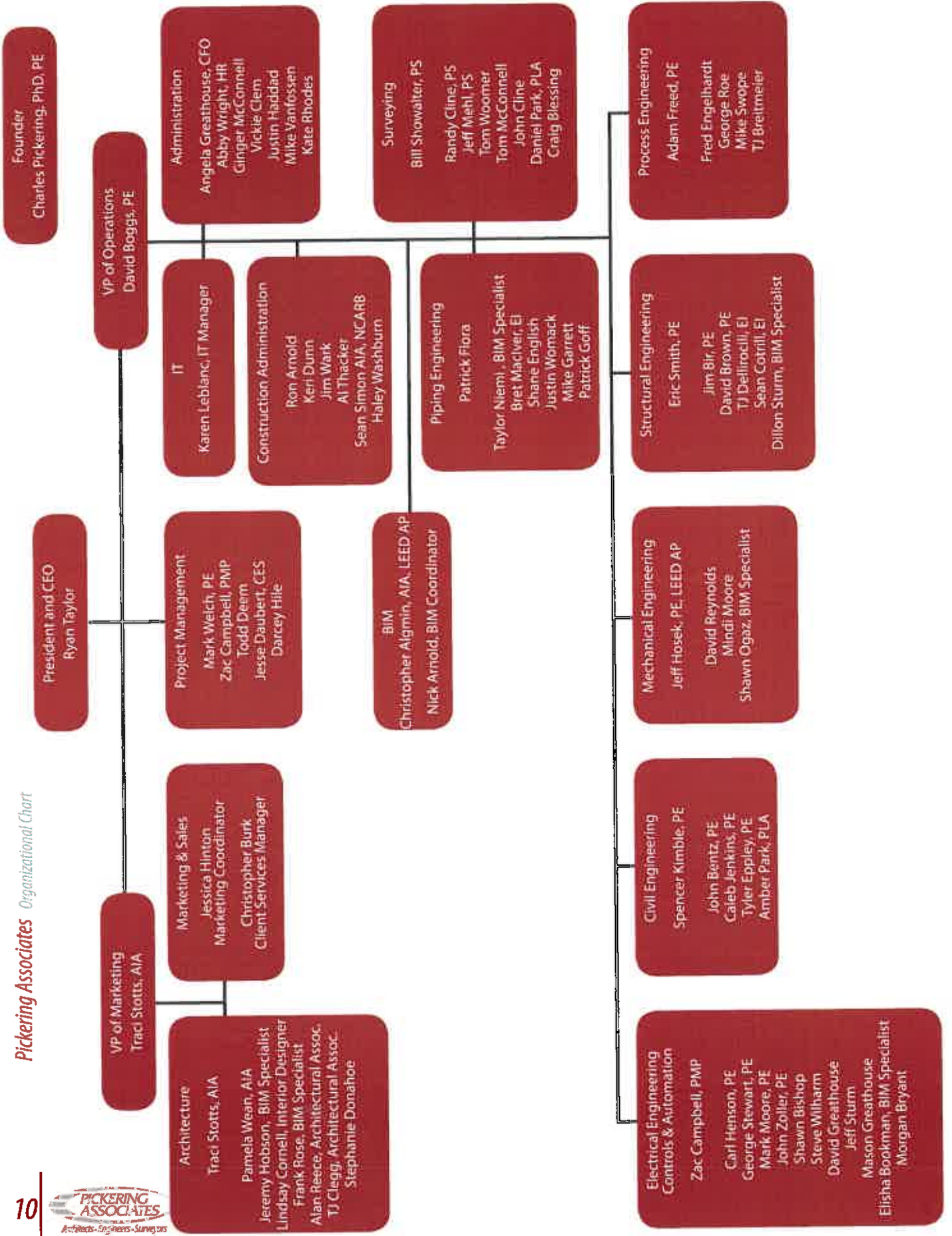
Founded in 1988, Pickering Associates has been providing architectural, engineering and surveying services throughout West Virginia and Ohio for the past thirty years. Our company is the product of three generations and more than 75 years of construction experience. This experience plus state-of-the-art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

