

MULTI-FAMILY CONSTRUCTION ON THE RISE



In just about any metro area in the United States, there is a surging demand for multi-family housing, especially rental apartments. The Commerce Department's Recent Report showed the number of buildings under construction containing five or more units climbed to the highest level since December 1974. Experts think key factors driving the growth of this market include the lack of supply of apartments and a growing demand as Millennials begin to venture out on their own.

Morgan-Keller's multi-family portfolio is growing as well, recently completing the Prospect Hall Apartments in Frederick, MD, with Urban Green in Urbana, MD currently underway. For both of these projects, the Developer is Matan Companies and the Architect is Grimm + Parker. "Morgan-Keller is pleased to be a part of these multi-family housing projects in Frederick County," says Charlie Clark, Morgan-Keller's Vice President of Business Development. "After years of building apartment buildings in the senior living sector, moving into the more public arena has broadened Morgan-Keller's reach."

The 31-acre Prospect Hall Apartments project involved construction of 13 three and four-story buildings housing 376 apartments, as well as a pool, garages, club house, and site amenities. The Community offers one and two bedroom apartments with loft, fireplace, and garage parking options. The clubhouse includes a great room, sparkling zero depth entry pool with lap lane, state-of-the-art fitness center, cyber cafe, billiards room, and a media theatre room.



Urban Green is a 22.95 acre project involving construction of three four-story garden style apartment buildings; four four-story podium style buildings with ground floor parking; and one six-story podium style building with ground floor parking, 12,000 SF of first floor retail spaces, and four stories of apartments. The podium buildings will include elevators. The project is comprised of a total of 354 apartment units and 152 parking garage units. The project also includes a 5,000 SF clubhouse and community pool. The scope of work includes removal of the existing farmhouse, barn, and numerous small outbuildings.



CLIENTS BANK ON MORGAN-KELLER SPECIALTY CONTRACTS GROUP



From ground-up branches to merger changeovers, Morgan-Keller's Specialty Contracts Group has established a niche as the preferred contractor for financial institutions. The M-K Specialty Contracts Group is able to meet the tight schedule and demands of opening a new branch or making the name switch after a merger. The Commercial Facilities Maintenance (CFM) Team, a part of the Specialty Contracts Group, offers comprehensive building maintenance solutions to meet any of your facility's needs. From scheduled visits to emergency response services, they make it easy to maintain the desired aesthetic appeal and function of your building. When choosing from any of CFM's customized maintenance programs, you can benefit from a quick turnaround for general repairs, easy monthly billing, and detailed reports.

Working with a variety of financial institutions over the past 20 years, the Specialty Contracts Group has honed its expertise in meeting tight schedules while maintaining Morgan-Keller's reputation for the very highest standards of craftsmanship. The team has implemented a variety of procedures to assure that projects are completed on time and within budget. This list summarizes procedures which have been developed over the years to maximize client satisfaction:

- Understanding and expediting the permitting process
- Self-performing trades where M-K's expertise and efficiency assure completion of critical milestones including concrete, carpentry, light gage framing, sheathing, and drywall
- Employing multiple work crews and implementing extended work days and weekend work to meet schedules
- Maximizing subcontractor communication by updating the construction schedule daily and proactively evaluating subcontractor manpower needs

When asked to define the key to Morgan-Keller's success in the banking sector, Darrell Guyton, VP of the Specialty Contracts Group, replies: "Many banking projects must be completed within very tight time frames. As a result, we focus on consistent communication with our clients and strive to assure that every project is delivered on time and, most importantly, is completed to the owner's total satisfaction - no matter how demanding the schedule."

SERVICES OFFERED

Real Estate Assistance/Feasibility Studies
Design Services
Permit Expediting
New Branch Construction
Branch Renovations
Branch Maintenance

UNDER CONSTRUCTION AND RECENTLY COMPLETED FINANCIAL INSTITUTIONS

BB&T – Ashburn; Ashburn, VA
SECU – Shady Grove; Gaithersburg, MD
Damascus Community Bank; Gaithersburg, MD
Montgomery County Employees FCU;
Germantown, MD
Educational Systems FCU – Cherry Hill;
Silver Spring, MD
Wells Fargo – Cathedral Commons;
Washington, DC
BB&T – Project Liberty; Various Locations
Department of Labor FCU; Washington, DC
TD Bank; Bethesda, MD

MK SPECIALTY CONTRACTS GROUP WINS AN ABC BALTIMORE AWARD



Congratulations to Morgan-Keller Specialty Contracts Group on winning a Merit Award for Wells Fargo Towson in the category of GC Interior Fitout Up to \$500,000. The award was presented on June 10th, 2015 at the Hyatt Regency Baltimore.

