

MARYLAND & D.C. CONSTRUCTION Elite

FALL 2024 — VOLUME 17 NO.2

Teass\Warren Architects: Celebrating a Decade of Design Excellence Enhancing and Complimenting the Built Environment



3219 Wisconsin Avenue, Washington, DC — Photo: Kate Wichlinski

It has often been noted that there is a subtle, yet real, distinction between good and great design. It certainly will be noticed in the finished product, but for one elite Washington, DC based

architecture and interiors firm, it is woven throughout the entire process, first by understanding the client's needs and then by focusing on empathetic, well-designed buildings that en-

hance and compliment the built environment. At Teass\Warren Architects, such passion and commitment have earned them the accolades and respect of clients and peers alike, showcasing a diverse portfolio of projects across a broad spectrum of both commercial and residential types.

Founded in 2006 as a sole member Limited Liability Company owned by Will Teass, the firm re-branded to Teass\War-

IN THIS ISSUE!

FALL 2024 Features

Page 1
Teass\Warren Architects

Page 9
Thomas Commercial Services

Page 17
Masonry Masters, Inc.

Page 25
CaseCo Commercial

Page 33
Dvorak LLC

Page 41
Omega Contracting



Visit our family of publications online at:
www.pgp-llc.com

PRSRST STANDARD
U.S. POSTAGE
PAID
SUBURBAN, MD
PERMIT NO. 2682

MARYLAND & D.C. CONSTRUCTION ELITE

1763 Algonquin Rd.
Frederick, MD 21701

Continued on page 2

TEASS\WARREN ARCHITECTS

Continued from page 1

ren Architects in 2015, just two years after Charles Warren joined the practice. Obtaining a DC Certified Business Enterprise status helped the firm grow, particularly in gaining experience in smaller scale commercial work. Since relocating to its current location in the H Street NE Corridor in 2020, Teass\Warren Architects' expertise has extended to a variety of project types, including single-family residences, multi-family and affordable housing, mixed-use development, commercial, and institutional buildings.

Of the numerous strengths that make Teass\Warren Architects an industry leader, perhaps none is more prevalent than their experience. Managing Principal Will Teass, AIA, is responsible for developing and promoting the firm's vision while ensuring the client's interests and goals are met. Cofounder and Principal of Design Charles Warren, AIA, brings a critical eye for design elements and compo-

sition, focusing on consistent, high-quality outcomes for each project. "Charles and I had previously worked together at a larger established architectural practice, and it became obvious we shared a similar vision and passion for design excellence that, with our oversight, would translate to a smaller firm," explains Will. With a combined experience of over 40 years between Principals, the firm has broad-reaching capabilities including navigating the intricate entitlements process, developing creative master planning and feasibility studies, and overseeing the execution of high-quality buildings in complex urban infill locations.

Operating a smaller studio means both Will and Charles are involved in all aspects of the firm's activities, and their previous time at larger firms has been invaluable in serving their clientele. "The experience and knowledge we gained from working at the large architecture practice allowed us to bring that large firm organization to Teass\Warren," adds Charles. "We are a small firm with big firm processes. We can bring

Continued on page 5

PROJECT PROFILE

Project: FRUITIVE CITY CENTER

Location: Washington, DC

Consultant Team: KK Engineering, LLC (MEP)
Concept Unlimited, Inc. (Signage)

Project Area: 1,666 sf (retail + commercial)

Construction Cost: \$250/ sf

Services Provided: Architectural Design, Interior Design

Description: FruitiveDC's small footprint belies the size of its message of health, rejuvenation, and sustainability. Conceived as a food library - an open book that enables the visitor to discover and learn the benefits of a healthy lifestyle-openness and transparency are key tenants of the Fruitive experience.



MARYLAND & D.C. CONSTRUCTION Elite

1763 Algonquin Rd., Frederick, MD 21701
301-523-0089

Chris Chapin — President
Joe Wallace — Graphics & Layout

For further information, please email
Chris@pgp-llc.com

PROJECT PROFILE

Project: TRAPEZE SCHOOL NY

Location: Washington, DC

Consultant Team: KK Engineering, LLC (MEP)
FMC Associates, LLC (Structural), Vika Capitol (Civil)

Project Area: 5,075 sf

Construction Cost: \$108 / sf

Services Provided: Architectural Design

Description: After five years in an uninsulated tent, Trapeze School New York (TSNY) approached the architects to help relocate to a pre-fabricated building that would temporarily occupy a prominent corner of a future development site. Working within a tight budget and a limited kit of parts, the designers envisioned a building that would function both as an improved enclosure for the school's playful program and as an urban identity statement.



PROJECT PROFILE

Project: MERCURY PUBLIC AFFAIRS

Location: Washington, DC

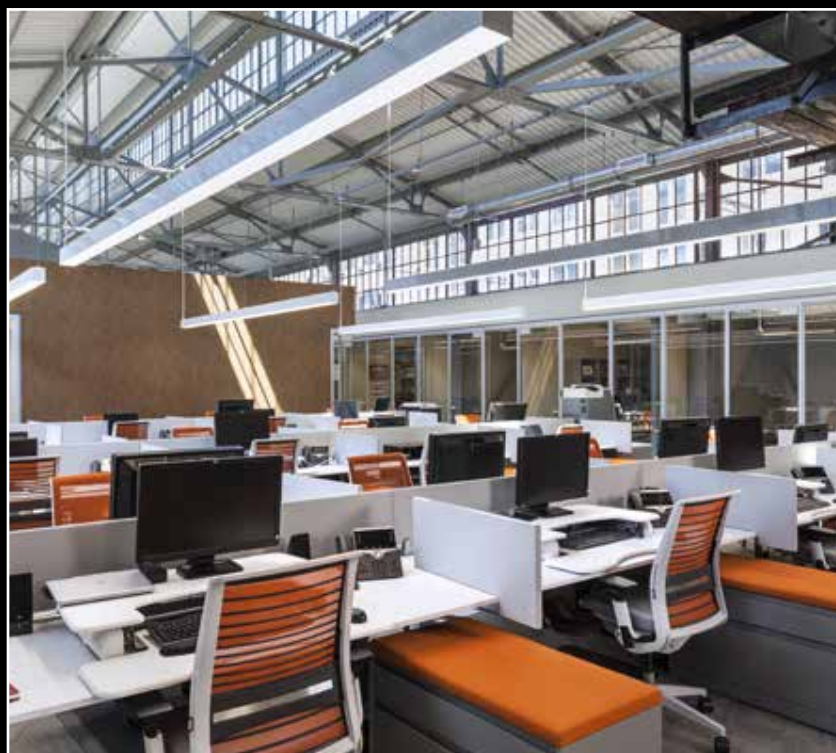
Consultant Team: FMC Engineering (Structural),
KK Engineering, LLC (MEP), CAS Engineering (Civil)

Project Area: 6,760 sf

Construction Cost: \$111 / sf

Services Provided: Architectural Design

Description: Drawn to a vibrant emerging neighborhood, Mercury Public Affairs sought to move their DC offices to the historic Boilermaker Building at the Yards. With 6,800 square feet of second floor loft space, 32-foot ceilings, steel trusswork, and a 15-ton overhead crane, it was clear to the client and architect that celebrating the industrial heritage was a primary goal. The bright orange accents add further vibrancy while reinforcing the brand identity of the company.



PROJECT PROFILE

Project: 609 H St NE
Location: Washington, DC
Clients: Teass\Warren Architects & Moody Graham Landscape Architecture
Consultant Team: KK Engineering, LLC (MEP)
Project Area: 5,000 sf
Construction Cost: \$50 / sf
Services Provided: Architectural Design, Interior Design

Description: TWA | MG HQ was conceived as a collaborative and creative workspace environment for two allied professional design studios. The north studio is occupied by Teass\Warren Architects and the south studio by Moody Graham Landscape Architecture. The suite offers twelve-foot ceilings and exposures on all sides. This allows for distant views to the exterior and the surrounding DC skyline.



PROJECT PROFILE

Project: POTOMAC DERMATOLOGY
Location: Potomac, MD
Consultant Team: KK Engineering, LLC (MEP)
Project Area: 2,513 sf
Construction Cost: \$244 / sf
Services Provided: Architectural Design, Interior Design

Description: A thriving Northern Virginia dermatology practice has expanded into Potomac, MD, providing an opportunity to update the brand's aesthetics. The design inspiration draws upon clean lines complemented by warm materials. Additionally, marble countertops and a sleek gold-painted light cove were incorporated into the reception area, adding elegant touches.



PROJECT PROFILE

Project: 3219 WISCONSIN AVENUE

Location: Cleveland Park, Washington, DC

Consultant Team: Capitol Engineering Group (MEP)
Linton Engineering (Structural), CAS Engineering (Civil / Landscape)

Project Area: 17,259 sf (9 units total)

Construction Cost: \$250 / sf

Services Provided: Architectural Design,
HPRB Concept Approval, BZA Approval

Description: After studying the property a solution was proposed by our firm to rotate and relocate the historic house further east on the same lot. The new apartment building utilized the full density of the site – essentially borrowing the air rights of the house – to create eight residential apartments. It was a creative solution to add density to a desirable location where previously only a single family house had existed.



TEASS\WARREN ARCHITECTS

Continued from page 2

the same level of quality design and problem-solving ability to our clients and projects while giving them personalized attention from both Will and myself.” This hands-on approach from the principals means strong communication and transparency. “The firm values personal relationships and the principals are thoroughly involved throughout the entire design and building process,” continues Will. “We have experience working with a wide range of clients, from individual homeowners, to small and large developers, to national corporations. Teass\Warren Architects has excellent organizational and communication skills, utilizing the efficiencies of large firm approaches while also offering the personal services of a small firm.”

