



Delivering Excellence by Exceeding Customer Expectations



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WORMALD

COMMERCIAL CONSTRUCTION

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Love what you build. It sounds so simple, but say it over a few times and it starts to make you think that maybe it is possible to build something that actually is not all it could be or should be. For one premier commercial construction company, focusing on the customer's needs while also understanding their overall vision has earned them a reputation for exceeding client expectations throughout a diverse range of projects. Wormald Commercial, a name long synonymous with construction excellence in the Washington DC market, has been delivering on the promise of turning client's vision into reality for over five decades, leaving them loving what they build.

Founded in 1964, Wormald Commercial is a Frederick, Maryland based general contracting and development firm that has a portfolio of both large and small projects for a wide variety of clientele in the greater Washington, DC area. With a staff of over 85 professionals, including project managers, engineers, superintendents, carpenters, site construction experts, laborers, and office administration, Wormald boasts over 500 years of combined experience. A part of the Wormald Companies with an annual combined revenue of between \$30 million and \$70 million, Wormald Commercial has proven capable of handling

PROJECT PROFILE

Worman's Mill Assisted Living Facility

Location:	Frederick, MD
Owner:	Village Center III, LLC.
Contractors:	Excell Concrete, AE Sweeney, AIME, Ben Lewis, Airtron
Project Included:	79 unit assisted living facility. Including Assisted Living and Memory Care units
Details:	This project is in a tight area of Worman's Mill. We are building an underground courtyard experience.
Size & Cost:	78,000 SF. \$26,000,000
Duration:	May, 2021 - July, 2022



PROJECT PROFILE

Westview III (Office Building in Westview)

Location:	Frederick, MD
Owner:	Westview 27C., LLC.
Contractors:	McGuire Concrete, RW Scheckels, Straight Steel, All Around Plumbing, Frederick Electric
Project Included:	66,000 Office Building
Details:	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.
Size & Cost:	64,356 SF. \$9,000,000
Duration:	2015 - 2016



PROJECT PROFILE

Village Center Apartments

Location:	Frederick, MD
Owner:	Village Center I, LLC.
Contractors:	McGuire Concrete, AE Sweeney, Ben Lewis, Spartan Electric
Project Included:	177 residential units, 4 Buildings
Details:	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.
Size & Cost:	188,000 SF. \$40,000,000
Duration:	2017 - 2019



PROJECT PROFILE

Cascades Overlook

Location:	Sterling, VA
Owner:	Cascades View, LLC.
Contractors:	H2Land, Ben Lewis Plumbing, Lapole
Project Included:	79 unit assisted living facility. Including Assisted Living and Memory Care units
Details:	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.
Cost:	\$13,400,000
Duration:	Dec. 2017 - Jan. 2018



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any sized project, from small tenant fit-outs to large scale master planned mixed-use, retail, office, recreation facilities, clubhouses, municipal facilities and multi-family residential developments. Providing preconstruction, sustainable construction, self-performed work, construction management, design-build, competitive bid, single prime contracting, joint ventures, land development and property management services, Wormald Commercial has a strong history of growth and flexibility while understanding the ever-changing client needs associated with changing markets.

While boasting numerous strengths that set them apart, perhaps the greatest is the construction experience and knowledge of a leadership team that brings a level of professionalism and competency so appreciated by their clientele. Ed Wormald, P.E., the General Manager of The Wormald Companies and Wormald Commercial, brings over 30 years of design and construction experience besides being a registered professional engineer in Maryland, Virginia, Pennsylvania and West Virginia. Being responsible for corporate operations, financial management, legal matters, engineering and development project approvals, Ed brings extensive background in large

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PROJECT PROFILE

Restoration Family Chiropractic

Location: Frederick, MD
Owner: Restoration Family Chiropractic
Contractors: OCV, Spartan
Project Included: Chiropractic Office
Details: We see many people with various health concerns. In our office, our thorough chiropractic assessments allow us to get to the root cause of your health concerns. Our specific, scientific technique will address that underlying cause, allowing your body to heal from within.
Size & Cost: 1500 SF. / \$95,000
Duration: 2019



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multi-million dollar commercial, municipal and residential projects. Like Ed Wormald, Division Manager David Musolino is an integral part of the firm's success, and is responsible for the commercial division of Wormald. Boasting a very impressive portfolio of projects, David has done everything from the Westview 27C Class A office building in Frederick, Maryland to a 3-story 60,000 square-foot office building in Columbia, MD.

