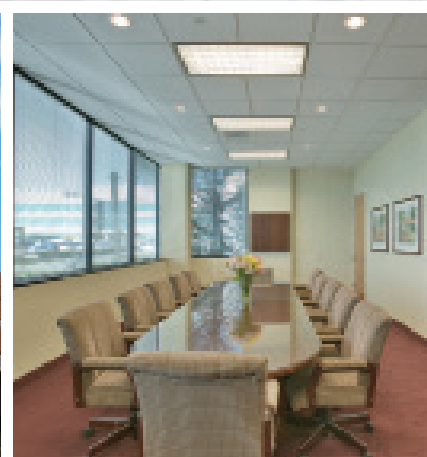


MERRITT CONSTRUCTION SERVICES







COMPANY PROFILE & CAPABILITIES

Our History & Approach

Site Development

New Construction

Redevelopment

Green Building

Interiors



A Culture of CUSTOMER **FIRST**

Do the right thing and your business will prosper. This philosophy – one that always puts the customer first – is the foundation on which Merritt Construction Services has been built. We long ago took on a more personal approach to those we serve.



Our unconventional, people-oriented style has led to our long-term success. With a project portfolio of nearly 16 million square feet, Merritt is one of the most seasoned construction services and redevelopment companies in the Mid-Atlantic area. Moreover, we bring an “owner’s perspective” to all that we do. As a result, the quality and longevity of our work in this area is unparalleled.

Since our founding in 1967, Merritt has worked with customers ranging from the American National Red Cross to the U.S. Army Corps of Engineers to CareFirst of Maryland. From contemporary office buildings to institutional facilities, our highly skilled construction team has completed a comprehensive roster of customized projects, including corporate campuses, LEED-certified green buildings, schools, manufacturing facilities and retail centers.





Whether serving as general contractor, construction manager or design-builder, Merritt Construction Services offers full-service construction capabilities through all phases of development, from feasibility to commissioning. Our goal is not to look at your project as a one-time engagement for our services. Rather, we are committed to meeting your objectives so that we become your “go-to” resource for your construction needs now and in the future. And, regardless of our role, we take on the responsibility of translating your ideas into a building that balances budget and timing with functionality and corporate vision.

With Merritt Construction Services, it’s about more than what we do. It’s also about how we do it. We treat our customers with honesty and integrity, while constantly staying focused on results, value and efficiency.

It’s customer first. And that’s our bottom line.

“We gave Merritt an opportunity to deliver a first-class project on a short schedule and that is what was delivered. In short Merritt delivers what they promise.”

TED D’ANNA
EXECUTIVE VICE PRESIDENT
MARS SUPER MARKETS, INC.



Site Development TAKING **LEADERSHIP**. DEVELOPING **SOLUTIONS**.

Maximizing useable land area. Mitigating environmental issues. Delivering a stable and secure site for your project. These objectives call for leadership, innovation and insight. Our experience and commitment to our customers assure that Merritt will meet your objectives.



Whether it's an adaptive reuse or new construction, we understand that site development is the foundation upon which any construction project is built. Therefore, it is critical that a team who can evaluate existing site conditions and apply innovative strategies complete this initial phase.

Experience Equals Insight

With 45 years of experience, our seasoned professionals have faced and overcome an extraordinary variety of site conditions. Through consistent and dedicated performance, our team has garnered a wealth of experience that allows us to bring a higher level of planning and troubleshooting to our customers' site development work.

From land planning to clearing to excavation to pad construction, Merritt Construction Services is able to work with you from project initiation to ensure that your site adheres to local regulations, provides a solid foundation for your planned construction and accommodates your company's current and future business needs.