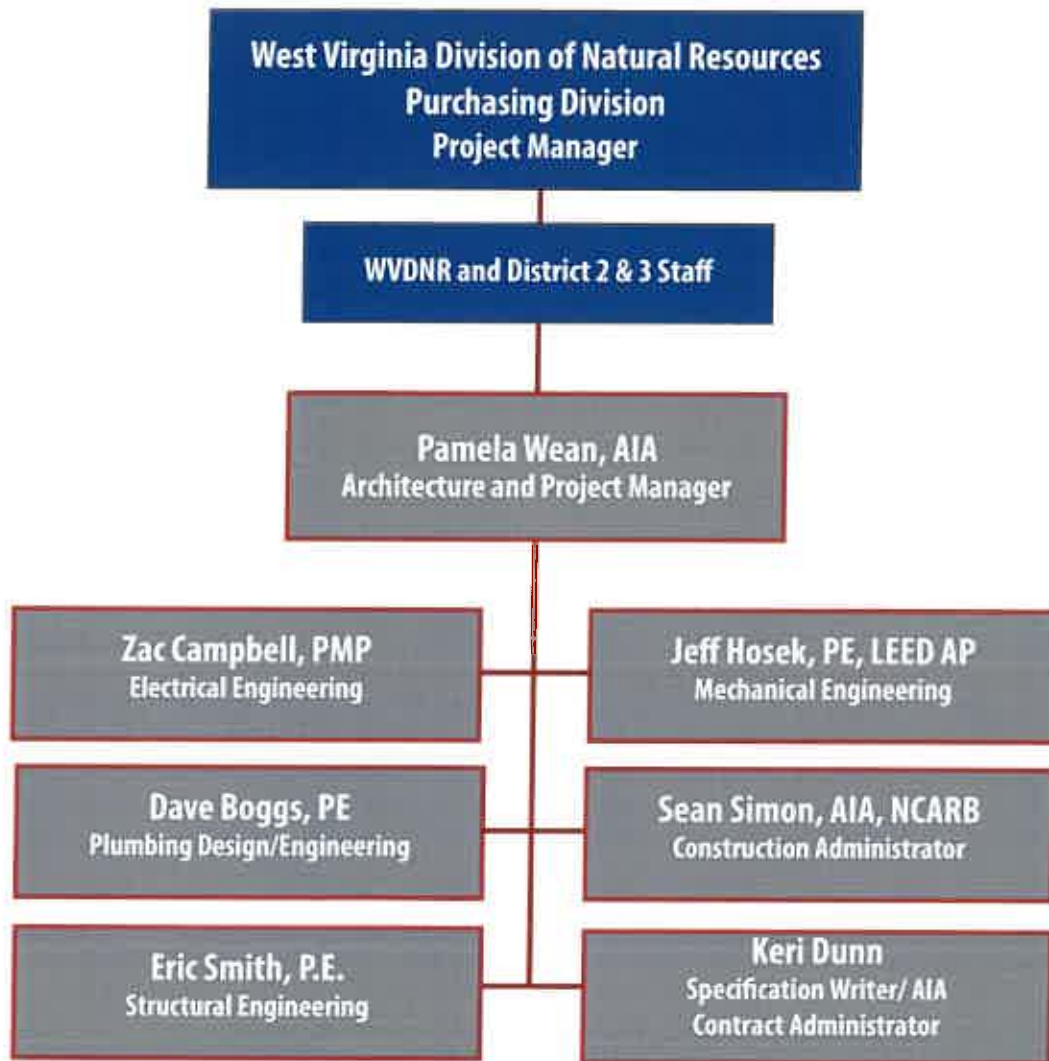
Listed as one of West Virginia's Top Engineering Firms for 2018. Our architectural, engineering and surveying firm consists of an exceptional balance of experience and the desire to provide our customers with a quality product at a fair price. Our highly qualified staff includes licensed professional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

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

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

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







Technical Expertise



Pamela Wean, AIA

Position/Title

Senior Project Architect
Project Manager

Duties

Architecture
Project Management

Education

Fairmont State College
B.S., Architectural Technology
Fairmont State College
Assoc. of Applied Science - Interior Design

Licenses

Professional Architect WV and OH

*Always be a first-rate version of yourself
instead of a second-rate version of
somebody else.*

Judy Garland

Project Architect for the design and construction of the new Franklin Elementary School in Franklin, WV. Scope included design of the first new elementary school funded by the WV School Building Authority under the Design-Build method of construction. The 46,000 SF building was designed and constructed of Cross Laminated Timber (CLT), which consists of structural wood planks that comprise the load bearing walls, floors and roof.

Project Architect for the design and construction of the new East Fairmont Middle School in Fairmont, WV. This 93,000 SF facility was designed to replace the original 1920's era building, and features the school colors of blue and gold throughout the facility. Following the opening of the new school, the existing building was demolished to make way for the new practice football field.

Project Architect for the design and construction of renovations at the Fairmont Senior High School in Fairmont, WV. Over 100,000 square feet of area was totally renovated on the school campus, featuring the main building which is listed on the National Register of Historic Places, as well as an accessory classroom building, gym and cafeteria. Exterior and interior of virtually all areas were upgraded both aesthetically and in order to meet current fire and safety codes.

Project Architect for the design and construction of the Marion County Board of Education Office in Fairmont, WV. Formerly the Marion County National Guard Armory, this facility was totally upgraded and renovated to house the Board of Education Offices. The new building contains over 30 new offices, a state of the art conference room, and new utilities throughout.

Project Architect for the design and construction of renovations and an addition at Jayenne Elementary School in Fairmont, WV. A three-story classroom addition was constructed which included an elevator to provide accessibility to the school. The existing building was also completely upgraded inside and outside to enhance the appearance and meet current fire and security guidelines.

Project Architect for the design and construction for renovations to Harman School in Harman, WV. An existing plaster ceiling collapsed in one classroom during the summer months, rendering the existing school unusable due to safety reasons. While students were bussed to other schools, work was phased and repairs were made to all plaster ceilings throughout the school as funding allowed. Over a period of about two and a half years, sections of the school opened up one at a time so that eventually all students could return to school.

Project Architect for the design and construction for renovations to the United Technical Center Welding Shop in Clarksburg, WV. Existing shops were gutted and renovated to create a new welding shop including multiple booths as well as open space for large projects. Office space was also created.