Having a strong leadership team in place, Wormald has gone to great lengths to hire and retain one of the industry's most talented staffs. Senior Superintendent, Bill Patterson, has over a decade of project management in new construction, and has built over 600 projects in Maryland and Virginia. "Bill has a tremendous track record for on-time performance," explains David. "He emphasizes communication throughout the entire construction process and is dedicated to the customer's needs, giving them the most comprehensive construction tours." Adding to the talent, Superintendent Chuck Handley brings veteran construction knowledge and years of hands-on experience. "We are very proud to have Chuck on the Wormald team," continues David. "Not only is he a tremendous asset to every commercial project, he is

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PROJECT PROFILE

CRH Urgent Care

Location: Reisterstown, MD
Owner: CRH Urgent Care
Contractors: OCV, Partners, Castaway Plumbing
Project Included: This renovation included full demolition of the existing space, new MEP and a complete exterior façade renovation.
Details: Patriot Urgent Care was founded to provide urgent care services as a convenient, caring, and affordable alternative to the emergency room and to provide primary care to those that need ongoing care. With 4 walk-in clinics we are open nearly everyday of the year with weekends and extended hours, all of our centers try to live up to our motto, "Get in. Get out. Get better."
Size & Cost: 3000 SF. / \$500,000
Duration: 2020



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also a fireman of 42 years with Frederick County, Maryland, even serving as a fire chief for 15 years.”

Perhaps what is the most unique aspect of Wormald Commercial is their ability to give the same personal attention and focus to any scope of project and client, whether large or small. “We are extremely client-centered, and realize that our client’s award us their projects because they trust us to meet their needs, understand their goals and to be an extension of them from conception to completion,” states Ed. “We do this with utmost commitment and diligence. We exist to serve. It is one of our core values.”

Another core value that defines Wormald is their insistence on the highest ethical standards. “Wormald is a name that clients trust,” adds David. “Always doing what is right and striving for the highest positive professional relationship with everyone on every project is essential. Honesty, integrity and hard work is what our clientele know they can expect from us, and we insist upon.”

To make every project run as smoothly as possible, Wormald Commercial strives to create a team atmosphere among all parties involved. “We believe that we are constructing buildings and places that will benefit future generations,” continues David. “That can only

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PROJECT PROFILE

Plaza Mexico Restaurant

Location: Frederick, MD

Owner: Walkersville EZ Shop

Contractors: OCV, Spartan, Castaway Plumbing

Details: For years, Plaza Mexico Restaurants have been serving up all your Mexican food favorites all day long. When you’re craving quesadillas, nachos piled high with all your favorite toppings, or sweet and crispy churros to complete your meal, we have you covered. Your taste buds will be delighted and your stomach will be nice and full of our hearty food prepared fresh that day.

e. We invite you to visit our family restaurant with your own family. Our colorful décor and fun atmosphere makes visiting our restaurant a treat every time. Whether you indulge in our delicious Mexican food or have a cold cerveza or margarita at the bar, you’re sure to enjoy your experience from the moment you walk through the door.