OUR **EXPERIENCE**

- Demolition
- Site Clearing
- Excavation
- Geotextiles
- Sediment & Erosion Control
- Soil Stabilization
- Site Utilities
- Storm Water Management
- Wetlands Mitigation
- Brownfields Remediation
- Deep Foundations
- Pad Construction
- Aggregate Bases
- Retaining Walls
- Asphalt & Paving
- Concrete Curb & Gutter
- Landscaping





New Construction

THE **DETAILS** CREATE THE **BIG PICTURE**

It's the details that count. Because when they are given a backseat, they inevitably move up front and can overtake the direction of a project. So, at Merritt Construction Services, we know to pay close attention to the little things that could have a big impact on the successful completion of your project. And, of course, when you focus on the details, the big picture inevitably takes shape as you had envisioned it.

A Collaborative Approach

When brought in at the ground level of a project, our approach focuses on creating a collaborative, integrated group – with owner, architect, construction manager, engineers and subcontractors all working together from the start. This facilitates communication, which is a core component of our construction philosophy, and ensures that there will be no surprises at the end of your project. Throughout the process, you will be fully aware of alternatives available to you, as well as any related modifications to the project cost or schedule. History has taught us that this approach is the most effective way to assure quality, optimize efficiencies and control costs.





An Experienced Team

With certified experts in steel structure, welding, concrete, carpentry and masonry, the Merritt Construction Services team has successfully completed a wide breadth of projects, ranging from Class A offices to industrial warehouses. Our construction team is among the best in the business. As a result of their experience and expertise, unforeseen issues that can arise during construction are minimized, as is their impact on schedule and budget.

This team is complemented by our many longstanding partnerships with subcontractors and suppliers in the Baltimore/Washington area who provide us with competitive pricing and outstanding service. These relationships, some with a 30-year history, also ensure that all construction team members embrace Merritt's standards of quality and service.

In addition, Merritt also has well-established relationships with county planners, reviewers and inspectors, which can help expedite the permit and inspection process. With this experience and excellent reputation in the marketplace comes outstanding cooperation to achieve each project's schedule and budget.

“Merritt Construction Services stepped up to the plate for us at a most significant time of need. Their entire organization has proven themselves, being personable like a small business, yet with resourcefulness of a large corporation. We have observed a high degree of professionalism in their quality of workmanship and we would not hesitate to use Merritt Construction Services in any future needs, or recommend them.”

DAVID W. TRACEY
PRESIDENT
RIDGE ENGINEERING, INC.



Redevelopment EXPERIENCE WITH A NEW PURPOSE

As developable land in the Baltimore/Washington metropolitan area becomes increasingly limited, more sites and structures are being repurposed with a new direction.



Achieving this successfully calls for a vision of what can be and a distinct ability to identify opportunities for salvaging elements of an existing structure so as to minimize new construction. Merritt has extensive experience in addressing the unique challenges inherent in a redevelopment project. We possess a special talent for bringing a customer's vision to life, transforming obsolete structures into dynamic contemporary spaces.

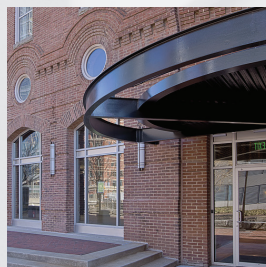
Maximizing Value

From demolition to brownfields remediation to maintaining the integrity of historical architecture, Merritt has the expertise to identify sensitive issues and develop creative solutions that allow our customers to incorporate as much of an existing site and structure as possible to reduce expenditures and conserve resources.

These projects, which include renovating, upgrading and updating existing buildings, are also an excellent opportunity for forward-thinking businesses to showcase their commitment to making a positive impact on our region's environment. Moreover, significant increases in the cost of construction materials and land prices can make an adaptive reuse project a smart economic decision. Merritt's expertise helps businesses make the most of this win-win proposition.

“Working with Merritt Construction Services has been a very positive experience and has made our job of building a charter school much easier, especially with their expertise in value engineering. I would highly recommend Merritt to anyone engaging in a construction project.”