Project Architect for the design and construction for an addition and renovations at Simpson Elementary School in Bridgeport, WV. A two-story 10-classroom addition was constructed adjacent to the existing school, as well as a new secure entrance which also housed the main office and admin area. Renovations to the existing school also took place including new sprinklers and fire alarm, as well as cosmetic enhancements to the exterior of the building. The playground was also upgraded.

Project Architect for the design and construction for renovations at Belmont Elementary School in Belmont, WV. Virtually the entire interior of this school was upgraded with HVAC and lighting replacement, sprinklers, toilet room renovations and cosmetic improvements. The exterior brick walls were also repaired and cleaned, and site improvements such as parking and drainage upgrades were also performed.



Zac A. Campbell, P.M.P

Position/Title

*Electrical and Control System Engineering
Department Manager*

Duties

*Project Management
Electrical Engineering*

Education

*Fairmont State University
B.S., Electrical Engineering and Technology
Marshall University,
M.S., Engineering Management*

Licenses

*Project Management Professional,
Project Management Institute*

*The measure of true success is
the impact you have on others.*

Responsible for electrical design for several oil and gas production facilities, including design of site power services, distribution and control wiring. Extensive history producing electrical classification studies for industrial, chemical, process and oil/gas industries. Operations include natural gas and oil (natural gas condensate) production, separation, tank storage, compression, processing, and truck loading facilities, as well as chemicals and related production.

Lead Electrical Engineer for the design and construction administration of a new 1200A, 480V electrical service and electrical distribution system in an existing building for West Virginia University at Parkersburg's new Downtown Center. The project includes a new main panel and subpanels throughout the building for future building loads.

Lead Electrical Engineer for a new elevator installation in an existing building for West Virginia University at Parkersburg's new Downtown Center. The project includes new electrical feeds to the elevator equipment disconnect, control panel and other associated equipment as well as a new fire alarm and detection equipment associated with the elevator hoist way and machine room.

Lead Electrical Engineer for an elevator modernization project at West Virginia University at Parkersburg's Main Campus. Controls were replaced in one 4-stop and two 2-stop elevators.

Provided electrical design for a new fire alarm system at the main building of West Virginia University at Parkersburg. Project included demolition of existing system, coordination of requirements with the WV Fire Marshall as well as all construction administrative duties through the project completion.

Lead Electrical Engineer for a Fire Department Annex in Vienna, WV. Responsibilities included power distribution, lighting, communications, fire protection and emergency power generation with automatic transfer switch.

Camden Clark Memorial Hospital Renovations - Fifth Floor, Third Floor, Medical Office Suite, First East, OB, Health South, Physical Therapy Each Renovation included a combination of lighting, electrical distribution, communication, fire alarm and nurse call replacement.

Lead Electrical Engineer for a new 60,000 sf emergency department and patient wing at a hospital in WV. Project included new receptacles, light fixtures, life safety, emergency power and lighting, fire alarm detection, telecommunication, nurse call and facility paging to fit the new floor plan. The project total was \$20MM.

Provided construction management services for the electrical renovation of an education center on a university campus in Athens, Ohio. Project included conducting all construction meetings, site inspections and coordinating changes in scope among clients and contractors.

Lead Electrical Engineer for a funeral home renovation/expansion project in Belpre, Ohio. Responsibilities included power, specialized interior lighting, exterior facade lighting and communication service designs as well as audio/PA design for streaming music.

Provided Electrical Design for the renovation of HVAC system in a campus building in Athens, Ohio. Project included replacement of air handling unit motors and specifying wiring of new Variable Frequency Drives.

Provided Electrical design for a New Fire Department Facility in Grayson, KY. Design included electrical service design, interior and exterior lighting and communication systems.

Designed fire alarm, protection, and access control systems for a complete renovation of a computer service center in Athens, Ohio. Project included construction administration, reconfiguration of incoming distribution system, connection to emergency power generator and generator connection cabinet as well as addition of power distribution units.



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

Position/Title

*Mechanical Engineer
LEED Project Engineer
Mechanical Engineering Department Manager*

Duties

Mechanical Engineer

Education

*University of Akron
B.S., Mechanical Engineering*

Dr. Seuss

Licenses

*LEED AP (BD&C)
Professional Engineer WV, OH, KY, PA, LA, VA, MN*

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

Commissioning Agent and LEED Manager for new LEED certified building for Washington Electric Coop.

Project included a new 30,000 SF office and warehouse building, and was successful in obtaining LEED Silver certification.

Mechanical Engineer of record for the design of a new \$25M high-rise dormitory at Glenville State College, in Glenville, WV.

Project included water source heat pumps with local thermostats. An automated and integrated control system was interfaced into the existing system for central control.

Lead Mechanical Engineer and Project Manager for the renovation of an existing HVAC system at a primary and middle school in Elizabeth, WV.

Assisted school in assessment of existing HVAC, determining scope of work, creating a probable construction budget and preparing a report to request funding. Also, provided mechanical engineering for the design including replacement of multiple HVAC units, towers, pumps, and boilers, as well as, new building automation controls for the middle and primary schools.

Project Manager performing an intense study to assess redundant cooling to Ohio University's Computer Center in Athens, OH, which houses their main servers.