Bringing a strong client-focused approach to each project, Teass\Warren also has unique problem-solving skills, complementing their comprehensive understanding of both the design and approvals processes. “Our clients appreciate that Teass\Warren has familiarity and proficiency with the local regulatory environment, and we help them navigate that process as smoothly as possible,” says Charles. “We then keep them informed of any issues, tailoring each solution to meet their goals.” In fact, challenging projects are often where Teass\Warren shines the brightest, as their past experiences help formulate creative and effective solutions moving

forward. “We have always made every effort to learn from our past problems and dig in to ‘how did that happen’ and ‘how can we avoid that’ ”, continues Will. “This has directly led to our firm and professional growth. We are unique in that we thrive on complicated and difficult projects and many of our best projects have come from this tension.”

While experience and knowledge have certainly been a catalyst for dynamic growth and project diversity, Will and Charles understand that without a talented and dedicated staff, Teass\Warren could never be the success it is today. “Our clients understand that we are passionate about what we do, and every member of Teass\Warren adds significant value to the overall design and construction team. Their effective communication, in conjunction with developing a quality set of documents, helps produce projects in a timely manner,” says Charles. “We believe we have the expertise to create any manner of residential or commercial project that will exceed our client’s vision and expectations. No matter the size of the project, we put the same amount of effort in to ensure client satisfaction.” This certainly includes their full involvement from project inception to completion. “We pride ourselves on our commitment to listening, assessing, and developing efficient and innovative solutions that meet each client’s needs and exceed expectations,” adds Will.

As both Will and Charles live within DC neighborhoods, they definitely identify as ‘city people’, taking great pride in calling it their home. “As

Continued on page 6

TEASS\WARREN ARCHITECTS

Continued from page 5

citizen architects we feel a deep responsibility to help improve the built environment of the city and region we call home,” states Charles. “Teass\Warren focuses on context for each project, as we take very seriously the importance of designing a building that contributes to the neighborhood as a whole.” This also includes delivering the highest quality design regardless of budget. “Our approach is to right-size the design to deliver the best possible outcomes and solutions within the project constraints,” adds Will. “Every project deserves this effort.”

In addition to their roles as

Principals, both Charles and Will are deeply involved in several organizations. Charles serves as the co-chair of the Housing Committee of the DC Building Improvement Association (DCBIA), where he focuses on developing high-quality content relevant to multi-family issues. He has also served on the DC Department of Buildings (DOB) Technical Assistance Group (TAG) committee, reviewing code issues related to residential projects and sustainability. Additionally, he actively participates in the Design Excellence and Custom Residential Architecture Network (CRAN) committees of the DC Chapter of the American Institute of Architects (AIA|DC).

Will is the 2024 President of AIA|DC and has been a member

Continued on page 7

PROJECT PROFILE

Project: WOOLSEY RESIDENCE

Location: Chevy Chase, MD

Client: Private

Consultant Team: KK Engineering, LLC (MEP)

United Structural Engineers, Inc. (Structural), CAS Engineering (Civil)
Botanical Decorators (Landscaping)

Project Area: 4,800 sf

Construction Cost: \$300 / sf

Services Provided: Architectural Design

Description: This project had three major objectives with the first being incorporating age-in-place elements, including a primary suite on the same level as the kitchen and living spaces. The second was to provide spaces for the two owners’ hobbies: a chef’s kitchen that had all the storage and technology for baking and a full wood shop for turning bowls. The third was to create comfortable dedicated office spaces.



Linton Engineering, a division of Bennett & Pless, is proud to celebrate our long-standing partnership with Teass\Warren Architects. Our collaboration has been built on a shared vision of excellence, innovative design, and a commitment to transforming spaces that elevate the community and environment. Teass\Warren Architects exemplifies what it means to shape a brighter future through architecture, and we are proud to be part of that journey.



Linton Engineering
a division of Bennett & Pless
www.bennett-pless.com



FMC STRUCTURAL
DESIGN GROUP



& ASSOCIATES
CAPITAL LLC

*We are proud to partner
with Teass\Warren
Architects.*

301-545-6740

11820 Parklawn Dr., Suite 500
Rockville, MD 20852

eamente@fmc-str.com

TEASS\WARREN ARCHITECTS

Continued from page 6

of the Board of Directors since 2019. This year, he challenged the board to remain relevant and took an active role in organizing events and sessions, most recently moderating a panel on Permit Streamlining with key members of the DC Department of Buildings, including the Director. He is also a cofounder of the AIA\DC Small Firm Exchange (SFx) committee, a group that advocates for the value of small firms within the AIA and the public. Previously, he was a Flight Leader for the Urban Land Institute's NEXT program, where he connected with other real estate professionals and coordinated numerous educational sessions on emerging trends and leadership development.

"Our participation in the leadership structures of these organizations brings a wealth of knowledge and experience to our own projects and clients," explains Charles. "We get so much more out of it than we put in, including exposure to new ideas and the building of synergistic relationships."

For the past decade, Teass\

Warren Architects has been raising the bar of design excellence by enhancing and complimenting the built environment. With a rigorous design process which incorporates program, site, organization, wellness, sustainability, and form, Will, Charles, and the entire staff always seek to find thoughtful and elegant solutions for each client and project. Purposefully remaining smaller in size, the firm maintains hands-on and personalized architecture and design services, resulting in strong client communication while building relationships that last. Although it may seem tempting to rest on those laurels, Teass\Warren Architects never intends to move anywhere but forward, focusing on becoming stronger in all phases and processes. "One of our core principles is kaizen, which is the concept of continuous improvement," states Will. "While not focused on growing in size, we seek to strengthen our design, visualization, and production skills to continue creating award-winning work." Since introducing a systematic approach to business improvement, Teass\Warren Architects has not only yielded superior results, their name has become synonymous with it.



Ballston Duplex



*We are proud of our relationship
with Teass\Warren Architects.*

7125 Thomas Edison Drive, Suite 203, Columbia, MD 21046
Tel: 301.330.9300 • Fax: 301.330.9301 • www.camson.com

PROJECT PROFILE

Project: BALLSTON DUPLEX

Client: Arta Development and Construction

Consultant Team: Capitol Engineering Group, LLC
United Structural Engineers, Inc. (Structural), Walter L. Phillips, Inc. (Civil)

Project Area: 6,416 sf

Construction Cost: \$250 / sf

Services Provided: Architectural Design

Description: The zoning ordinance in Arlington County, Virginia heavily favors single-family dwellings, creating a bias against alternative housing options. However, this project stands as a noteworthy case study, aiming to address the need for "missing middle" housing. The site is bordered by the busy Washington Boulevard and the smaller residential street of North Vernon St. The project houses a duplex building on a lot that is approximately 8,300 sf.





TEASS | WARREN
ARCHITECTS

Thank you to all who have contributed to our continued success including our talented team and industry partners!



KK

KK ENGINEERING LLC

8850 Columbia 100 Parkway, Suite 316
Columbia, MD, 21045
TEL 443.393.1070
contact@kkedesign.com - www.kkedesign.com

Our expert team delivers cutting-edge MEP (mechanical, electrical, and plumbing) solutions tailored for residential, commercial, and mixed-use developments. Our dedicated team combines expertise and innovation to create sustainable solutions that stand out. Partner with us for seamless collaboration, innovative designs, and unmatched quality. Let's build the future together. Contact us today!



We are proud to partner with Teass\Warren Architects.



THOMAS

COMMERCIAL SERVICES LLC



Thomas Commercial Services LLC: Where Success and Hard Work Intersect

Continued next page...

THOMAS COMMERCIAL SERVICES

Continued from page 9

“The only place success comes before work is in the dictionary.” – Vince Lombardi

This quote, attributed to one of the NFL’s most legendary figures, Vince Lombardi, serves as a beacon for success through hard work. Lombardi’s leadership on and off the field provides a guiding philosophy for many, including two brothers who have applied these principles in their lives and business endeavors. For John and Ben Thomas, the core values of teamwork, accountability, perseverance, and dedication learned from their competitive football background have not only shaped their contracting business but also earned Thomas Commercial Services LLC (TCS) a reputation as one of the most reliable and trustworthy firms in the industry.

From Humble Beginnings to a Thriving Company

The journey that ultimately formed Thomas Commercial Services LLC began in 2007 when John Thomas co-founded a small general contracting company in Chantilly, Virginia. His brother, Ben, worked in the mortgage industry in North Carolina but joined John in Northern Virginia following the 2008 market crash. In 2010, after Ben relocated to Annapolis, Maryland, he briefly shifted his focus by accepting a position as a commercial property manager

Continued on page 11

PROJECT PROFILE

Project: Camden - Grand Parc - Cooling Tower Catwalk

Description: We designed, fabricated and install a custom catwalk to allow for safe access to the rooftop cooling tower for maintenance and mind service.



PROJECT PROFILE

Project: From Apartments to Leasing Office

Description: In this project, TCS converted two existing 2 BR apartments into a new Leasing and Management Office. Full demo and rebuild. We created a new main entrance into the space through an existing brick facade.



THOMAS COMMERCIAL SERVICES

Continued from page 10

at Mackenzie Management in Lutherville, Maryland, where he gained valuable insight into property management.

Not long after, John also moved to Annapolis, and the brothers realized their long-standing dream of starting a business together. With the encouragement of their families, they both took the leap to form TCS in 2012. Their success wasn't just about the business itself but the trust and support of their wives, who played pivotal roles in their decision-making process. The brothers agreed to an equal partnership—50/50 ownership—and built their business on the firm understanding that major decisions would only move forward if they were in full agreement.

Building a Team and a Reputation

Starting from their homes, the brothers quickly grew their business, eventually leasing office space in Annapolis and hiring their first employee, Sally Asero, to manage administrative duties. Sally's contributions were invaluable, helping streamline operations and allowing the brothers to focus on what they did best—growing the company. "She took a chance on us, and we'll be forever grateful for her loyalty, dedication, and guidance," Ben Thomas recalls.