This project involved the renovation to 2,728 SF of vacant space encompassing the ground floor of a three-level building, with a basement below and unfinished space above. The building, located in the historic downtown area of Towson, MD, required extensive upgrades to the exterior to contribute to the revitalization of the downtown Towson area.

MORGAN-KELLER WINS ABC CUMBERLAND VALLEY CHAPTER AWARDS

The Associated Builders and Contractors, Cumberland Valley Chapter, recently recognized three M-K projects for outstanding craftsmanship. Thanks to our team members and subcontractors for their outstanding efforts. And, thanks to our clients for giving us the opportunity to build these award winners!

ABC's Awards of Excellence Program has become the premiere competition within the construction industry that recognizes outstanding construction projects across the tri-state area.

FIRST PLACE AWARD WINNERS



Glatfelter Hall Renovations; Gettysburg, PA Historical Restoration

Renovation of a 56,284 SF, five-story building at Gettysburg College built in 1888. The newly renovated building houses five academic departments. In order to make room for new classroom and seminar rooms on the ground floor, the entire building's foundation was underpinned and a new lower finished floor was provided.

Baked by Yael; Washington, DC Interior Renovation or Restoration

1,200 SF tenant build out of a cold dark shell to be used as a new bakery. Custom features include contemporary light fixtures and accent pieces, radius millwork, and glass partitions. The challenging project was completed in less than 10 weeks.



MERIT AWARD WINNER



LA Fitness; Springfield, VA Commercial (Under \$5 Million)

Renovation and build-out of existing space in the Springfield Mall for a 41,173 SF fitness center. The state-of-the-art fitness center features an indoor pool, large jacuzzi, basketball court, aerobics and free weights area, circuit training area, children's play area, and locker rooms.



MORGAN KELLER CONSTRUCTION
 GENERAL CONTRACTORS • DESIGN BUILD • CONSTRUCTION MANAGEMENT

70 Thomas Johnson Drive, Suite 200
 Frederick, MD 21702
www.morgankeller.com • 301-663-0626

PRSR STD
 U.S. Postage
PAID
 Frederick, MD 21701
 Permit #336

VISIT OUR WEBSITE:

www.morgankeller.com

and follow us on:



Our Reputation Is Building Every Day

PROJECTS IN THE WORKS

Kentland Community Center; Landover, MD

One-story, 32,600 SF community center.
Anticipated Completion: December, 2015

Corridor 95 Business Park; Elkridge, MD

New access road, utilities, and bridges for future Sheppard Pratt business park.
Anticipated Completion: December, 2015

Brandywine Crossing Medical Office Building; Brandywine, MD

65,330 SF, three-story tilt shell medical office building.
Anticipated Completion: December, 2015

TAMKO Phase II Parking Lot; Frederick, MD

135,444 SF concrete drop lot for TAMKO building materials.
Anticipated Completion: December, 2015

Somerford Place Additions and Alterations; Hagerstown, MD

9,470 SF addition and interior renovations to existing assisted living facility.
Anticipated Completion: February, 2016

Westview South Retail; Frederick, MD

Two retail shell buildings.
Anticipated Completion: March, 2016

Public Storage; Frederick, MD

98,416 SF storage unit building with apartment.
Anticipated Completion: March, 2016

Urban Green; Frederick, MD

Multi-family development with a combination of mixed-use residential units and retail space, as well as garden style apartment buildings.
Anticipated Completion: Fall, 2016

Brooke Grove Foundation at Sandy Spring Rehabilitation Center; Sandy Spring, MD

80,000 SF, two-story (with basement) addition and minor renovations to existing facility.
Anticipated Completion: June, 2017