STEPHEN BALDWIN
EXECUTIVE VICE PRESIDENT
THE CHILDREN'S GUILD





Green Building

LEADING THE WAY OF THE FUTURE

In the course of our 45-year history, Merritt has established a reputation as a leader in utilizing design, construction and operational practices to create buildings that achieve high marks for energy efficiency even by today's green standards. So, it's only natural that we have emerged as a regional leader in green building.



A Long-Term View

We take the same approach to green building that we take to every other aspect of our business. It's a long-term view and, with resources in dwindling supply, that vision is more relevant now than ever. We have learned to balance environmental concerns and commercial use with the specific needs of each customer's business. As a natural evolution of our long-standing commitment to simply building a better building, Merritt has embraced the emergence of the U.S. Green Building Council's LEED® Rating System.





Incorporating Green into Your Work Life™

We have the expertise to guide your green building project and help you develop a healthier, more sustainable work environment. With a focus on innovation, flexibility and collaboration, we are well versed in leading-edge technical practices related to green building. Furthermore, we are continually identifying and testing emerging technologies for use in both new and existing projects.

Merritt's portfolio contains a roster of LEED projects in various stages of development and certification, including the first LEED Core & Shell Platinum building in the Baltimore metropolitan area. These projects are guided by our multi-disciplined team of LEED Accredited Professionals with expertise in green design, construction and building operations.

At Merritt, we understand the intersection of cost, quality and sustainability, and we recommend green building solutions you can trust.

GREEN STRATEGIES THAT HAVE BEEN INCORPORATED INTO OUR RECENT LEED PROJECTS INCLUDE:

- Site selection that uses each property to its fullest potential, including previously developed or contaminated sites and those that promote the use of alternative or public transportation
- Construction waste recycling plan resulting in a minimum of 75% landfill diversion
- Adherence to stringent indoor air quality management plan during construction phase
- Use of materials high in recycled or reclaimed content
- Low- to no-VOC paints, adhesives and carpet
- Installation of underfloor air distribution systems and CO₂ monitors
- Interior and exterior energy reduction enhancements that decrease building energy consumption by an average of 20%
- Use of renewable energy sources such as wind power and photovoltaic panels
- Water conservation measures such as low-flow restroom fixtures, landscaping with drought-tolerant species and weather-based irrigation system
- Storm water management strategies including green roofs and use of reclaimed water from underground storm water facilities



Interior Build-Outs: **MASTERING THE INSIDE JOB**

In our view, an interior space is more than a place where you do business, it's a reflection of your business itself... its culture... its vision... its values. It's our job to best capture the essence of your business in developing your interior space.

MERRITT CONSTRUCTION SERVICES BUILD-OUT EXPERIENCE

Corporate Offices | Headquarters

SCIFs

EMSEC | Tempest Rooms

State-of-the-Art Conference Rooms

Data Centers and NOCs

Training Rooms

Corporate Cafeterias

Corporate Fitness Centers

Fitness Clubs

Swimming Pools

Classrooms | Gymnasiums |
Playgrounds

Surgical Suites

Dining | Restaurants

Commercial Kitchens

Food Processing

Shooting and Tactical Gun Range

Because interior construction has its own unique challenges, Merritt has created a team dedicated specifically to these projects. We understand that both quick turn-arounds and working in occupied spaces call for a team of professionals that is in constant communication with customers. Furthermore, it's our job to keep the project moving at a brisk pace while complying with the highest standards for cleanliness and professionalism in these spaces.

Our interior construction portfolio includes office, warehouse, restaurant and retail along with highly technical space such as SCIF, data centers, network operations centers (NOCs), tactical gun ranges and robotic manufacturing facilities. Companies with a focus on environmental stewardship will find that our green building capabilities are truly exceptional, having guided several customers through interior designs based upon the LEED for Commercial Interiors standards.

From new, contemporary interior construction to historical warehouses converted to office and retail space, there's peace of mind in knowing our expertise will help transform your space to reflect your corporate vision.





YOUR **VISION.** OUR **EXPERTISE.**



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