The steady growth TCS

Continued on page 12

PROJECT PROFILE

Project: Camden - Sheffield Court Lobby and Leasing Office Renovation

Description: Reconfigured the leasing office to optimize space, including the creation of a new office and a modern break room. Updated the interior finishes throughout. Fully transformed the main lobby with new lighting, flooring, custom shelving, and seating, enhancing both functionality and aesthetic appeal.



THOMAS COMMERCIAL SERVICES

Continued from page 11

experienced over the next few years required more space and additional personnel. By combining their knowledge from both the contracting and property management sides of the business, the brothers cultivated a client-first approach that became the cornerstone of their success.

Client-Centric Approach and Industry Expertise

TCS has built its reputation by delivering quality service on a wide variety of capital improvement and maintenance projects, serving clients throughout the D.C., Maryland, and Virginia areas, with operations extending across the East Coast. Their centralized operations allow for efficient project management, ensuring high-quality results delivered on time.

What sets TCS apart from its competition is its unwavering commitment to teamwork. “We don’t see ourselves as just contractors. We see ourselves as an integral part of our clients’ teams,” John Thomas explains. This collaborative approach extends to subcontractors and vendors, fostering deep partnerships that help TCS consistently exceed client expectations. “Our goal is to be the first call our clients make when they need something done,” adds Ben.

This commitment to being a trusted partner extends beyond daily operations. TCS emphasizes ac-

Continued on page 13

THOMAS

COMMERCIAL SERVICES

Continued from page 12

countability, reliability, and superior communication throughout every project. “Our name is on every job we take, and we make sure it’s done right,” says John. This is encapsulated in their company philosophy and tagline: Consider it done.

The Backbone of Success: A Dedicated Team

While the leadership of John and Ben Thomas plays a significant role in TCS’s success, it’s the skill and professionalism of their staff that form the backbone of the company. With a selective hiring process that emphasizes accountability and a ‘Consider it done’ mindset, the team at TCS thrives in a family-oriented work environment. “We truly value our employees,” says John, “and we make sure they know they’re working with us, not for us.”

Key team members, such as Lindzey Gust, Executive Administrator, Alana Randall, Operations Coordinator, and Todd Gazelle, Senior Project Manager, exemplify the kind of dedication that has propelled TCS’s growth. The company prides itself on fostering a work environment that encourages growth and collaboration, which in turn benefits the clients they serve.

“I love being part of the TCS team. I know I’m still the new guy, but I feel at home here. Everyone at TCS has been extremely helpful in training me

Continued on page 14

PROJECT PROFILE

Project: Camden - North West DC Lobby

Description: In NW Dc, we were contracted to restore all main lobby metal surfaces to include the main entry door system, exterior window frames and the main lobby concierge desk.



THOMAS COMMERCIAL SERVICES

Continued from page 13

so far,” states Chris Kiehne, Assistant Project Manager. “We care a lot about our clients, and we like to make sure they are always taken care of. I have learned so much here in my first month and I can’t wait to see what else is in store for me as I grow with this company.” This family atmosphere and dedication to client is also shared by Gregg Jones, Business Development Leader. “When a group has great synergy and strong relationships, it can really elevate the quality of work and make even the toughest challenges feel manageable. The work we do is hard, but this group makes it look easy.”

Testimonials of Excellence

TCS’s client-centric philosophy is validated through glowing testimonials from clients who have experienced their superior service firsthand:

- ***“Mariner Real Estate Services has worked with Thomas Commercial Services for several years. They have done building capital improvement projects, tenant build-outs, and even some small maintenance items. They never fail to deliver on schedule and on budget. I would highly recommend their services to anyone in the commercial real estate industry.” – Matt Offutt, Mariner Real Estate***
- ***“Thomas Commercial is a contracting company that provides any service***

Continued on page 15

PROJECT PROFILE

Project: Camden - White Box Demo of Former Bank in Manassas, VA

Description: Responsible for the removal and disposal of the safety deposit box vault as part of the comprehensive white box demolition.



PROJECT PROFILE

Project: Camden - College Park Apartment Complex

Description: On this project, we coordinated the full exterior painting as well as the full interior hallway corridors for a 507 unit Apartment Building in College Park Md. with access and safety an integral part of the success of the project. TCS utilized, swing stages, multiple lifts, scaffolding, and ladders to complete.



THOMAS COMMERCIAL SERVICES

Continued from page 14

you need—from dock door repairs to tenant improvement. They are literally a one-stop shop. I have worked with them for almost five years, and they always put client and tenant satisfaction first.” – Ann Bishop, JLL

- *“I’ve done four or five projects with TCS, and each time, Jesse has been on the spot with updates, quotes, and service crews to keep projects moving. He is out on site daily, monitoring progress and checking in with me.” – Tony Mercer, Beacon Building Products*

Looking Ahead: A Future Rooted in Strong Values

As they look toward the future, John and Ben Thomas remain focused on maintaining TCS’s reputation for high-quality work and strong client relationships. “Our goal is to continue providing the best services possible and to create an enjoyable work environment for our employees,” says John. They have no desire to become a large company; instead, they are committed to preserving the core values of trust, integrity, hustle, and flexibility that have fueled their success.

In the words of Ben Thomas, “It’s not who we are, it’s who we work for.” Through this client-focused mindset, TCS ensures that their clients can always “consider it done.”



FIRST CHOICE SERVICES

DISASTER CLEANUP & RESTORATION



Our goal is to exceed expectations through a dedication to quality craftsmanship, personal involvement, attention to finish detail, and superior before and after service to each of our clients. We work directly with every residential and commercial property owner to help them recover from unforeseen losses. As an IICRC Certified firm, our team members carry a variety of certifications, most importantly we are certified in mold prevention and remediation.

833-THERE-4-YOU
www.FireWindWater.com



MASONRY MASTERS INC.
RESIDENTIAL/COMMERCIAL



**Crafting Relationships
for Generations**

Continued next page...

MASONRY MASTERS, INC.

Continued from page 17

Making a difference in today's contracting world literally begins and ends with relationships, both within and outside of every company. Cultivating these relationships is certainly hard work, and these relationships are the cornerstone of every successful company's roadmap to meeting and exceeding goals. From its very inception, Masonry Masters, Inc. has focused on long-term customer satisfaction and building effective strategic partnerships with clients, vendors, and suppliers alike. With superior service and dedication to core values that provide every customer with an unmatched overall experience, it is no surprise their customer loyalty remains second to none.

Founded in 1984 when two skilled masonry foremen, Frank Barbaro and his father-in-law Silvio Ricci, agreed to create their own turnkey masonry company, Masonry Masters, Inc. (MMI) consisted of 20 employees including masons and laborers. Focused on light commercial and residential masonry construction in the Washington Metropolitan area, the company enjoyed almost immediate success with steady growth over the first decade. In 1996, Silvio Ricci retired, and Frank Barbaro's son Scott joined the organization, starting as a truck driver during college, and then a project manager, and within

the next 10 years, Masonry Masters, Inc. grew into one of the largest masonry companies in the DMV area. After serving as Chief Operating Officer for 17 years, Scott Barbaro acquired the company in 2017 and became CEO. Under his leadership, the firm has diversified and now operates through three distinct divisions: Residential, Commercial, and MMI Exteriors.

Headquartered in Sterling, Virginia, today MMI remains family-owned and operated, offering a comprehensive range of exterior veneer services, including brick, stone, stucco, EIFS and cementitious siding. Spanning a service area from Richmond, VA, to Wilmington, DE, the company also specializes in masonry CMU (Concrete Masonry Unit) walls, elevator shafts, and stair towers. Providing home builders and commercial general contractors with a wide-array of top-quality masonry and composite siding installations, MMI has become a trusted partner to bring turn-key expertise to every client and project, specializing in single and multi-family construction, commercial retail centers, office buildings, condominiums, and clubhouse facilities.

Boasting many strengths that set them apart as an elite masonry contractor, perhaps none is more important than MMI's versatility and expertise in installing a wide range of vertical masonry products, ensuring the right product and application for a demanding clientele. "This extensive range allows us to handle diverse project requirements and deliver tailored solutions that

Continued on page 20

PROJECT PROFILE

Project: Brightview Senior Living - Alexandria, VA
(Senior Living Community)

General Contractor: Harkins Builders

Duration: October 2023 - December 2024 Estimated

Project Overview: Masonry Masters Inc. successfully completed this commercial building project in Alexandria, VA, showcasing our expertise in masonry construction. The scope of the work included a CMU (concrete masonry unit) foundation, along with five (5) four-story CMU stair towers and four (4) four-story CMU elevator shafts, all built according to the structural plans. These essential components provided the necessary framework for the building's vertical circulation. At a later stage, CMU trash enclosure and an outdoor kitchen will be completed.

Additionally, CMU fire walls were constructed throughout the building, following the design specifications to meet fire safety standards.

To complete the project efficiently and safely, a Hydro-Mobile scaffold system with a work platform was utilized, allowing for smoother execution of the masonry work at elevated heights.

Masonry Masters Inc. delivered the project according to the required specifications, maintaining high standards of quality and safety throughout the process.



PROJECT PROFILE

Project: Braddock Senior Living– Fairfax, VA
(Senior Living Center)

General Contractor: Harkins Builders

Duration: October 2022 - February 2024

Project Overview: Masonry Masters Inc. was responsible for the masonry work on this new senior living facility located in Fairfax, VA. The project featured a CMU (concrete masonry unit) foundation, two (2) four-story CMU stair towers, and two (2) four-story CMU elevator shafts, forming the core structural components for the building. Additionally, CMU fire walls were constructed in accordance with the design plans, ensuring safety and compliance with fire regulations.