Proposed several options, potential impacts to the installation time, and provided cost estimates for each option.

Project Manager and Mechanical Engineer for the revision of exhaust duct system around multiple welding stations, replacing exhaust fans and balancing make-up air in the Welding Shop of Wood County Technical Center.

Mechanical Engineer of record for the conversion of a multi-unit HVAC system into a more efficient single unit system at the Caperton Center on the campus of West Virginia University in Parkersburg, in Parkersburg, WV.

Added additional zones to allow for additional user control of set points.

Project Manager and Lead Mechanical Engineer for the demolition of existing equipment and installation of new sterilization equipment for Ohio University 'The Ridges' Konneker Research Lab.

Project scope included preparing demolition drawings of water, steam and waste piping, as well as the exhaust hood. Other tasks include preparing the construction plans for new exhaust hood and new tie-in locations for water, steam, and waste piping.

Project Manager and Mechanical Engineer for a new Career Center in Groveport, Ohio.

Design included a body shop, paint spray booth, vehicle exhaust systems and radiant tube heating.

Lead Mechanical Engineer for the renovation of an existing office building for National College.

The 20,000 sf renovation included a new layout of classrooms and office areas to meet the needs of the college. The project included design and engineering for a VAV HVAC system utilizing gas fired electric cooling rooftop units. Other tasks included providing design and engineering for building exhaust on the bathrooms, janitor rooms, and the building's entries to use an auxiliary wall for a floor mounted electric heater.

Project Manager for the design of a Mass Notification System at Ohio University in Athens, Ohio.

Project included multiple speaker arrays placed campus-wide to act as an alarm and provided instructions to the students and faculty in case of emergency.

Mechanical Engineer for a new FBI field office in Cleveland, OH.

Energy efficient equipment and significant sound attenuation materials were used in this four-story building.

Project Manager and Mechanical Engineer for Olentangy School District in Columbus, Ohio for three new elementary schools, one new middle school and one new high school.

Design included hot water heating system with DX indoor air handlers.



David A. Boggs, P.E.

Position/Title

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

Duties

Mechanical and Plumbing Engineer

Education

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

Licenses

Professional Engineer WV, OH

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

Abraham Lincoln

Project Manager for NGL Truck Loading/ Unloading Storage Facility in Napoleonville, LA. Managed team of process, civil, structural, electrical and mechanical engineers. Total project \$11MM.

Mechanical Engineer lead for Oil & Gas Production Facilities throughout the Mid-Ohio Valley. Lead team of civil, process, mechanical and electrical engineers to develop production pad facilities at five different locations that included both Marcellus and Utica wells. Assisted client with development of process and instrument diagrams, piping specifications, site equipment layout and piping design. Coordinated setting up process hazard reviews (PHA) with client. Assisted with construction administration.

Lead Mechanical Engineer for design of a second dryer line to an existing manufacturing facility in Parkersburg, WV. Pickering Associates is working with Kuraray America at their Washington Works Facilities to design a second dryer line to their existing operations. The project site is land-locked and will be constructed within the footprints of existing buildings and active production areas. Construction activities will occur in over 30,000 sf of the plant. Pickering Associates has utilized several 3D design tools and techniques to help coordinate the design with existing conditions. Focused demolition has begun and startup is scheduled for early 2018.

Fifteen years of progressive design services to Industrial Clients throughout the Mid-Ohio Valley.

Lead Mechanical Engineer for a greenfield mineral wood manufacturing facility in Millwood, WV. Design included cooling water systems, compressed air services and building utilities.

Lead Mechanical Engineer of record for a new \$30MM plastics manufacturing facility in Mineral Wells, WV. Design included plant process utilities including cooling water, plant air and natural gas piping systems.

Lead Mechanical Engineer for \$8MM quality control laboratory and administrative building at a chemical facility in Belpre, Ohio. Design included compressed air, vacuum and bench-top lab gases. Assisted with selection of bench-top hoods and lab HVAC system.

Shutdown Schedule Coordinator for a plastics manufacturing plant in Marietta, OH. Coordinated and planned an entire plant shutdown schedule using Microsoft Project Software from information collected during multiple meetings with project engineers and plant maintenance staff.

Lead Mechanical Engineer of record on a new steam plant for an industrial client in Willow Island, West Virginia. Project included the design of a new steam line header using CAEPIPE stress analysis program.

Mechanical Engineer for the development of multiple construction bid packages to convert large existing dust collectors to a new technology at a metals manufacturing facility near Charleston, WV. Duties included performing heavy ductwork design and detailing support structure.

Lead Mechanical Engineer of record for the design of utility piping systems in an industrial plastics facility in Davisville, WV. Systems included steam, sanitary water, domestic water, as well as all utility plumbing.

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



Eric S. Smith, P.E.

Position/Title

*Structural Engineer
Department Manager*

Duties

*Structural Engineering
Department Manager*

Education

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

Licenses

Professional Engineer WV, OH

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

Vince Lombardi

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

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

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

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

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

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

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

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

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

Structural Engineer of Record for NESHAP improvements at Eramet Marietta, Inc. Projects included the additions and modifications to the fume capturing structures and equipment. Structures consisted of foundations for a baghouse and fan, multiple large duct supports and building modifications.

