

## 2007: A VERY REWARDING YEAR FOR MORGAN-KELLER

*For the sixth consecutive year, Morgan-Keller projects have been recognized for their outstanding craftsmanship. The Associated Builders and Contractors, Cumberland Valley Chapter, honored six M-K projects in 2007.*

### CARROLL CREEK PROMENADE

The Carroll Creek Promenade, located in the heart of downtown 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. Additional elements unique to the park include a public amphitheater, raised planters with elaborate brick detailing, extensive landscaping and an attractive blend of patterned brick walkways stretching approximately two miles along the promenade.



*Frederick's Carroll Creek Promenade*

In addition to receiving ABC's First Prize for Excellence in Construction, the project has been recognized by the American Concrete Institute for its outstanding concrete craftsmanship, and honored as an outstanding planning project by the American Planning Association, Maryland Chapter.

### FAIRHAVEN RETIREMENT COMMUNITY

The Fairhaven Retirement Community in Sykesville, MD, now boasts three new independent living apartment buildings totaling 195,528 square feet, a 100-space underground parking garage and a large art studio, service kitchen and conference rooms. The configuration of the parking garage allows residents to enjoy views into a central courtyard that include gardens and walking areas and creates a sense of openness.



*Fairhaven's new art studio*

This state-of-the-art continuing care retirement community provides today's retirees with larger homes and apartments, greater amenities and a wide variety of social activities. These attributes undoubtedly contributed to Fairhaven's recognition as a First Prize winner for Excellence in Construction by the ABC.

### FREDERICK BRICK WORKS

Visitors to the new home of Frederick Brick Works are amazed to discover that most of the structure is a pre-engineered metal building. A highly detailed masonry veneer and an eye-catching standing-seam roof combine to create a 45,300-square-foot building that looks nothing like a traditional PEMB.

In addition to the warehouse area, a new facility includes a 5,750 square foot office and show room. Combining the practicality of PEMB with



*Frederick Brick Works' masonry veneer*

the aesthetics of masonry resulted in a building that is both functional and beautiful. As a result, the Frederick Brick Works project received an ABC Award of Merit for Excellence in Construction.

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## M-K RECEIVES RECOGNITION AT THE NATIONAL LEVEL



The Wells Fargo Home Mortgage Headquarters building completed by M-K in 2007 was recently recognized at the national level by the Tilt-Up Concrete Association at its national awards ceremony in Las Vegas, Nevada.

Accepting on behalf of Morgan-Keller Construction and its subsidiary, M-K Concrete, Michael Mock, vice president of business development, noted, "This project is certainly worthy of the recognition it has received. Most visitors to the site are amazed to discover that the building envelope is tilt-up. It is a beautiful building - well designed and well built."

The 310,000-square-foot, Class A office building is an attractive three-story structure with striking glass accents and two eye-catching atriums that welcome both employees and visitors. Interior features include a full-service kitchen supporting an employee dining area, state-of-the-art monitoring and security systems and multiple high-tech conference rooms.

Jerry Bowman, executive vice president 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 deadline."

"Excellent communication and coordination among all those involved in the project was essential to meeting this very demanding schedule," says Bowman. "Preplanning, particularly reviewing means and methods, was an investment we made at the beginning of the project that paid off as the job progressed. We are proud of the awards, but even prouder that we met out client's expectations."



## STICKS, BRICKS AND SCHOLARSHIPS

Morgan-Keller has been building senior housing facilities for more than 25 years.

While much has changed in the industry over that time, M-K continues to focus on building projects - from skilled nursing to leading-edge continuing care retirement communities - all designed to meet the evolving needs of the senior population.

Beyond "sticks and bricks," Morgan-Keller's involvement in the senior living community includes a scholarship program supporting the educational goals of Certified Nursing Assistants (CNA) and Geriatric Nursing Assistants (GNA). Since 1998, M-K has been providing this financial aid through The Beacon Institute, the educational arm of Mid-Atlantic LifeSpan, an association of senior housing providers

and affiliates in Maryland, Delaware and the District of Columbia.

CNA/GNA Scholarship recipients are nominated by their employers and peers for the award, and

must be enrolled in a nursing program that leads to a certification as either a Licensed Practical Nurse or a Registered Nurse. Sixteen scholarships are awarded annually, and since its inception, the program has helped over 100 students.

"The goal of the scholarship program is to recognize the extraordinary efforts of these front-line healthcare workers and assist them in attaining their professional goals," notes Morgan-Keller's Bill Hasson, senior living manager.



CNA/GNA Scholarship Recipient Gloria Jean Joyner with M-K's Bill Hasson

and affiliates in Maryland, Delaware and the District of Columbia.