The project also included the installation of over 28,000 square feet of brick veneer across the building's exterior, adding both aesthetic appeal and durability. To complete the construction, a rear patio was built using a combination of CMU and brick, providing a functional and visually appealing outdoor space. Masonry Masters Inc. delivered a quality project, meeting the design specifications while adhering to the high standards of safety and craftsmanship.



PROJECT PROFILE

Project: The Learning Experience– Fairfax, VA (Childcare Facility)

General Contractor: Thurston Companies, Inc.

Duration: October 2023 - May 2024

Project Overview: Masonry Masters Inc. completed the masonry work for the new construction of The Learning Experience childcare facility in Fairfax, VA. The project included the installation of brick veneer, enhanced by precast headers and a precast band to elevate the building's exterior appearance. Additionally, a CMU and brick veneer trash enclosure was built adjacent to the facility, providing both practical use and a cohesive design with the main structure. This project is one of several Learning Experience facilities successfully completed by Masonry Masters in recent years.



MASONRY MASTERS, INC.

Continued from page 18

meet the unique aesthetic and functional needs of our clients,” explains Scott. “Whether it is a residential or commercial project, our team’s proficiency ensures high-quality installations and exceptional results.”

With the ability to handle multiple scopes within a single project, MMI has the experience and knowledge to bring extraordinary problem-solving aptitude, keeping the job on timetable and budget. “Every project is unique and brings its own challenges,” continues Scott. “We work as a team with our contractors to solve any

problems or issues quickly and efficiently. By looking at the big picture and using the lessons we have learned over the many years, we are able to handle anything while staying on schedule.” This, of course, goes hand-in-hand with the company’s customer-centric approach to every project, guaranteeing the goals remain at the forefront of every decision, both large and small. “We focus on understanding and meeting the specific needs and preferences of each client,” adds Scott. “A customer-centric approach ensures that projects align closely with client goals and delivers personalized results. That equates to transparency and strong communication throughout the project. We also offer value-engineering options to help save money. We view ourselves as an extension of our clients and

their interests are paramount.”

Holding the relationships they have been crafting for generations in the highest regard, MMI believes their five fundamental core values of Relationships, Professionalism, Excellence, Service, and Quality are central to the success of every project. “We adhere to a strong set of Core Values, and they direct everything we do from ownership to staff, and from project inception to completion,” states Scott. “Relationships between our team, our customers, and our community are of top priority to MMI, including a family atmosphere of supporting one another. Professionalism means our conduct is motivated by the highest ethics and safety is never compromised. Excellence is our promise to take the time to do

it right, start to finish, with every project and product. Our Service must be prompt, exceptional, and consistent. And finally, our Quality is to be reliable, verified, and documented.”

These values certainly have a direct impact on the quality and uniqueness of work MMI brings, as they take tremendous pride in putting their renowned stamp on every project. “Masonry Masters, Inc. stands out for its exceptional craftsmanship, lasting durability, aesthetic versatility, and structural integrity,” continues Scott. “Each project is tailored to individual design preferences, blending traditional techniques with modern innovations. What makes masonry truly unique is its fusion of artistry and engineering, resulting in structures

Continued on page 21

PROJECT PROFILE

Project: Patrick Henry College Dormitory

General Contractor: Miller Brothers Inc.

Duration: August 2023 - November 2023

Project Overview: Masonry Masters Inc. completed the masonry work for a newly constructed dormitory at Patrick Henry College. The project involved a CMU (concrete masonry unit) foundation, ensuring a solid structural base. In line with the client’s request, the goal was to install brick veneer that seamlessly matched the appearance of the existing dormitories on campus, maintaining architectural consistency.

By delivering high-quality brick veneer installation, Masonry Masters Inc. complemented the college’s commitment to excellence, aligning with Patrick Henry College’s dedication to providing a superior educational environment.



MASONRY MASTERS, INC.

Continued from page 20

that are both highly functional and visually appealing.”

As an established leader in turnkey vertical masonry construction, MMI leadership understands that it is crucial to maintain a staff that is knowl-

edgeable, professional, and highly proficient, allowing the company to continue offering exceptional results and controlled growth. Longevity of many of the upper management team has been a major factor for firm success, and several have been with MMI for over a decade. “We strive to create a great work environment, one that allows each team member to bring their skills, knowledge and experience to the fullest extent,” says Scott. “We have top

level talent in management, and they all take accountability in making sure the client’s goals remain a priority at all times. We have the right people in the right places.”

Serving their clients since their humble beginnings is only one way in which MMI has improved the communities in which they work and live. Having a passion to help others in need, MMI has been committed to supporting many different charitable organizations includ-

ing HomeAid National Capital Region, Habitat for Humanity, and All In For Miller. “Giving back has always been part of our company culture, and over the years MMI has donated time and resources to charities that support our community,” adds Scott. “We do not just want to be an elite masonry company, but one that also demonstrates a broader commitment to making a positive impact in the areas we serve.”

Continued on page 22

PROJECT PROFILE

Project: Archer Square Condominiums– Ashburn, VA (Active Adult Multi-Family Condominium Buildings)

General Contractor: The Knutson Companies

Duration: April 2022 - Ongoing

Project Overview: Archer Square Condominiums are new mid-rise condominium construction located in Birchwood at Brambleton. This project involved the construction of four (4) new buildings featuring stone veneer exteriors, two (2) four-story CMU stair towers, and one (1) CMU elevator shaft. Additionally, each building’s lobby entrance was enhanced with an interior stone veneer fireplace facing.

Project Recognition: 2023 GALA Awards as Best Design and Architecture Multi-Family New Construction Mid-Rise.



MASONRY MASTERS, INC.

Continued from page 21

Being in business for four decades, MMI has been fortunate to serve a diverse portfolio of customers while building strong relationships that stand the test of time. Scott and his team are always known for putting their client's needs first, but they also believe that the truest test of success is the complete satisfaction of every client on every project. The following are just a few of the many testimonials given in response to the dedication MMI gives regardless of project size or type.

Forty years ago, two masonry industry veterans decided to partner together and

Continued on page 24

PROJECT PROFILE

Project: Brambleton Townhomes, Brambleton VA- (Multi-family Townhomes)

General Contractor: The Knutson Companies

Duration: January 2018 – Ongoing

Project Overview: New multi-family townhomes in Loudoun County's Brambleton community. These ongoing projects feature brick veneer exteriors with precast accents, blending classic architectural elegance with modern living. The use of high-quality materials and craftsmanship ensures that the townhomes will maintain a timeless appeal while meeting the needs of contemporary lifestyles.



PROJECT PROFILE

Project: Washington, DC (Multi-Family Townhomes)

General Contractor: The Knutson Companies

Duration: April 2021 - Ongoing

Project Overview: Masonry Masters Inc. started the St. Elizabeth's project in April 2021, which is an ongoing development involving multiple buildings. The scope includes the installation of exterior brick veneer, James Hardie plank siding, and James Hardie soffit. This combination of materials is designed to deliver a high-quality, durable finish that enhances both the aesthetic and functional aspects of the buildings.



We are proud to be a supplier for MMI.

301-662-1153

1731 Monocacy Blvd.
Frederick, MD, 21701

Mon. -Fri. : 6:30 AM – 4 PM

PROJECT PROFILE

Project: Robert Regan Village – Berryville, VA
(Active Adult Multi-Family Apartments)

General Contractor: Morgan Keller

Duration: August 2019 - June 2020

Project Overview: Masonry Masters Inc. completed a project featuring four (4) CMU stair towers and two (2) CMU elevator towers, providing essential vertical circulation within the building. The foundation was constructed using CMU, ensuring a strong and stable base. The exterior of the building includes brick veneer, adding both durability and visual appeal. Additionally, a brick monument wall was installed, enhancing the property's overall aesthetic and presence.



PROJECT PROFILE

Project: Montebello Farm Clubhouse

General Contractor: Hubert Construction-Sterling VA

Duration: May 2023-Sept 2023

Project Overview: This project features the installation of a brick water table to include an outdoor kitchen on a newly constructed Clubhouse. The water table is capped with a brick rowlock with precast caps at columns, providing an elegant and durable finishing touch that enhances the building's aesthetic appeal and structural resilience. This combination not only strengthens the exterior's functionality but also aligns with the builder's architectural style for this community.



PROJECT PROFILE

Project: Amalyn Clubhouse

General Contractor: Hubert Construction-Bethesda, MD

Duration: April 2022 – February 2023

Project Overview: This project involves the construction of a new clubhouse from the ground up. The exterior features a durable and attractive stone veneer, lending a high-quality, aesthetic finish to the building. Additionally, the project includes the installation of exterior seat walls, which serve both functional and decorative purposes, creating inviting outdoor spaces for guests. A bio box has also been installed, to manage landscaping or stormwater needs, contributing to the project's environmental sustainability goals.

The combination of these elements ensures that the clubhouse is both visually appealing and equipped with thoughtful, functional outdoor spaces for an enhanced visitor experience.



MASONRY MASTERS, INC.

