

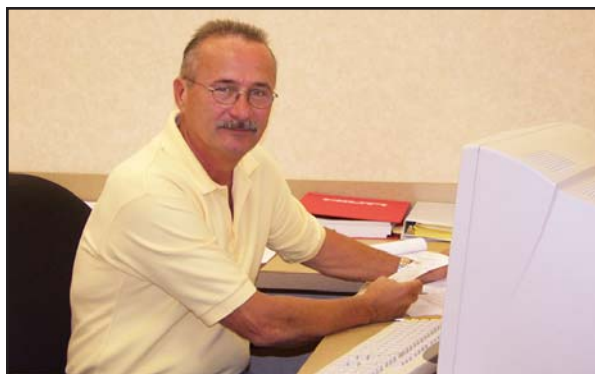
## MORGAN-KELLER OPENS FOR BUSINESS IN COLUMBIA

The Baltimore-Washington market continues to grow, and so does the number of projects constructed by Morgan-Keller in the area. In recognition of client demand for the wide variety of construction services provided by M-K, the firm opened its Columbia, MD office in June.

In addition to performing as a general contractor on numerous jobs in the area, the firm's other divisions - M-K Concrete and M-K Specialty Contracts - have also been busy along the B-W corridor. "The opening of our Columbia office is a natural move for us," states Jerry Bowman, executive vice president. "As the demand for quality construction services continues to grow, the Columbia office is our way of meeting that demand."

### The Team

The Columbia office is anchored by a staff of highly experienced folks, including Tom Sloan who serves as the Senior Project Manager. Tom has degrees in Civil Engineering from Penn State and Applied Physics from Shippensburg University. He has been in the construction industry for over 25 years. Serving as office Administrative Assistant is Debi Perez, another veteran in the construction industry. Also working in Columbia are Raveesh Lnu, a project estimator with over 15 years of estimating experience and Don Moore, regional sales manager.



*Superintendent Steve Testerman*

Rounding out the Columbia team are several field superintendents, including Steve Testerman and Rick Smith, plus Project Manager, Joe Addis.

"I have been in this market for over 25 years," says Sloan. "Getting the opportunity to work with M-K and being responsible for opening the Columbia office has been exciting. I look forward to working with old friends and clients and to making new ones as well."



*Executive Vice President Jerry Bowman and Senior Project Manager Tom Sloan*

### The Services

Just as Morgan-Keller has expanded its geographic reach, over the years the company has also expanded its scope of construction services. In addition to performing as a general contractor, M-K has several other divisions, including:

- ❖ M-K Concrete - providing a full range of concrete construction services
- ❖ The Specialty Contracts Group - focusing on smaller, fast-track projects and tenant improvement

Commenting on the opening of the new office, Brad Guyton, president and CEO notes: "The key to our success over the last 50 years is understanding our clients' needs and exceeding their expectations. Opening the Columbia office is a reflection of that business philosophy."

# RETAILERS SOLD ON MORGAN-KELLER SERVICES

From Chambersburg, PA to Leesburg, VA, retailers are discovering the value of partnering with Morgan-Keller. While the projects vary in size, location and use, they have all benefited from Morgan-Keller's experience and focus on timely delivery of quality construction services.



*Under Armour, Baltimore, MD*

One of five retail projects completed for U.A. in the past 18 months. Other locations include Virginia, Pennsylvania and Delaware.



*Chambersburg Crossing, Chambersburg, PA*

A 46-acre site project accommodating over 300,000sf of retail space; includes stores for PetSmart and Michaels, both built by M-K.



*Brusters Ice Cream Parlor, Frederick, MD*

A fast-track project completed in less than 90 days, including site work.



*The Giant Foods Store, Urbana, MD*

This 57,000sf anchor store for a major retail site includes a bank, bakery, pharmacy and cafe.



*Ashburn Restaurant Complex, Ashburn, VA*

A complete site package and construction of six shell buildings for a variety of franchises, including Five Guys Restaurants, Daily Grind & Pizzeria Alforno.



*The Villages of Urbana, Urbana, MD*

A 24-acre site package, plus construction of a state of the art grocery store and over 84,000sf of mixed use retail and specialty shops.