Structural Engineer of Record for the Ohio Department of Transportation Facility of Washington County, Ohio. Project included per-engineered metal building, tensioned fabric structures.

City of Marietta City Hall Renovations, Marietta, OH. Prepared structural plans while working closely with multiple disciplines, for the renovation of the existing city hall; which included the addition of an elevator for handicap access.

City of Marietta Wastewater Treatment Plant Renovations, Marietta, OH. Prepared structural plans for the renovation of the existing treatment plant, which included the addition of buildings and heavy modifications to the existing administration building.

Marietta City Armory Renovations, Marietta, OH. Worked closely with the project Architect for the renovation of the historical building. The renovations required calculations of heavy structural timber and the preparation of structural plans.

Bridge Project for Orion. Performed annual bridge safety inspections and verified structural capacity of a three span pre-stressed, post-tensioned T-beam bridge. Assisted in the structural calculations for the emergency repair of a 334' tall stack supported by a truss tower and also several rehabilitation repair projects.

Roof and Elevator Project for Christ United Methodist Church Marietta, OH. Assisted with structural plans and collected field measurements for the addition of an elevator for handicap access.



Sean G. Simon, AIA, NCARB

Position/Title

*Branch Manager
Senior Construction Administrator
Project Architect*

*Quality is not an act, it is a
habit.*

Duties

*Project Administration
Project Management
Project Architect
Cost Estimating
Quality Review of Final Bid Packages*

Aristotle

Education

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

Licenses

Professional Architect - WV

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

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

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

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

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

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

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

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

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

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

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

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



Keri L. Dunn

Position/Title

*Specification Writer
AIA Contract Administrator*

Duties

*Specification Writer, Bid Administration
and Contract Administration*

Education

*Washington State Community College
A.S., Industrial Technology*

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

Dale Dauten

Bidding Coordinator and Construction Contract Administrator. Bid duties include preparation of front end specifications required for procurement, addressing bidding questions, preparing addenda, receiving and tabulation of bids, and issuing letter of intent. Contract Administration duties include preparing and executing contract documents, change proposal requests, change orders, change directives, receiving bonds and insurance from contractors, processing pay applications and closeout documentation. Familiar with WV School Building Authority Requirements and various grant requirements including the American Recovery and Reinvestment Act.

Recent projects include:

- Facade Renovations at West Virginia University at Parkersburg's Downtown Center.
- New Elevator Installation at West Virginia University at Parkersburg's Downtown Center.
- Electrical Service and Distribution at West Virginia University at Parkersburg's Downtown Center.
- Roof Replacement at West Virginia University at Parkersburg's Downtown Center.
- Asbestos Abatement at West Virginia University at Parkersburg's Downtown Center.
- Chiller Replacement at West Virginia University at Parkersburg's main campus.
- Salt and Motorcycle Storage Building at West Virginia University at Parkersburg's main campus.
- HVAC Upgrade project at West Virginia University at Parkersburg's Caperton Center.
- Fire Alarm Upgrades at West Virginia University at Parkersburg's main campus.
- Elevator Control Modernization at West Virginia University at Parkersburg's main campus.
- New Spec Process Building in Davisville, WV - multiple prime contracts.
- New Industrial Plant in Millwood, WV - multiple prime contracts.
- Energy Saving Implementation for Wood County Commission - multiple prime contracts.
- Access Safety at all Wood County School locations.
- Structural Repairs at Wood County Board of Education.
- Brick Repairs at an elementary school for Wood Co. Schools.
- Boiler Replacement at an Elementary School in Wood County, WV.
- Welding Shop Ventilation replacement at the Wood County Technical Center.
- Access Safety renovations at all Wirt County School locations.
- Access Safety renovations at several addition entrances for Wood County Schools.
- Access Safety and Main Entrance Renovations for Wood County Schools - four phases of implementation.
- Electrical Upgrades at two elementary schools for Wood County Schools.
- HVAC Renovations at the Wood County Courthouse for the Wood County Commission.
- Fifth Floor Renovations at Camden Clark Medical Center - Memorial Campus.
- Third Floor Renovations at Camden Clark Medical Center - Memorial Campus.
- Roof Replacement at the Polymer Alliance Zone in Davisville, WV.



Our Services

Performance Schedule

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

Sustainable Design

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

Multi-discipline Team

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

Cost Estimation

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

We know the importance of not only understanding our client's budget, but ensuring that the project is designed to fit into (and stay within) that budget. Although we are known for our tasteful designs, we do not feel that it is appropriate to over-design a project to make a statement – thus increasing construction costs and making it difficult to stay within the client's project budget. We believe that it is more important to design features into the project that will allow for a better functioning project.

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

Building Information Modeling

Pickering Associates approaches Building Information Modeling as a very useful tool that can accomplish goals that extend beyond the typical design and construction phases of the project. Defining the specific project expectations is critical for the owner and designers. We work through the design schedule incorporating all aspects of BIM that will enhance the owner's understanding of the project. We incorporate clash detection, collaboration tools, visualization capabilities, and analytical studies throughout to benefit the project development process. We utilize these aspects of BIM and elevate them with in-house 3D printing services to provide exceptional professional services. Many of our architectural and engineering leads, designers, and drafters are trained, proficient, and up to date on BIM software. We even have an in-house BIM coordinator that routinely provides training and updates to our staff to ensure that everyone has the proper training to perform the work we do.