Continued from page 22

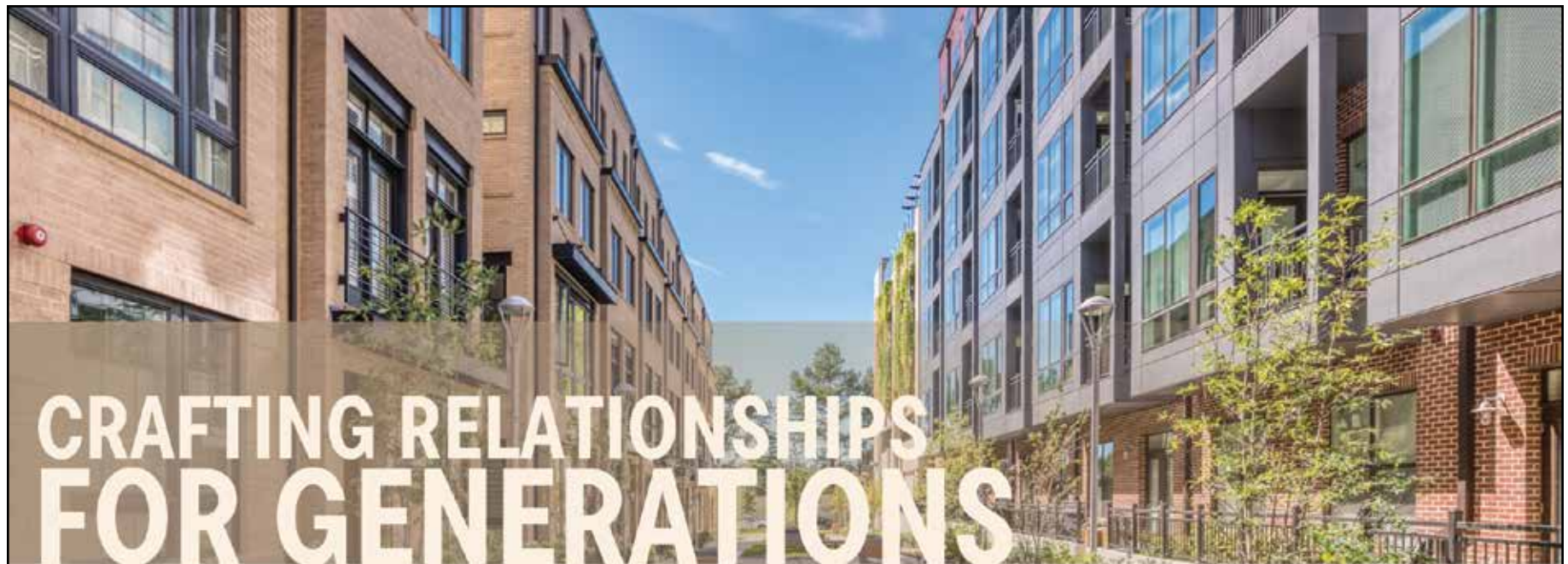
start something that would take their craft to a level the construction industry had not yet experienced. Maintaining family roots, Masonry Masters, Inc. remains grounded in the same passion for excellence that Frank and Silvio insisted upon, and today under the leadership of Scott Barbaro, the company continues setting that bar of excellence that their clients have come to expect. Looking ahead, MMI's future shines bright as they stay focused on being able to provide all turnkey services for exterior projects, while giving

each customer a personalized experience that meets and exceeds their expectations. To accomplish this, MMI will keep investing in a team that is always unrivaled in skill and dedication. "We are focused on fostering a culture of continuous improvement through comprehensive training and education programs," explains Scott. "By investing in the professional development of our team members, we ensure they possess the latest skills, knowledge, and expertise necessary to excel in the industry. This commitment to ongoing learning and advancement will keep our company at the cutting edge of industry standards and drive our success in delivering exceptional masonry solutions."

East Coast Industrial Supply

8421 Terminal Rd. Lorton, VA 22079
703-339-7554
www.eastcoastindustrialsupply.net
 David J. Harris • Cell Phone: (703) 282-8589

We are proud of our relationship with Masonry Masters, Inc.



CRAFTING RELATIONSHIPS FOR GENERATIONS

We are grateful for all those that continue to contribute to our success, including our amazing employees, suppliers, contractors, and clients. We look forward to growing together in the years to come.



Masonry Masters Inc. | Sterling, VA | (703) 444-8504 | bids@masonrymasters.net
www.masonrymasters.net | www.mmiexteriors.net | [linkedin.com/company/masonry-masters-inc](https://www.linkedin.com/company/masonry-masters-inc)

CASECO



**Redefining Excellence in General Contracting
Through Trust and Collaboration**

Continued next page...

CASECO COMMERCIAL

Continued from page 25

In the world of construction, many firms simply build things. After all, the word construct is shortly defined by the Oxford dictionary as just build or erect. There is a very small, elite category of construction firms, however, that goes beyond that boundary, not just to build things, but to create. CaseCo Commercial is that very contractor, and by approaching every project with the same philosophy of providing unmatched customer service while maintaining the highest quality of work, they do more than just construct buildings. They build trust, innovation, and long-term partnerships by delivering exceptional commercial spaces and investing the time and resources to fully understand their client's needs, visions, and goals.

Founded in 2011 by Casey Chapman, Aaron McCleary, and Sam Chapman, CaseCo has always been about more than just building structures. Specializing in providing top-tier commercial construction services across Northern Virginia, Washington, DC, Maryland, and West Virginia, CaseCo Commercial is part of a family of organizations under the CaseCo umbrella that not only builds and renovates, but also restores properties. A full-service general contractor, CaseCo Commercial has experience building a wide range of

Continued on page 27

PROJECT PROFILE

Project: Excelsior Orthodontics

Location: Loudoun County, Virginia

Project Description: A specialized interior commercial medical buildout designed for an orthodontics practice.

Our Work: CaseCo Commercial managed the full interior buildout, ensuring a seamless integration of medical-grade equipment, patient-friendly design elements, and compliance with medical construction standards. Our team overcame space optimization challenges and delivered a functional, aesthetic space tailored for both staff and patients.



PROJECT PROFILE

Project: Valley Medical Building

Location: Purcellville, Virginia

Project Description: A ground-up construction of a new 45,000 square foot medical office building, designed to host multiple medical tenants and facilities.

Our Work: CaseCo Commercial spearheaded the entire construction process from foundation to completion, coordinating with various medical practices to ensure the facility meets the specific needs of each tenant. The challenges of integrating modern medical infrastructure were successfully overcome with innovative design solutions and high-quality materials.



CASECO COMMERCIAL

Continued from page 26

commercial spaces, including new construction, ground-up projects, interior buildouts, and historic renovations, while also specializing in occupied spaces, secured facilities, commercial remodeling, and fire, water, and storm restoration. This diverse expertise has allowed CaseCo Commercial to approach every project with a fresh perspective, blending industry-leading techniques with a people-first approach.

Bringing together decades of expertise in construction to form a team capable of accomplishing success in any project, CaseCo Commercial maintains an unwavering focus on delivering not just a final product but an exceptional experience for clients and employees alike. “Our strength lies in delivering a seamless, high-quality construction experience. We accomplish this by assembling the best team, best resources, and subcontractors while ensuring exceptional craftsmanship,” explains Co-Owner Sam Chapman. “We are committed to building lasting relationships based on trust, transparency, and accountability.” Seeing every project as an opportunity to bring a unique vision to life, CaseCo Commercial maintains a relentless commitment to strong communication and attention to detail throughout every phase. “We tailor our

Continued on page 28

PROJECT PROFILE

Project: KM Digital

Location: Leesburg, Virginia (Historic District)

Project Description: A historic renovation project for a digital media company in the heart of Leesburg's historic district.

Our Work: CaseCo Commercial took on the complex task of maintaining the historical integrity of the building while upgrading it to meet modern digital media needs. We navigated the strict historic preservation regulations and used specialized techniques to ensure the project's aesthetic matched the original architectural charm.



CASECO COMMERCIAL

Continued from page 27

approach to ensure that each project is distinguishably different and reflects the goals of our clients,” adds Co-Owner Aaron McCleary. “The result is a final product that is not only visually stunning but functionally superior, designed to align with and exceed our clients’ expectations.”

By approaching each project with the mindset of a developer, CaseCo Commercial takes great pride in creating spaces that are designed to stand out and stand the test of time while enhancing the communities they serve.

“With every project, we strive to create spaces that not only meet the functional requirements but elevate the business housed within them,” continues Casey Chapman, Co-Owner of CaseCo. “We pride ourselves on being masters of our craft. Utilizing decades of combined experience, our team of carpenters, painters, and tradesmen, led by experienced project managers and superintendents, ensures that every project is managed with care, expertise, and accountability.” In fact, each of their subcontractors is carefully selected based on their proven track record, their ability to collaborate effectively, and their commitment to delivering the finest performance. “Working with us means having access to a team that is fully aligned with your project’s goals and fully

Continued on page 29

CASECO COMMERCIAL

Continued from page 28

committed to its success,” says Sam.

Understanding the importance of seeing the bigger picture while paying attention to every detail, CaseCo Commercial carefully studies the needs of each project, providing a custom construction experience. “For us, it’s not just about getting the job done, it’s about creating something that exceeds expectations, inspires confidence, and adds value to their business for years to come,” states Aaron. “As advocates for our clients, we bring an unwavering commitment to keeping them informed every step of the way. Whether it is providing clear updates on costs or schedules, we ensure that every detail is managed with precision and care.”

Believing that transparency is the key, CaseCo Commercial is very intentional about the relationships they cultivate, whether it be with their customers, employees, or partners. “We know that collaboration is the cornerstone of every successful project,” continues Casey. “Our philosophy is rooted in the understanding that trust and teamwork drive excellence. This enables us to transform even the most complex and abstract concepts into tangible, lasting results. We approach every project with a commitment to solving problems together.”

Continued on page 30

PROJECT PROFILE

Project: Enhanced Beauty

Location: Loudoun County, Virginia

Project Description: A historic remodel for a high-end medical spa that merges modern luxury with the charm of Loudoun County’s historic architecture.

Our Work: CaseCo Commercial executed the remodel, preserving the historical elements of the building while incorporating luxurious, high-end spa amenities. The team faced the challenge of merging modern medical technology with the aesthetic and structural constraints of the historic building, creating a unique and inviting space.