## WELLS FARGO HOME MORTGAGE – THE M-K TEAM MEETS DEMANDING SCHEDULE FOR CLASS A OFFICE BUILDING

Visitors to the new Wells Fargo Mortgage Center in Frederick, MD are immediately impressed with the building's three-story façade and striking glass accents. And, once inside, the project's high-end finishes define this 310,000 square foot building as a world-class call center.

Just as amazing as the beauty of this Class A office space is the speed with which it was constructed. Jerry Bowman, Executive VP of Morgan-Keller notes, "This project came with a very specific mandate from the owners: the building had to be substantially completed in less than 12 months. The M-K team met that schedule."



"Excellent communication and coordination among all those involved in the project were essential to meeting this very demanding schedule," says Bowman. "Preplanning, reviewing means and methods and seeking input from our subcontractors was an investment we made at the beginning of this project and that investment paid off as the job progressed."

In addition to the amenities usually found in an office building, the Wells Fargo facility includes a full kitchen and dining area, state-of-the-art monitoring and security systems, and multiple high-tech conference rooms. "Those systems added to the complexity of the building process, but the M-K team rose to the challenge," says Bowman. "We have a very happy client and are very proud of our accomplishment."

## CARROLL CREEK: BEAUTIFUL . . . AND AN AWARD WINNER



The recently completed Carroll Creek promenade in the center of Frederick, MD has quickly become a major attraction for both residents and visitors to the city. Intricate landscaping, a series of eye-catching pedestrian bridges - each with its own distinctive style - and a variety of waterfalls and fountains combine to create a unique urban oasis that honors the city's past and celebrates its future.

In addition, the project features a public amphitheater, raised planters and an attractive blend of patterned brick walkways stretching approximately two miles along the promenade. The project's very demanding schedule of 15 months was met by employing a variety of creative techniques designed to meet the challenges of working on a very narrow site with a creek running down the middle of it!

Don Cline, VP of Field Operations notes, "The project had its share of challenges, but the end result makes it all worthwhile. Building Carroll Creek was especially meaningful to Morgan-Keller since

Frederick has been the company's home for over 50 years"

M-K is proud to have served as the general contractor on this unique project and is prouder still of Carroll Creek's recent recognition for outstanding concrete craftsmanship by the American Concrete Institute.



## FROM CAR CARE TO KID CARE

Diakon Lutheran Social Ministries recently opened a child-care center built by M-K's Specialty Contracts Group. *KidzStuff*, located in east Baltimore, is housed in a building originally used as an auto parts store. The building, which had been abandoned for a number of years, underwent a major transformation and now contains all-new equipment and furnishings, age-specific classrooms, plus a fully-equipped outside playground area. The center offers day care for children six weeks through five years of age, before- and after-school care for children six through 12, and a summer camp program for children ages five to 12.

Darrell Guyton, VP of Specialty Contracts notes, "Converting an old space into one designed to nurture the kids of Baltimore made this a very special job for us. It's always a good feeling to produce work that serves such a worthy cause."



## IN THE WORKS...

### NEW M-K PROJECTS

**Stone House Square** - Hagerstown, MD  
Anticipated Completion: October 2007  
♦ Retail Center Site Work

**Brooke Grove Villas** - Sandy Spring, MD  
Anticipated Completion: July 2008  
♦ Independent Senior Living Homes

**Ruppert Nurseries** - Laytonsville, MD  
Anticipated Completion: March 2008  
♦ Corporate Offices

**BB&T College Park** - College Park, MD  
Anticipated Completion: October 2007  
♦ Bank Branch

**Mount St. Mary's Dorm** - Emmitsburg, MD  
Anticipated Completion: December 2007  
♦ General Trades Package

**Stanford Trading III & IV** - Frederick, MD  
Anticipated Completion: October 2007  
♦ Two Tilt-up Warehouses

**Ginger Cove** - Annapolis, MD  
Anticipated Completion: TBD  
♦ Senior Housing Expansion & Renovation

**BP Solar** - Frederick, MD  
Anticipated Completion: Fall 2007  
♦ Expansion & Renovation

 **MORGAN-KELLER CONSTRUCTION**  
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