



**GENERAL CONTRACTORS / DESIGN BUILD / CONSTRUCTION MANAGEMENT**  
5283 CORPORATE DRIVE, SUITE 300, FREDERICK, MD 21703 | 301.695.6614



## EXECUTIVE SUMMARY

Wormald Commercial is a Frederick, Maryland based development and general contracting firm that has been building highly successful projects in Frederick and around the Washington, D.C. region since 1964. The Wormald Companies has an annual revenue ranging between \$30 million and \$70 million with projects from small tenant fit-outs to large-scale master planned mixed-use retail, office, and residential developments. The Wormald staff, combined, has over 500 years of construction experience. The firm has received 77 national, regional, and local building industry awards from such prestigious organizations as the Urban Land Institute, The Chesapeake Bay Foundation, The Coalition for Smarter Growth, The Metropolitan Washington Builder's Council, the Maryland Building Industry Association, the State of Maryland's Economic Growth, Resource Protection, and Planning Commission, and The Greater Washington Board of Trade.

## CAPABILITIES

Wormald Commercial provides preconstruction, sustainable construction, self-performed work, construction management, design-build, competitive bid, single prime contracting, joint ventures, land development, and property management services. Wormald has experience in the construction of a variety of projects including: office buildings, office tenant improvements, multi-family residential, recreation facilities, parks, fountains, clubhouses, single-family homes, municipal facilities, utilities, roadways, and site improvements. Wormald Commercial is headquartered in Frederick, Maryland and has a history of growth and flexibility, focused on changing markets, and ever-changing client needs.



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PROJECT PROFILE:

THE MONTRACHET

Wormald Commercial designed and built this award-winning luxury condominium building in Frederick, Maryland. This 54-unit project features secured enclosed garage parking, two elevators, solid concrete and street construction, a secured lobby, and columned and arched corridors. Wormald’s rigorous quality inspection program, with a multi-layered inspection process, including an outside third-party inspection team, is an example of Wormald’s above and beyond approach to construction management.

**AWARD WINNER:** Best Architectural and Structural Design Award. Professional Masonry Association.



PROJECT PROFILE:

CASCADES VIEW

Wormald Commercial designed and constructed this mixed-use condominium building in Sterling, Virginia to compliment the retail center, Cascades Overlook. This 38-unit project is constructed above a concrete retail podium in a crescent shape with stunning views of the western sunsets. The condominium is a four-story building that has two floors per unit and every unit has its own front door. This project was completed in 12-months with 70 percent sold at the completion of construction. This project demonstrates Wormald’s ability to integrate residential uses on top of other uses such as this retail podium.





PROJECT PROFILE:

PARK PLACE

Park Place is a two-building, 127-unit, award-winning condominium project located in the City of Frederick, Maryland. This project largely appeals to the empty-nester market by providing single-level living in luxury elevator buildings. The below-grade parking, Victorian garden, secured-access buildings, and fountains provide prime living residences.

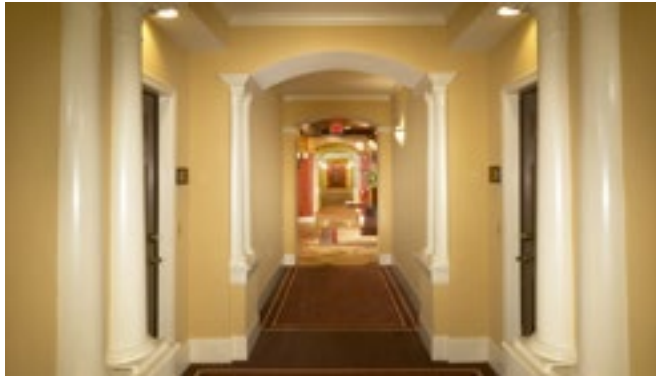


PROJECT PROFILE:

MONOCACY PARK

Monocacy Park is an urban condominium project consisting of 4-story townhomes that are 14-feet and 16-feet wide in Frederick, Maryland. This project achieved a density of 16 homes per acre and provided an affordable luxury alternative. The rooftop terraces offer private outdoor entertaining spaces.





PROJECT PROFILE:

## THE TUSCARORA

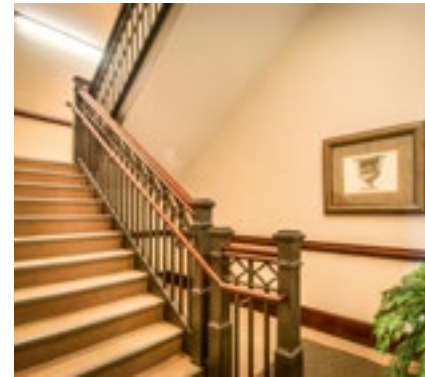
The Tuscarora is an award-winning condominium building located in the City of Frederick, Maryland. Enclosed garage parking, secured lobby, columned and arched corridors, and spectacular park vistas all define this 52-unit condominium building.