3D Scanner

Pickering Associates has invested in state-of-the-art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format that blends well with our 3D modeling and BIM workflows. This tool allows us to send a small scanning team into an existing building/space and virtually document the conditions of the area in three dimensions, including detailed color photographs throughout the scanned area for design teams to reference throughout the project. This data capture implementation is safer and more efficient for our designers. It reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years. Granting our designers the ability to virtually measure items directly on a 360 degree image to an accuracy within 1/8" right from their desk, where they have the greatest access to design tools is unprecedented in our region!

Aerial Mapping

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

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





Related Prior Experience

Type

Government

Services

Architectural

B.L.M. Design

Project Management



Pickering Associates worked with the West Virginia Division of Natural Resources (WVDNR) to perform conceptual design services for developing a 64 acre site along Emerson Avenue in Parkersburg, WV. The land is currently undeveloped and is mainly comprised of wooded areas with varying elevations. The WVDNR wished to determine the feasibility for and probable construction costs that would be associated with developing the site for their District 6 operations. Pickering performed conceptual design services to assist the Client in obtaining funding for the project.

The conceptual design included development of 2 buildings, a new 6,480 SF office building and a new 7,000 SF building for labs, storage and shop space. The office building included a lobby, reception area, twenty offices for both Wildlife and Law, a large conference room, an evidence room, storage, restrooms, and miscellaneous support spaces. Pickering Associates provided a topographical survey of the property, a high-level conceptual site/grading plan, conceptual floor plans for each building, an exterior rendering of the proposed main office building, and a high-level opinion of probable construction costs. Utility companies were also contacted to obtain preliminary information regarding utility coordination and to better understand challenges and issues that may need to be addressed for the project.



Type

Government

Services

Architecture

Civil

Structural

Mechanical

Electrical

Surveying

Piping

Project Management

Construction Administration

Pickering Associates was recently hired by the West Virginia Army National Guard to conduct two design projects for their Camp Dawson Location in Kingwood, West Virginia.

The first project was the Window and Door replacement to Building 215 on the campus. This project scope included the design of new exterior and interior windows and doors that are blast resistant and thermally efficient. The project also included window shades that have the option of light filter and black out. The new door hardware was developed to ensure it was high security type per the West Virginia National Guard specifications.

The second project was the restoration of the Rappel Tower Support Facilities on campus. The project consisted of two (2) prefabricated concrete buildings; one of which is a classroom building, and the other a restroom facility. Each building had structural and sustainment issues that were addressed both structurally and mechanically. The design elements for the project included, door and window replacement, abating mildew and molded wall board and material from the classroom area, addressing roof issues, storm drainage, design for new HVAC systems, new instantaneous domestic hot water system, restroom renovations, and new interior and exterior LED lighting for both buildings.

For both projects, Pickering provided schematic design, design development, and construction documents. When the owner issues the projects for bid, we will provide the Bidding services as well.

Type

Government

Services

Architecture
Civil
Electrical
Plumbing
Structural
Construction
Administration



Pickering Associates was hired by the City of Vienna in West Virginia to design a new two-story elevator shaft with a machine room. The elevator shaft was requested to be designed on the exterior of the building to leave existing space open for use. The machine room was requested to be designed on the exterior of the southern side of the building so that it would remain mostly hidden from view when entering the main entrance.

An existing second floor window near the sole set of stairs was enlarged to serve the upper door while a new opening was added in the ground floor wall in the was created to serve the lower door.

Existing interior walls at both floors were partially demolished to accommodate elevator doors. The ground floor wall had to be coordinated with the existing bulkhead and reconstructed with fire dampers in the existing ducts.

Construction consisted of split-face block walls that were painted to match the existing building, a parapet roof on the shaft to match the existing roof, and a sloping metal deck roof to match the existing building canopies.

Pickering Associates provided construction administration, cost estimates, and bid assistance.

Type

Government

Services

Architectural

Civil

Survey

Structural

Mechanical

Electrical

Construction
Administrator



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

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

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

Contact: Joe Tucker, City Engineer | 740.373.5495 | JoeTucker@mariettaoh.net

Type

Education

Services

Project Management

Architecture

Construction Administration



This project was completed by Pamela Wean, Sr. Project Architect, prior to joining Pickering Associates, Blackwood Associates and MSEB Consultants were the Architect and Engineer of Record.

This renovation project included all new electrical, fire alarm system, plumbing, HVAC, sprinklers, access control and security, and technology systems. New classrooms were created in spaces that formerly housed the cafeteria and the library. Exterior improvements included window and door replacement, brick and stone repointing and cleaning and new covered sidewalks. Interior improvements included new doors, plaster repair, new paint, flooring, ceilings, new and refinished wood floors.

Also included in this project, was the addition of a new school Media Center, created by installing a skylight over an existing two-story courtyard.

Design was complete July 2010. Construction was completed January 2013.