CASECO COMMERCIAL

Continued from page 29

As CaseCo Commercial continues to monitor and improve every company process, they find themselves in the midst of an exciting period of growth. Expanding into new markets and sectors, including the development space and data centers, the company has positioned itself at the forefront of these dynamic industries. “As we grow, we are actively seeking to bring the best talent to our team, individuals who share our vision and commitment to excellence,” explains Sam. “We are continuously hiring and looking for passionate professionals to join us on this exciting journey.” This has paid tremendous dividends for CaseCo Commercial even recently, as the leadership is excited to welcome Jason Walton as the new VP of Commercial & Federal. With over 25 years of experience in the construction industry, Jason brings a wealth of expertise in business development, customer relations, and project execution. Jason’s proven track record includes successfully launching and scaling Mortenson’s Washington D.C. Metro Area office into a \$200 million-per-year operation. “His leadership in sectors such as healthcare, hospitality, federal contracting, and data centers makes him a key addition to our team,” adds Aaron. “We are confident that his leadership

Continued on page 31

PROJECT PROFILE

Project: Hive Group

Location: Tysons, Virginia

Project Description: An interior office buildout for a cutting-edge consulting firm in the heart of Tysons.

Our Work: CaseCo Commercial led the office buildout, focusing on creating an open, collaborative environment equipped with modern office amenities. The design emphasized flexibility, innovation, and the seamless integration of technology.



PROJECT PROFILE

Project: Wildset Hotel

Location: St. Michaels, MD

Our Work: CaseCo Commercial completed a full remodel of The Wildset Hotel, a boutique hotel and restaurant in St. Michaels, MD, creating a cozy, refined retreat that blends modern comfort with Eastern Shore charm. The project emphasizes sustainability, featuring locally sourced materials and eco-friendly practices.



CASECO COMMERCIAL

Continued from page 30

will propel CaseCo Commercial to new heights, helping us expand our presence and achieve even greater success.”

With this continued growth in both market segments and company profile, CaseCo has never lost sight of their commitment to the communities they serve. “We support local initiatives and aim to make a positive impact in the neighborhoods where we build,” says Casey. “We are thrilled to announce that CaseCo Community has officially taken over the management of HeroHomes of Loudoun, a non-profit organization dedicated to building homes for veterans. This exciting development strengthens our commitment to giving back and making a meaningful difference in the lives of those who have served our country.” This partnership represents a significant step forward, allowing CaseCo to leverage their resources and expertise to elevate the mission of HeroHomes, ensuring that veterans and their families in Loudoun County receive the support and housing they deserve.

Looking to the future, CaseCo Commercial is poised to further their reputation as the construction experts clients and partners trust to bring their vision to life. “Our key goal is to be known as the general contractor that delivers the best

Continued on page 32

CASECO COMMERCIAL

Continued from page 31

construction experience for everyone involved,” explains Aaron. “Our ultimate vision is to be the company where everyone wants to work and the team that everyone wants to work with. We aim to create an environment where our employees



Wildset Bedroom

can thrive, innovate, and grow while delivering an unmatched experience for our clients.” Always seeking clients who share their values, CaseCo Commer-

cial will continue a passion for building relationships that stand the test of time. “Our commitment to customer satisfaction is what sets us apart, and it’s why

so many of our clients return to us for their next project,” adds Casey. “We are proud to be the company of choice when it comes to handling projects that challenge the imagination and push boundaries. Whether it is a groundbreaking architectural design or a large-scale commercial venture, CaseCo Commercial will be the name that clients and partners trust to meet their goals.” Remaining laser-focused on delivering excellence, CaseCo Commercial has certainly earned a status for building the extraordinary. “Our ambition is not just to grow, it is to partner on the most exciting, complex, and visionary commercial projects out there,” continues Sam. “The future for CaseCo Commercial is bright, full of opportunity, growth, and the pursuit of extraordinary projects. We are ready to continue making our mark, one groundbreaking vision at a time.”



Wildset Dining Room



PLUMBING SERVICES LLC

571-237-1357 • jccplumbing2020@gmail.com

We are proud to partner with CaseCo.



COFFEY CONCRETE

We are proud of our relationship with CaseCo Commercial.

(540) 428-1842

www.coffeyconcretellc.com

Dvorak^{LLC}



Raising the Bar in Electrical Contracting for Over Two Decades

Continued next page...

DVORAK, LLC

Continued from page 33

Few people know that the saying “you are only as good as your team” is actually attributed to former Atlanta Hawks basketball legend, Dominique Wilkins. Regarded as one of the greatest small forwards in NBA history, Dominique was known as the Human Highlight Reel. Yet even being the amazing player he was, he understood that to be truly successful, he needed to have other strong team members around him. For Dvorak, LLC, providing exceptional electrical construction services to government and commercial clients for over 20 years has been the result of a **team** that is by far their greatest asset, making their name synonymous with client satisfaction and project success. With an approach rooted in integrity and a commitment to delivering quality, Dvorak has become a trusted industry leader, bringing a proven on-time and on-budget track record to a diverse clientele and project type across the Mid-Atlantic.

Founded in 2003 by President and Owner Tom Dvorak, the company started by installing Home Depot generators with just two part time employees. Due to Tom’s extensive medium voltage experience, Dvorak was soon able to perform federal and state work, leading to steady growth in project size and scope. By 2014, Dvorak had outgrown their workspace and bought and remodeled their current home

Continued on page 35

PROJECT PROFILE

Ronald Reagan Washington National Airport (DCA) – New North Concourse Package 1, 2A, and 2B:

This was a combination of four projects over several years supporting the installation of the new American Airlines terminal at Ronald Reagan Airport with general contractor Turner Construction and several other subcontractors. Dvorak’s scope included installing the new concourse exterior lighting, AOA fence lighting, medium voltage underground 4W-4IN electrical power duct bank and (5) manholes, communication underground 4W-2IN duct bank and (5) manholes for fiber, various low voltage underground power and control duct banks and manholes for oil/water separators and glycol diversion vaults, underground power and control 4W-3IN and 8W-3IN duct banks and (12) manholes for new jet fueling pits including installation of explosionproof conduit and cable materials, and installation emergency fuel stop stations at each of the new 14 concourse gates.



PROJECT PROFILE

New Executive Office Building (NEOB) – Primary Switchgear Replacement:

Dvorak replaced the one of the three existing primary 15kV switchgear at the executive office building for the white house in Washington, DC. The replacement of the switchgear involved extensive rigging techniques due to location of the equipment, new 15KV feeders, and coordination with the utility company, PEPCO. This project was executed direct with General Services Administration (GSA)



Electrical Distribution System Reliability Improvements at the Back River WWTTP

DVORAK, LLC

Continued from page 34

on North Point Boulevard in Baltimore, Maryland. Continuing to expand their capabilities to include roadway, bridges, tunnels, and transportation, Dvorak also opened satellite offices in Virginia and Kent Island, Maryland. Today, the company has grown to over 100 employees and offers a wide range of services including electrical vehicle charging stations, commercial and industrial electrical, medium voltage distribution, emergency generator backup systems, substation and transformer installations, overhead and underground distribution systems, design-build and new construction, on-call maintenance and more.

Having many strengths that set them apart as an elite electrical contractor, perhaps the most obvious is the leadership of Tom Dvorak himself. A Master Electrician with over 30 years' experience in the electrical trade, Tom is certified for multiple medium voltage cable installations, terminations, and splicing systems and has served as a project manager and/or lead supervisor on numerous rehabs as well as new construction. A veteran of the US Army and registered and certified through state and federal agencies, Tom is highly involved with new business prospects, estimating and procurement while collaborating with general contractors, customers, government representatives, manufacture representatives, and colleagues.

Continued on page 36

PROJECT PROFILE

Ronald Reagan Washington National Airport (DCA) – 35KV Service Entrance Equipment Upgrade:

Dvorak replaced the existing north substation service entrance equipment for the airport. The replacement involved two new 35kV SF6 Switches and new 35kV power cables installed in new 2W-5IN duct banks. Dvorak installed a new security fence, concrete housekeeping pads, and grounding ring to support the project.



Excavators

DVORAK, LLC

Continued from page 35

A very hands-on leader, Tom frequently visits job sites and attends outages to provide motivation and to ensure all workers have a thorough understanding of the project's work scope.

While leading from the front, Tom has been extremely focused on building the company with a management and staff that is truly the finest in the industry. "A large part of our success is directly related to the team here at Dvorak," explains Tom. "From management and office staff to field personnel, they are all excellent at what they do. We believe our team is our greatest strength, and there is no way this company would be where it is today without the dedication, knowledge and experience they bring to every client and project." Being very invested in the company, Tom is equally involved in his team members' well-being and job satisfaction. "I believe in putting my staff first," continues Tom. "I want them to feel important and know they are each a valuable part of Dvorak's success." To achieve this, the company maintains a family atmosphere where staff are excited and committed to be part of the Dvorak team. "We make every effort to promote from within, and there is a lot of room for growth and advancement," adds Tom. "We also make large investments in tools, equipment and training for our team members. This in-house specialized training

Continued on page 37

DVORAK, LLC

Continued from page 36

includes areas such as OSHA, Journeyman, Fall Protection, CPR/First Aid, Fire Protection, Confined Spaces, PPE, NEC Code Changes, and more.” Along with their commitment to provide the very best company culture, Dvorak also remains heavily involved in many associations that offer the most comprehensive training available. These include the IEC, Associated Builders & Contractors of Baltimore Apprenticeship program (ABC), the Hartford County Electrical Contractors Association and Apprenticeship (HCECA), and the National Cable Splicing Certification (NCSCB) to name a few. “We have several NCSCB-certified employees, and our own Steve St. Croix leads our Master’s prep program,” says Tom. “As of today, we have close to 20 Master Electricians on staff.”