PROJECT PROFILE:

## 5291 CORPORATE DRIVE

5291 Corporate Drive was constructed to capture the Class A office niche in Frederick, Maryland. Located within close proximity to Fort Detrick, Bechtel, and other large regional employers, this new office building offers needed professional space to serve the needs of Frederick's growth. Designed, built, and managed by Wormald.

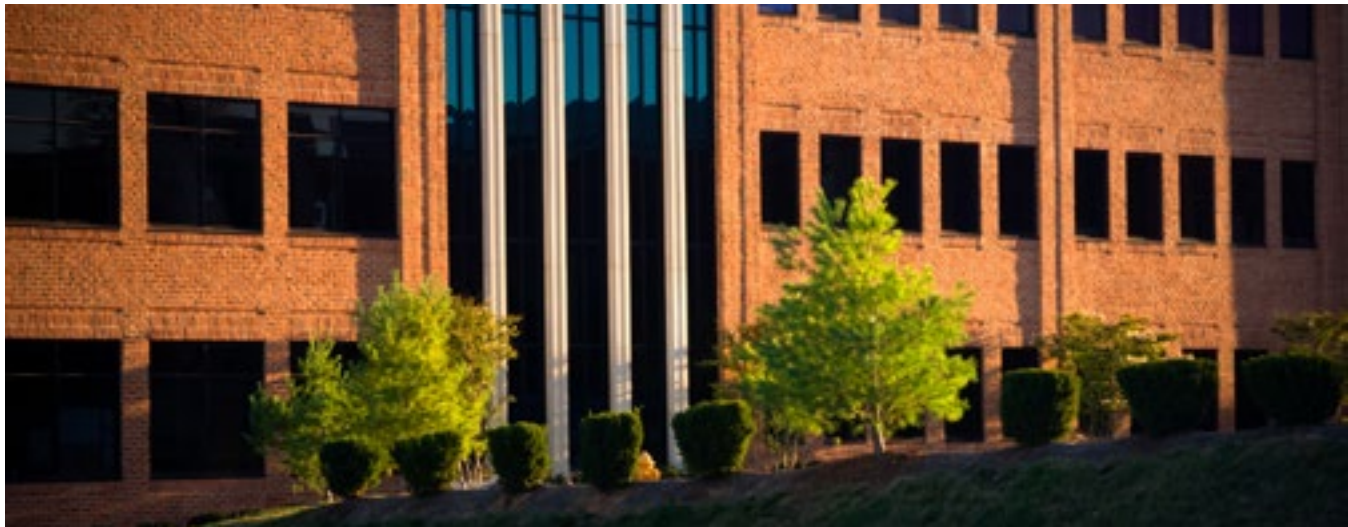




PROJECT PROFILE:

# 5283 CORPORATE DRIVE

Offering the finest in Class A space for Frederick, Maryland, Wormald's 5283 Corporate Drive follows the success of 5291 Corporate Drive. Space is designed for professional businesses including accountants, lawyers, doctors, and other high-end tenants. Wormald Commercial designed, built, and manages the campus. Amenities include garage parking, elevators, an upscale lobby with granite flooring, arches and columns, and custom mouldings.



PROJECT PROFILE:

# 5205 CHAIRMAN'S COURT

Success begets success as the remaining parcel of the Wormald Westview Corporate Campus, 5205 Chairman's Court, will attest, with its signature office building boasting three stories of executive space. Wormald executed all engineering, land planning and development, design and construction.





PROJECT PROFILE:

# WORMAN'S MILL CLUBHOUSE

This stately clubhouse was designed and built by Wormald Commercial for over 3,000 City of Frederick residents in the community of Worman's Mill. It is situated on a bluff overlooking the Tuscarora Stream Valley Park. It has three swimming pools, tennis courts, a basketball court, a playground, a library, a grand center hall with barrel-vaulted fresco-painted ceiling, dance and exercise studio, billiards room, and locker rooms.



PROJECT PROFILE:

# WORMAN'S MILL VILLAGE CENTER

Designed by Wormald as a resort village retail center, the Village Center is at the center of community life in the 1,500 home Worman's Mill community. Charming shops, restaurants, and boutiques line the Village Center. Upscale multifamily home apartments are located on the second and third stories. 60,000 square feet of retail is showcased here.