Project Owner: Marion County Schools

References: Gary Price, Superintendent
304.367.2100 x 111
gprice@k12.wv.us

Chad Norman, Former Principal (during project)
304.367.2100 x 136

Type

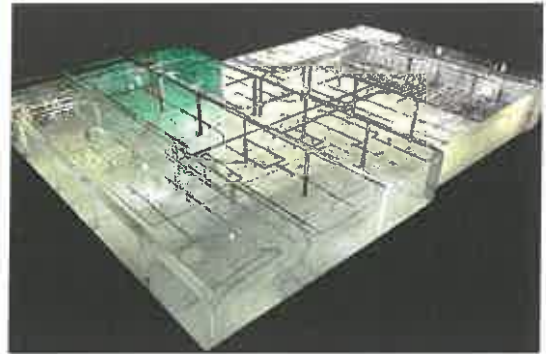
Various

Services

3D Architectural Design

3D Scanning

B.I.M. Technology



Assessment and evaluation of buildings and sites is now simplified with the use of our 3D scanner. Benefits include the following:

• **Safety Advantages:**

- o Typically requires no ladders / scaffolding
- o Speeds up time to measure spaces
- o Cover more ground quickly
- o Great reference for other designers who couldn't visit the site
- o Reduces amount of time people spend in dusty/dangerous environments

• **Workflow Acceleration:**

- o Takes 25.4 million measurements in about 15 minutes
 - Can include color photographs if desired
- o Takes 1-2 people to run safely, can cover 20,000 SF per day on average
 - Depends on density, color settings, site complexity, site "spotter" requirements, etc.

• **Design Advantages:**

- o Pre-generates 3D point cloud model of existing conditions
- o "Intensity" mode allows us to see details in dark spaces without extra work lights
 - Ceiling plenums, crawlspaces, wall cavities.
- o Allows entire team access to photos/measurements without having to make a site visit first.
 - Can take measurements directly on photos
 - Accuracy up to 1/8"
 - Does NOT replace the need for a physical site visit. only enhances access to context/information.
- o Can be tied to Survey coordinates for accurate alignment/dimensions with traditional surveying data.
- o Easy way to visually identify complex interferences/placement among existing conditions
 - Reduces need for hand-measuring complex objects
 - Reduces need to find or "recreate" custom equipment/layouts from cut sheets
- o 3D coordination is easier by linking design models and existing point cloud together for client visualization/walkthrus

• **Innovation & User Experience Opportunities:**

- o Design model can be superimposed onto 360 photos for more detailed analysis during design
- o 3D scanned photo imagery can be viewed in 360 VR environment, allowing for better contextual awareness/identification of obstacles
- o Point Cloud can also be navigated in VR to identify pinch-points, head knockers, maintenance concerns, installation obstacles, etc.

Type

Healthcare

Services

Architectural

Structural



Camden Clark Medical Center contacted Pickering Associates to replace the windows in the North Tower on the Fourth Floor. The window units were removed and replaced with new storefront windows with one inch insulated glass. These windows were similar in design to the windows for the Third Floor renovations that Pickering Associates designed. The windows incorporated new louvers for the PTAC units.

Pickering Associates' engineers documented the existing conditions as pertaining to the project scope of work and verified the existing conditions as shown on CCMC's existing drawings. Our engineers created window evaluations, as well as schedule and details as required. Additionally, Pickering engineers created on drawing specifications for construction materials. Lastly, our engineers created project specific front-end documents to be included as part of the construction documents and bidding package.

Type

Higher Education

Services

Electrical

Construction Administration



Pickering Associates was hired to provide all Electrical design work and manage the bid process and Construction Administration for an electrical upgrade for WVU-P's downtown facility. This project provides an example of our experience in Life Safety Compliance.

Pickering Associates documented all existing conditions in AutoCAD and used this and additional provided information to develop an Elevator Modernization Plan. This plan was reviewed with the owner and led to the modernization of three (3) elevators.

In order to fully upgrade the electrical systems, the project entailed the complete removal of all existing elevator controls, pumps, tanks, etc. Entirely new elevator systems equipment except for the elevator car was then installed in their place.

In order to cope with the owner's schedule and budget, this project was phased over a period of time, a process with which Pickering Associates is very familiar and comfortable. This phasing was also necessary to maintain handicap accessibility to the upper floors.

Type

Higher Education

Services

Architectural

Interior Design

Construction Administration



Washington State Community College in Marietta, Ohio contracted with Pickering Associates to provide architectural services for ADA restroom review. The College desired to have all existing public restroom and staff restroom facilities in their main building reviewed for ADA compliance, and a plan put in place for correcting all areas that did not meet current ADA requirements. Pickering worked with the Client to identify all restroom facilities that needed to be reviewed and provided plans for potential renovations that the Client could use to modify their facilities for ADA compliance - as funds became available.

Eleven existing restroom areas were reviewed as part of this project in various parts of the main building and items such as toilet stall dimensions, fixture locations, accessory locations & mounting heights, and door swings were reviewed for each area. Once deficiencies were noted, a plan was then put in place to make corrections to each space for it to comply with current ADA requirements. Plans were developed for each area for the Client to use for permitting and construction purposes. Pickering coordinated all work with Mark W. Dodd with Washington State Community College.

Type

Higher Education

Services

Architectural

Structural

Electrical

Construction Administration



Pickering Associates provided West Virginia University at Parkersburg with engineering and construction administration support for the modernization of three existing elevators on the main campus, including one 4-stop and two 2-stop elevators. During a previous project to upgrade the existing fire alarm and detection system at the main campus, it was discovered that the elevator controls would need to be replaced in order to be compliant with current WV Fire Marshall standards.