Taking the time and resources to ensure all staff have the tools to grow both at their jobs and individually, Dvorak also has placed the right team members in the right spots to meet corporate goals. “Every project that Dvorak commits to will benefit from the hands-on experience and leadership of our different team members, whether in the office or in the field,” continues Tom. “Our goal is to provide a superior level of service and workmanship to our clients, and our management team builds strong relationships to address all their needs.” Just a few of these exceptional team

Continued on page 38

PROJECT PROFILE

Ronald Reagan Washington National Airport (DCA) – Relocation of Airfield Transformer Vault (TV900):

Dvorak worked under WM Schlosser on this project to relocate the airport operation utilities from their existing transformer vault on the airfield to a new building/location near their fuel farm. The relocation involved new pathways for medium and low voltage power, communications (fiber), and controls consisting of up to a 33W-4IN underground duct bank and 30 manholes of various sizes along the runway safety area. Dvorak installed new airfield lighting control equipment in the new building including constant current regulators, circuit selector switches, lighting circuit cutout cabinets, PLC cabinet, and I/O cabinet to refeed the existing runway and taxiway lighting on the south side of the airport. Dvorak installed new 5kV L-824 lighting cable and spliced to existing circuits throughout the airfield. In support of the new building construction, Dvorak installed new medium voltage and low voltage distribution equipment, backup generator, lighting, receptacles, power to the HVAC equipment, fiber, and grounding.



Reagan National Airport Combined Electrical System Upgrades

DVORAK, LLC

Continued from page 37

members include Vice President Brandon Weaver, Construction Manager Dale Merson, Senior Estimator Steve St. Croix, Safety Manager Terry Horrocks, Business Development Manager Scott Duckett, and Procurement Manager Patty Arnn. “Our leadership style is based on the foundation of transparency and collaboration, knowing that the best ideas come from a variety of perspectives,” adds Tom. “The management team at Dvorak is group of diverse and skilled individuals that allow us to tailor unique solutions to meet each specific client’s needs.” While their in-house talent is superior, Dvorak highly values their external team members as well, including suppliers and vendors that are integral to each project’s success. “Our support team of suppliers and vendors is nothing short of outstanding, and they are so often called upon to help fit solutions to specific problems,” states Tom. Some of these include very well-known and respected companies such as Capital Electric Supply, Shepherd Electric Supply, and Rexel USA.

Understanding that their team members are the backbone of the company’s success and future, Dvorak, LLC has a strong commitment to an effective safety program. “Dvorak, LLC is extremely safety focused; we foster a culture where every employee has stop work authority when safety

Continued on page 39

PROJECT PROFILE

Eastbound Bay Bridge Deck Replacement – Phase 1:

Dvorak is currently underway on this project, supporting Kokosing-McLean JV in replacing deck sections on the eastbound WM. Preston Lane Jr Memorial Bridge (Bay Bridge, MD) with a larger roadway to support emergency vehicles. Dvorak’s scope involves relocating the power and fiber currently in the parapet walls of the bridge to under the bridge deck on the suspended catwalk and along the suspension span location above the roadway. The new 96-strand fiber and DLO power cables are to be installed in new PVC-coated rigid conduits installed along the catwalks. The fiber will support all new and existing Intelligent Transportation Systems (ITS) equipment and the power will support the navigational aids installed on the bridge for water and air traffic. Also, Dvorak will replace the bridges gantry and ITS equipment including the ITS control cabinets, new lane use control signals, traffic signals, cameras, and other traffic control devices.



DVORAK, LLC

Continued from page 38

is concerned,” explains Terry Horrocks, Safety Manager. “We invest in regular safety training for all our team members and encourage foreman and managers to take a proactive approach to safety. Dvorak also has an active, employee led, safety committee that includes personnel from all areas of the business which regularly drives positive change, organization wide, through incident review, equipment evaluation and employee engagement. We have found that investments in safety pay huge dividend for our organization.”

Besides devoting so much time and attention in their team member’s well-being and success, Dvorak, LLC also has brought in some of the finest and hard to find equipment in the industry. “We have invested in very specialized equipment, much of which other companies do not have,” says Tom. “This gives us further ability to take on the projects that others cannot. There’s not a lot of companies that can do what we do, and when clients have tough jobs, they think of us. They don’t bring a knife to a gun fight, they bring us.”

A direct result of these many strengths is Dvorak, LLC’s ability to do work for government agencies, especially through their relationship with Pierless Ventures, a Service-Disabled Veteran HUB Zone Joint Venture. “We have performed many IDIQ’s for GSA, from Maine

to Virginia,” furthers Tom. “We also take pride in being a small, veteran owned business, and are honored to do significant work for the State of Maryland.”

With top-level talent and cutting-edge equipment, it is no surprise that Dvorak, LLC has high confidence in taking on difficult projects of diverse sizes and types. Yet Tom and his team fully understand that the true measure of success is their client’s satisfaction. The following quotes are only a handful of the many that give evidence of the commitment Dvorak, LLC brings to every client and every project.

“Dvorak’s quality of work was exceptional and exceeded the government’s expectation. Their team did an excellent job of immediately identifying the issues and proactively reaching out to the manufacturer to resolve the issues in a timely manner. They did a very good job in completing the project within a reasonable amount of time even though they faced many hurdles with long material lead times caused by manufacturer material and labor shortages. I would recommend Dvorak, LLC for similar requirements in the future.” – **Contractor Performance Assessment Report, US Government Agency**

“Dvorak, LLC managed an excellent schedule and utilized advanced construction planning and techniques to allow early completion, a full 11 months ahead of schedule. The management of the project by them was excellent, and their team was highly professional, ensuring high quality work. I would definitely recommend Dvorak, LLC to others.” – **Contractor Per-**

formance Assessment Report, US Government Agency

“Dvorak, LLC took on a very large, complicated project for us and successfully worked through the many challenges encountered to deliver a quality product to the government. The company was proactive in providing solutions and able to deliver the improved electrical system on time. They also maintained project costs to ensure budgets were tracked and unforeseen conditions could be mitigated.” – **Contractor Performance Assessment Report, US Government Agency**

Moving into their third decade of electrical construction distinction, Tom and his team can certainly see a bright future on the horizon. Building heavy and commercial electrical systems using the highest quality

and standards for a wide array of clientele and project types, Dvorak, LLC has indeed set the bar of excellence in a very demanding industry. As they continue to grow their capabilities across the Mid-Atlantic and beyond, however, Tom understands the importance of maintaining a focus on the core elements of the company’s success. “Our primary goal is to build a sustainable company that can thrive for generations,” explains Tom. “That means creating well-paying jobs with excellent benefits while fostering a workplace where employees take pride in being part of our Dvorak, LLC family. After all, we will only ever be as good as our team.” And according to one of basketball’s all-time greats, that plan sounds like a slam-dunk.

Shepherd

electric supply

Since 1892

*We are proud to partner
with Dvorak LLC.*



www.shepherdelec.com • 410.866.6000

Dvorak_{LLC}

Dvorak LLC would like to thank all of those who helped make our success possible including our clients and of course our employees. We look forward to growing together in the years to come.



2700 North Point Blvd.
Baltimore, MD 21222
443-503-6400
www.dvorakllc.com



REXEL

Rexel and Dvorak LLC: A Partnership in Excellence

Rexel is proud to partner with Dvorak LLC on several high-profile projects that showcase our commitment to quality and innovation. Among these notable collaborations are the East Substation at the Back River Wastewater Treatment Plant (WWTP) – SC927 project and the lighting project for the Fort McHenry Tunnel (FMT).

For the Back River WWTP, Rexel supplied all the necessary gear, ensuring the project met its demanding specifications. Similarly, for the FMT project, we provided all the lights and controls, contributing to the tunnel's safety and efficiency.

In addition to these major projects, we are actively working with Dvorak on several other initiatives, including supplying materials for the Patapsco WWTP, Jessup Correctional Facility, and electric vehicle chargers for the General Services Administration (GSA). Most recently, we are set to supply all the gear for the Vernon Pump Station, further solidifying our partnership with Dvorak.

Together, Rexel and Dvorak LLC continue to deliver exceptional results, demonstrating our shared commitment to excellence in every project we undertake.



www.rexelusa.com



Capital Electric

A Sonepar Company

We are proud of our relationship with Dvorak LLC.

600 W. Hamburg St., Baltimore, Maryland 21230
(410) 483-1000 • www.capitalelectricsupply.com



Southwire®



**Construction With Integrity,
Solutions That Work**



continued next page...

OMEGA CONTRACTING

Continued from page 41

It is safe to say that there has never been a construction project undertaken that did not have its own set of unique challenges. What really sets apart the good from the great construction firms in the industry, however, is not only those that consistently meet the project goals, but those that focus on *how* the project goals are met. For one Baltimore-based design/build commercial general contractor, being sought after for their ability to identify and implement effective and efficient solutions to solve construction problems, from the simple to the most difficult, has rightly earned them a reputation as elite. At Omega Contracting, that exact penchant to solve the most intricate problem while keeping the project on time and budget is where they shine the brightest, bringing real value to their clients with solutions that work.

Founded in the spring of 2016 by company owner Zach Cearfoss, Omega Contracting specializes half of their jobs in Pre-Engineered structures and custom designed solutions, while the other half of their projects are commercial general contracting and renovations. Having a large portion of their work over the entire state of Maryland, Omega has also completed projects in Pennsylvania, Virginia, and Tennessee, while currently under contract

to build in Maryland, Pennsylvania, Washington, DC, and New York in 2025. Since their inception, Omega has enjoyed steady growth in both project size and type, and while just capable of handling one project at a time in the early days, they are now doing ten or more concurrently.