#### FUTURE PROJECT

## THE GALLERIA AT CARROLL CREEK

Birthing by a vision for a renaissance at the heart of one of Maryland's great major cities, the Galleria at Carroll Creek is a signature project for Wormald Commercial and has already captured a prestigious regional award even prior to ground-breaking. This highly anticipated mixed-use project will feature 127 luxury condominium residences over 33,000 square feet of upscale retail. A public plaza in the center of a U-shaped building design offers a valet loop with fountains for easy access to restaurants and other creek-side amenities. Partnering with the City of Frederick, the project also consists of a new City parking deck and secured underground parking for the residential units.

**AWARD WINNER:** One of the Best "Up and Coming" Smart Growth Projects in the DC Region. Awarded by the Smart Growth Alliance.

## TENANT FIT-OUT PROJECTS

Wormald has completed tenant fit-out work for a number of area businesses including the following:

- RSM McGladrey
- Wormald Corporate Headquarters
- Diesel Technology Forum
- GSA
- NVR Mortgage
- Doctors Glaser and Gross
- AAALAC International
- Village Settlements
- Dr. Andochick
- Elements of Style
- Edward Jones
- Village Center Nails

Our flexibility and creative problem-solving allow us to combine specialized experience to meet the needs of any project.





## PRINCIPAL BIOGRAPHIES

Wormald staff comprises 85 professionals including: project managers, engineers, superintendents, carpenters, site construction experts, laborers, and office administration. The staff has over 500 years' combined experience and are ready and willing to be of service to your project.

### **ED WORMALD, P.E., GENERAL MANAGER**

As General Manager of Wormald Commercial, LLC, Wormald Commercial Construction, LLC and The Wormald Companies, LLC, Ed is responsible for the commercial design and construction within the Wormald group of companies. Also, Ed is responsible for corporate operations, financial management, legal matters, engineering, and development project approvals work of the company. Ed has 30 years of design and construction experience and is a registered professional engineer in Maryland, Virginia, Pennsylvania, and West Virginia. He has an extensive background in the design and construction of large multi-million-dollar commercial, municipal and residential projects with his largest project being a \$70 million wastewater treatment plant project prior to joining the Wormald group. With Wormald, he has been responsible for all condominium, office, office tenant improvement, recreational, clubhouse and other related construction activities. He lives with his wife and six children on a 10-acre farmette in Loudoun County, Virginia.

### **DAVID MUSOLINO, DIVISION MANAGER**

As Division Manager at The Wormald Companies, David is responsible for the commercial division. His portfolio of projects is quite impressive including everything from the \$27 million Disney Treehouse Villas project in Orlando, Florida to a 60,000 square foot, 3-story office building in Columbia, Maryland. He recently completed the Westview 27C Class A office building in Frederick, Maryland. Concurrent with his oversight of the construction of the \$12.1 million Cascades View residences, and he is constructing the \$22 million mixed-use Worman's Mill Village Center, also in Frederick.

### **BILL PATTERSON, SENIOR SUPERINTENDENT**

With over a decade of project management in new construction, Bill was an integral part of this highly regarded team at Cascades View. A truly dedicated professional, Bill has built over 600 projects throughout Maryland and Virginia. His on-time performance speaks for itself. He knows it's truly all about the customer and emphasizes communication throughout the process. You can always count on him to provide the most comprehensive construction tours, too. He has completed his OSHA 30 training and has earned his certification from the Maryland Department of the Environment in Erosion and Sediment Control.

### **CHUCK HANDLEY, SUPERINTENDENT**

As superintendent with The Wormald Companies, Chuck is responsible for all commercial projects within The Wormald Companies. His most recent project included the office building listed above at 5205 Corporate Dr. Currently he is working on a 3-story mixed-use building. The building comprises 34 apartments and 19,000 square feet of retail space. Chuck has been a fireman for 42 years with Frederick County, Maryland. Chuck joined the fire service at the age of 18. He was the fire chief for 15 years and is now serving as president of the Independent Hose Company of Frederick, Maryland. His extensive knowledge is a great asset to the team at the Middletown Fire Station project.

### **LANA FINK, BUSINESS DEVELOPMENT AND ADMINISTRATIVE ASSISTANT**

Team organization is Lana's strength, from the project bid process and overall budgeting / cost control to the analysis of each job's performance with an intricate reporting system. She is also responsible for targeting, marketing to, and connecting with potential business opportunities throughout the Washington, D.C. sub-market.