The project included the demolition and removal of the three existing elevator control systems, replacement with new control systems and call stations as well as replacement of three electrical safety disconnect switches and installation of three new elevator shunt-trip safety switches. Two alternates were also selected which included replacing the oil storage tank and all associated pumps and motors for the four stop elevator and new door operators for all three elevators.

The project was constructed during the summer months when the campus has fewer students, however it was necessary to phase the replacements to maintain elevator service to the upper floors at all times.

Type

Higher Education

Services

Architectural

Construction Administrations

Electrical



After receiving complaints indicating areas that were not in compliance with current accessibility standards, WVU-P contacted Pickering Associates for an assessment to determine compliance with current accessibility codes in the complaint areas.

The Pickering Associates team performed field observations to investigate the complaint areas and prepared a report of the existing conditions. The areas of issue included the parking areas, the approach to the activity center from the accessible parking stalls, the tables in the computer lab within the library, and the restroom near the administration offices wing.

Pickering Associates performed the visual inspection of facilities during a walkthrough and documented the conditions that were verified during the walkthrough. Our team described, in detail, all the deficiencies found and prepared a summary report of the findings for the owner use.

The project team for this assessment included Traci Stotts, AIA, Ronald Arnold, and Zac Campbell, PMP.

References



June 1, 2018

To Whom It May Concern:

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

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

We have always received prompt, professional, collaboration, and insight when working with

them. From simple phone call Q & A, to full service project management, and the myriad of

negotiations and regulations of a project, Pickering Associates delivers the services that keep us

building projects, year after year. As complicated as a project can be, it is good to know that so

many disciplines are so well represented in one firm.

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

Their attention to detail and clarity of presentation is so important when trying to convey the

design of a project. Better drawings mean better projects. Simple as that.

A handwritten signature in black ink that reads 'John H. Anderson'.

John H. Anderson

Project Manger | Business Development

Mark Mondo Building and Excavating

740-376-9396

740-236-6006 Mobile

john@mondobuilding.com



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

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

January 10, 2019

To: Whom It May Concern

Subject: Customer Reference – Pickering Associates

Wood County Schools continues to contract with Pickering Associates in 2019 as they have for the past several years. Pickering Associates continues to deliver a quality product with excellent results.

In 2018 Pickering Associates continued to support the Williamstown Elementary construction project which is currently on schedule to be completed in 2020.

In 2018, the firm designed and oversaw the completion of 300,000 square feet of Wood County Board of Education roofing projects.

In 2019 Pickering Associates designed and will oversee the completion of 200,000 square feet of Wood County Board of Education roofing projects.

In 2018 Pickering Associates also completed the design of handicapped accessible bathrooms for Jackson Middle School and will assist with the oversight of the addition in 2019.

In 2018 Pickering Associates also completed the design and will assist in the oversight of the addition to Erickson Field Sports Facility bathrooms and concessions in 2019.

It has been a pleasure to work with Pickering Associates. I would not hesitate to recommend the Pickering Associates team to provide excellent design and oversight to any level of construction project.

Sincerely,

Martin Best

Physical Plant Director

Come grow with us!

May 19, 2016

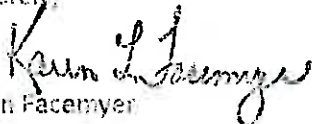
To Whom It May Concern:

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

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

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

Sincerely,



Karen Pacemyer
President/CEO
Polymer Alliance Zone, Inc.

CAMDEN CLARK MEDICAL CENTER

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

July 9th, 2018

To Whom It May Concern,

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

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

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

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

Sincerely,



Barry K Justice
Director of Engineering
Camden Clark Medical Center
WVU Medicine



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

November 15, 2018

To Whom It May Concern:

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

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

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

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

Sincerely,

Joseph R. Tucker, P.E.
City of Marietta

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: AEOI DNR19*14

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

June 18, 2019
Date

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

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

Traci Stotts, VP Marketing

(Name, Title)
Traci Stotts, VP Marketing

(Printed Name and Title)
11283 Emerson Avenue; Parkersburg, WV 26104

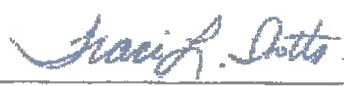
(Address)
Phone Number: 304-464-5305 Fax Number: 304-464-4428

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

(email address)

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

Pickering Associates

(Company)
 VP Marketing

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

(Printed Name and Title of Authorized Representative)
June 18, 2019

(Date)
Phone Number: 304-464-5305 Fax Number: 304-464-4428

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Pickering Associates

Authorized Signature: *Travis Datta*

Date: June 18, 2019

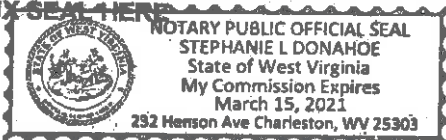
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 18th day of June, 2019.

My Commission expires March 15th, 2021

AFFIX SEAL HERE



NOTARY PUBLIC

Stephanie L. Donahoe

Purchasing Affidavit (Revised 01/19/2018)