Today, as Omega Contracting continues to thrive as a diverse and versatile company, perhaps their greatest strength lies in their leadership. A natural engineer that has a history of building a wide array of things to complement his experience, Zach Cearfoss comes from a family of builders. His grandfather was a prolific single and multifamily house builder and skilled finish carpenter, while his father had a Design/Build general contracting firm that Zach grew up in. In addition, several of his uncles have companies that are in the trades, all which Zach worked for at some point and gained experience from. Even at a very early age, Zach built three boats with his father by the time he was 13, including the hull, sails, electronics, and engines. “These experiences built a foundation of learning how to construct things, planning for the best outcome, the science and physics of materials, and how to finish a project successfully,” explains Zach. “I worked for my father in the summers and winter breaks building the industrial and commercial projects he contracted on, and also worked for one uncle in the concrete trade and another friend in landscape construction.”

Continued on page 43

PROJECT PROFILE

Timken Steel, Mascot, TN



PROJECT PROFILE

Richstone Marble and Granite, Chantilly, VA



OMEGA CONTRACTING

Continued from page 42

Shortly after graduating from the University of Maryland with an undergraduate degree, Zach unfortunately lost his father to a heart attack at age 53. Immediately stepping in to take ownership of his father's business, Zach ran the company along with his mother for the next several years until she decided to retire in 2004 and they closed the business. "I was then approached to be a rep for a Pre-Engineered metal building company that we had long purchased from," continues Zach. "I segued into sales of PEMB's and found it to be much less stressful to simply design and sell the metal building portion of the project to general contractors. The greatest asset of this experience is that I ultimately became a trusted advisor to many of the General Contractor firms I was selling to." Often asked to be on jobsites and at bid days, he was exposed to a wide selection of business sizes, styles of handling situations, and great problem solving.

Ultimately working for several PEMB manufacturers while gaining industry contacts and experience along the way, Zach knew he was brought up to consider the entire scope of a project and best manage all the solutions to ensure success. Therefore, after finishing up his MBA at the University of Baltimore, he joined another uncle who was a Pre-Engi-

neered building contractor under the auspices of buying the firm and returning to General Contracting. "I wore many hats there but found the most success conferring on the initial design and budget of projects and finding creative ways to achieve the owner's vision," states Zach. "Still, the thought kept nagging me that I was not living up to my potential, and I realized that I had what it took to start my own firm using the many lessons learned to build a better company." Deciding not to purchase his uncle's company, Zach instead opened Omega Contracting and immediately hit the ground running, contracting a multi-million full renovation of a 1960's era PEMB at the Port of Baltimore, Shed 401C. "This was a very challenging project for many reasons, but the customer felt they received an incredible value for the cost of the renovations, particularly considering the difficulty in getting some of the work done," continues Zach. "We did a site visit in 2022, and the facility is holding up well considering the traffic and abuse thrown at it. I attribute this to specifying the right materials to use and implementing them effectively."

Since their inception, Omega has certainly been known as experts in the PEMB industry, and have been successful at parlaying their resources and experience to be very competitive. "We have the ability to understand the needs of a new client, along with their intended site, and then carefully design a solution that meets their budget and aesthetics while enhancing their business function,"

Continued on page 45

PROJECT PROFILE

3dB Labs - Hanover, MD



PROJECT PROFILE

Benson Court- Halethorpe, MD



OMEGA CONTRACTING

Continued from page 43

says Zach. “To us, this is what it means to be Design/Build.” Omega understands how important every request and whim of the client is, whether large or small, to properly tailor the design. “All of these need to be considered to fully meet the needs of the project and we make a point in making everything important,” adds Zach. “The end results are many; a closer working relationship between the owner and builder that heads off unfeasible and expensive designs, faster turnaround of design options, close relationships with consultants to aid in budgeting questions, and ultimately, newly built or renovated addition space to a project that helps our customer’s business grow.”

As for the other half of the business, commercial general contracting and renovations, many of them still come in as projects needing a Design/Build solution. “Omega strives to be skilled at all facets of the building process and working to make those parts as cohesive as possible, from design to implementation,” states Zach. “We have built a litany of things for a wide range of customers and know a thing or two about overcoming hurdles and getting things done. We believe that is what it means to be a General Contractor.”

Having a strong team approach for the entire scope of

a project, Omega has had great success in finding excellent subcontractors to work with. “As a long-time lacrosse coach, I know that you are only as good as your team, and I take an active hand in making the final decision on new subcontractors to partner with,” says Zach. This dedication to team approach is also obvious among the Omega staff, demanding excellent workmanship in every scope performed. “One thing that all Omega employees have in common is that they all are extremely particular about end results,” continues Zach. “While we have grace and work with subcontractors if a mistake or imperfection happens, ultimately it will not be acceptable until it’s perfect. We hate call-backs, and we want it done right the first time. We stand behind the designs and decisions we make as well as the onsite manifestation.”

This team methodology has not only been successful for each project, it also allows Omega to give the personal approach to every client. “We certainly use various software packages to add accountability and organization to our projects, but we are firm believers in great relationships with our clients and being accessible and transparent,” adds Zach. “This means we are very committed to communicating with all parties quickly and effectively, and all customers have our personal cell numbers. Customers may not always like the news we have to tell them, but they will always know that it is the truth. And good decisions can only be made with all the facts.”

Continued on page 46

Scott Aden, Managing Director - 1788 Holdings

“We were lucky that Zach and the Omega team were recommended to us from one of our partners. If we want things done right by someone who I completely trust and respect, its Zach and his team. They complete projects with integrity, on-time and on-budget. There has even been multiple times where Zach has offered to pay for things because he viewed them as the right thing to do vs what we agreed to. I can’t recommend him enough.”

C. Howard Phelps, Executive VP - Carroll Motor Fuels & Highs

“From a complicated re-roof of our facility without interrupting operations, to several new buildings at our Baltimore depot, to a parking garage repair at our corporate office, Omega’s commitment to value-minded solutions and excellent workmanship have proven to be an asset for us. Looking forward to the next project together.”

Adam Petrie, CEO - Petrie Construction

“Omega has been an invaluable partner for us on several projects. Their knowledge and delivery of PEMB’s is second-to-none. Thorough and timely communication, planning and execution. A key partner!”

Peter Pagenstecher, Managing Principal - Walton CG

“I worked with Omega for 18 months developing our warehouse/office project following acquisition of land in Frederick, Maryland. After interviewing several contractors for our project we recognized that Zach Cearfoss and Omega Contracting was our clear preference.

Over those 18 months, I found Omega to be all the things we were looking for in a contractor. Besides being incredibly knowledgeable, Zach and his Omega team were sincere in their desire to provide professional service; demonstrated the highest level of integrity at every turn; and they were extremely hard working. For me as a detail oriented person, my many questions and concerns throughout the process were always welcomed and addressed thoroughly. That particular trait, being open to questions, and dialog, was of particular importance to me; it helped create a true team environment that is essential to any successful project. We are looking forward to working with them again”

OMEGA CONTRACTING

Continued from page 45

As dedicated as Omega is to their clients, staff, sub-contractors, and vendors, they also believe in giving back to community in which they live and serve. As proud supporters of the Casey Cares Foundation and the Kendall Burrows Foundation, Omega will continue to raise funds for these worthy charities that have changed the lives of so many. “Both these charities mean so much to us. The Casey Cares Foundation offers palliative programs to families with critically ill children to keep spirits high such as arranging a move night, going to the zoo, or attending a major sporting event as examples,” says Zach. The Kendall Burrows Foundation also helps create loving and healing environments for kids and families going through the toughest times of their lives. It was founded by Deb and Dave Burrows to honor the memory of their daughter, Kendall, who passed away from Evan’s

Syndrome in 1996. This year Omega Contracting sponsored a Golf Tournament for KBF, raising over \$10,000 with a 50% match from Omega itself, for a total gift of \$15,000.

For most of his life, Zach Cearfoss has, in one way or another been studying the art of design and construction. Learning from many family members in the business, especially his father and uncles, Zach translated his long industry experience and knowledge into one of the most respected and sought after firms in the PEMB and commercial general contracting industries. As he and his team look ahead, they have every reason for excitement and optimism as they formulate and implement goals for the short and long term. “One goal for fiscal 2025 is to bolster our project management team as we are growing and require more oversight with the work we have contracted,” explains Zach. “Another goal will be to add another estimator as the number of projects we are being asked to be a part of has greatly increased. We are also evaluating bringing on a business development manager, one with the right experience and customer

Continued on page 48

PROJECT PROFILE

Brunswick Township Maintenance- Brunswick, MD



Shed 401C- Dundalk Marine Terminal

PROJECT PROFILE

Connecticut Plaza- Washington D.C.



PROJECT PROFILE

DiMayo Barn - Easton, MD



OMEGA CONTRACTING

Continued from page 46

relations to supplement our ongoing project development.” To better service many of the opportunities coming their

way, Omega is also examining opening an office in another metro-area. “We are growing, but we are committed to doing it the right way with the right people and will not compromise any of our values,” continues Zach. “We promise experience, knowledge, transparency, value, and personal attention. Customers can call any large GC and get a management team, a lot of

RFI’s and paperwork, but when they call us, they get a partner to help them build their future.”

At Omega Contracting, that means construction with integrity and solutions that work.



We are proud to partner with Omega Contracting.

www.nucorbuildingsystems.com



We are proud to be the insurance provider to Omega Contracting.

Tom Davis
tdavis@twainins.com
410-371-4995



"Proud Minority-Owned Partner of Omega Contracting"

We are proud to work with Omega Contracting.

410-683-8916
www.sandspart.com
2215 Greenspring Dr.
Timonium, MD 21093



We would like to thank everyone who have helped us achieve our success!

2404 Pleasantville Rd, Suite 4, Fallston, Maryland 21047
zach@omegagcmd.com • www.omegagcmd • (410) 877-0361