Size & Cost: 3500 SF. / \$475,000

Duration: 2020



PROJECT PROFILE

Sweet & Savory Bake Shop

Location: Frederick, MD

Owner: Sweet and Savory Bakery

Contractors: OCV, Spartan, Castaway Plumbing

Size & Cost: 900 SF. / \$175,000

Duration: 2020



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PROJECT PROFILE

The Corner Shoppe

Location: Frederick, MD
Owner: Walkersville EZ Shop
Contractors: OCV, Spartan, Castaway Plumbing
Details: The Corner Shoppe is a family-owned and operated store, deli and ice cream shop.
Size & Cost: 2500 SF. / \$275,000
Duration: 2020



really be achieved by fostering a collaborative approach that best utilizes the talented and smart individuals we bring to each project.” This also requires a level of commitment to building strong client relationships whether it is a new or repeat client. “We are dedicated to listening, understanding, implementing and succeeding,” says Ed. “Understanding the requirements of the project and being committed to achieving the project’s objectives is something the determined professionals at Wormald excel at.”

In fact, from the moment

Wormald becomes involved in a project the company has one overarching objective, and that is to build and strengthen relationships with their clients. “We are not only in the business of building something once for a client, but rather to build a long-term relationship as their contractor of choice,” says David. “Wormald is about providing a completely positive experience for the customer that not only delivers a quality, on schedule and within budget project, but also forms an alliance for all their future projects.” In fact, nothing better exemplifies this commitment to

customer satisfaction than what the clients are actually saying about Wormald Commercial. The following list of quotes represent only a small fraction of the overwhelmingly positive comments received about the excellence Ed, David and the Wormald team provide on every project.

“The work we do at SCI is transformative. Each day our team members work in the community, sharing resources and helping people in the disabilities and senior communities navigate services

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while assisting them in living their best possible life. In looking for a firm to build out our office space in 2016, it was vital to select a partner who also focused on excellence. It was essential to design the perfect space that would serve both our team members and the community. We found that with Wormald Commercial. David is a consummate professional from beginning to end. He always made himself available if we had questions or needed any assistance or guidance. It was a pleasure working with David and his team.” – John Dumas, President and CEO, Service Coordination, Inc.



Westview III — Photo: Staff

"Wormald Construction helped with building out our BEAUTIFUL chiropractic office and we could not be happier with the results. Not only is our practice everything we wanted it to be, the process was flawless. We were told by many people not to get attached to a finish date and expect change orders with extra charges... they could not have been more wrong. Construction Project Manager, David Musolino, made sure we stayed on budget and that our timeline was met, the entire experience was amazing from our first consultation to our ribbon cutting and beyond. They provide quality service and make you feel like family!" – Brooka Smith, Co-Owner and Office



Village Center — Photo: Staff

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The Corner Shoppe — Photo: Staff



Cascades View — Rendering

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*Administrator, Restoration
Family Chiropractic*

“David Musolino with Wormald Commercial is working in our 2000-unit Master Planned Community, Amblebrook, in Gettysburg, PA. Amblebrook is a start-up active adult community with over 50,000 square feet of planned amenity space comprised of three buildings. Wormald has been invaluable in helping Crown Community Development bring the Amblebrook Clubhouse amenity to life. They are organized, detailed, energetic and proactive. Every project presents its challenges, but in an environment that has significant labor and supply chain issues Wormald has expertly navigated a successful path to completion all while keeping the project on schedule – an incredible accomplishment. The Wormald team is solution oriented and they think out of the box. That creative thinking differentiates them from their peers. They have been an integral part of our team since day one and they have made a significant contribution to the success of Amblebrook.” – Chris Naatz, Director of Sales & Strategy, Crown Community Development

As the Wormald Commercial team looks ahead, there is no doubt a bright and prosperous

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future for a company that has so much respect earned by years of project success. “We will seek to grow by doing what has already made us flourish, namely always exceeding client expectations,” states Ed. “That means combining quality craftsmanship and responsive service while understanding the needs of the owner, the constraints of the building site, the specified materials and systems for the project, and the architect’s aesthetic intent.” To be sure, Wormald Commercial understands that maintaining such a strong brand and



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reputation should never be taken for granted. “We approach every project with the mindset that we are only as good as our last project, and we must always look to improve on how we can make every customer, whether new or

repeat, looking at their new building with pride and satisfaction, knowing that their needs have been exceeded and their vision successfully implemented,” explains David. In short, loving what they built.



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