"This, in turn, enhances the quality of life of the residents they serve."

## MCT FEDERAL CREDIT UNION

This 2,595-square-foot branch bank for the Montgomery County Teacher's Federal Credit Union in Clarksburg, MD, garnered M-K's Specialty Contracts



*The lobby of the MCT Federal Credit Union*

Group first place honors from the ABC. Constructed in a previously vacant shopping center storefront, the project features an office lobby with a variety of eye-appealing features including a glass wall, unique signage and a variety of finishes and wave patterns at the customer service desk.

## SOVEREIGN BANK, BETHESDA

The Sovereign Bank in Bethesda, MD, also constructed by the M-K Specialty Contracts Group, is an excellent example of the high-quality, fast-track renovation projects for which the group is known. The 2,930-square-foot bank now features a renovated entrance, lobby, teller area and office area, as well as curvilinear ceilings that highlight the new interior. In addition, the bank's exterior also received a facelift, including a renovated façade and new signage. The project earned M-K Specialty an Award of Merit for Excellence in Construction.



*The Sovereign Bank's interior features curvilinear ceilings*

## KIDZSTUFF

Morgan-Keller's Specialty Contracts Group transformed an east Baltimore building originally used as an auto parts store into a beautiful new childcare center



*A classroom in the newly renovated KidzStuff*

known as KidzStuff. 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 and a fully equipped outside playground area.

The 28,000-square-foot renovation features a variety of well-executed, high-end finishes and is built to accommodate youngsters, including sinks, desks and water closets all designed to be accessible to young children. M-K Specialty was recognized for its efforts with ABC's Award of Merit for Excellence in Construction.

*"These awards are a reflection of our employees' dedication to quality construction and superior customer service."*

Darrell Guyton, vice president,  
Specialty Contracts Group

## TWO AWARDS RECOGNIZE M-K'S COMMITMENT TO SAFETY

**F**or the third consecutive year, Morgan-Keller, received the STEP Platinum Award (Safety Training and Evaluation Program), the highest safety award granted by the Associated Builders and Contractors, Inc. The award was presented in recognition of the company's outstanding safety record and its ongoing efforts in the development of a quality safety program for 2007.

M-K also received the Risk Control Award of Excellence, presented by the firm's re-insurance company, National Contractors Insurance Ltd., in recognition of its members who have demonstrated excellence in risk control.

Morgan-Keller's comprehensive safety program is headed by Mario Benjamin, director of safety. Ensuring the safety of every individual - construction workers, client employees and client guests - on all M-K sites is Benjamin's only job. He is fluent in both English and Spanish, and conducts safety seminars in either language as needed. The firm also has a written safety program, M-K's Safety 7000 Manual.

Benjamin visits every M-K job site a minimum of



*Mario Benjamin, M-K's director of safety*

once a week and frequently more often. In addition, each job has a M-K Team Member on-site who is assigned responsibility for ensuring all work is performed safely.

"We have a strong commitment to safety at Morgan-Keller," says Benjamin, "High safety standards ensure a secure workplace for everyone and cost savings for our customers."

## AN INNOVATIVE SPIRIT RECOGNIZED

Bob Rininger, vice president and general manager of M-K Concrete, recently received the 2007 Innovation Award from the CON/STEEL Alliance, an exclusive network of general contractors experienced in tilt-up construction. The Innovation Award recognizes an individual's ability to foster the continuous improvement of the CON/STEEL Tilt-up System through research, development and the application of new techniques, products and designs.

With over 33 years of construction experience, Rininger's résumé includes past positions as field superintendent, project manager, and business owner. One of 12 appointees from around the world, he currently serves on the Technical Advisory Board of the CON/STEEL Alliance. Rininger has served as general manager of M-K Concrete for 11 years, and has been a vice president with Morgan-Keller for eight years.



*M-K Concrete's Bob Rininger*

## KUDOS TO M-K CONCRETE!

*Dear M-K Concrete,*

*I cannot say enough about M-K Concrete's superior performance on the Ft. Detrick Defense Medical Logistics Center project. You did your work on time and met all quality and safety standards of the job, which is all any GC can expect of a concrete contractor; but you also made it quite enjoyable to work with your people in the field, especially Bert Schulteis and Jeff Levendusky. Everyone did what they had to do without complaint. You made the adjustments that had to be made without fuss, and everything is working out fine.*

*Additionally, the Corps is also pleased and is talking about doing more tilt-up construction on base because of how well the appearance is being received by their customers. Your team should be proud of this building and their contribution to the project.*

*Sincerely,*

*Craig Pollack, Senior Project Manager  
Mascaro Construction Company, LP*

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