

KALIBER CONSTRUCTION



Kaliber

CONSTRUCTION, INC.

General Contracting
Construction Management
Owner Representation

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We Build Trust

Baltimore-based Kaliber Construction, Inc. is a woman-owned general commercial contractor, construction management, and owner representation firm founded in 2009 by Susannah Bergmann and David Huber. Together, Kaliber's principals have more than 40 years of successful construction experience in commercial, manufacturing, institutional, multi-family residential, rehabilitation, and historic renovation work in the Baltimore Metropolitan area and beyond.

Our business has thrived on word-of-mouth referrals, repeat clients, and long-term relationships. We work to make our client's life easier. Through in-depth knowledge of the industry, a commitment to problem-solving and exceeding expectations, integrity, technological savvy, dedication to environmental sustainability, and a collaborative approach we provide our clients with best-value results.

We invest in continuous learning to remain on the forefront of the industry, and we go the extra mile to ensure our client's success. We work hard to excel throughout each phase of the construction process, from accurate conceptual estimating, early determination of price and schedule, and on-time/on-budget management of the construction project, to successful close-out and delivery to our client.

Each construction project has its own challenges, so a client is well-served by a firm that can quickly grasp the issues and propose innovative solutions. We are problem solvers – a hands-on firm providing its owners' attention, focus, and experience to you and your project. When it comes to selecting a contractor for your construction project, there is simply no substitute for a proven track record of success. We bring expertise, responsiveness, creativity, and focused leadership to you and your project.

What's more, we will listen to you. With us, everything else is secondary to a good working dynamic with our clients, and we enjoy the partnerships that develop with every project. We bring big-company competencies with small-company responsiveness. We will customize according to your objectives and select the right people and the right approach at the right price for you. As a result, you will have the luxury of knowing your project will be done to your satisfaction.

We look forward to working with you to fulfill your vision and provide you the best value possible.

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National Aquarium



For more than 10 years, Dave Huber had built projects like the Amazon River Rain Forest Exhibit for the National Aquarium. When Kaliber Construction, Inc. was established, one of its first clients was the National Aquarium.

We value long-term relationships and thrive on repeat business. Leaders at the National Aquarium knew they could depend on Kaliber Construction, Inc. as their General Contractor. We understood how to complete construction where sensitivity for, and accommodation of, both animals and visitors were paramount. This resourceful mindset, which ensured quality and safety for both people and animals, is demonstrated throughout the work of Kaliber Construction, Inc.

Project Type

Institutional

Client

National Aquarium

Description

Bubblers reconstruction

CEO office alterations

Puffin Display

Surgery area improvements

**American Zoological Association
accreditation projects**

Location

501 East Pratt Street

Baltimore, MD

The Diplomat Building



PHOTO: LOOPNET

An unexpected office building repositioning opportunity was created for the Building Owner when a major tenant moved out, the economy changed, and the building experienced a flood from a burst water pipe on the third floor of The Diplomat Building.

The Owner improved the building's value by bringing in a strong leasing and property management firm, and a contracting team, to reposition the building. Kaliber Construction, Inc. was selected as part of the overall project team as a negotiated contractor providing conceptual estimates, scheduling, installation of new lobby, bathrooms, modifications of the infrastructure to meet the new smaller tenant model, and completion of the Tenant Fit-Out spaces for each of the tenants.

Project Type

Tenant Improvements
Common Area Upgrades

Clients

Boston School
Cornerstone Real Estate
Diplomat Investments LLC
Evergreen Travel
Gennesaret Medical Center
Healthy Heart
Mid-Atlantic School
Tanglez Hair Studio
Teekart.com

Location

The Diplomat Building
13990 Baltimore Avenue
Laurel, MD

Father Martin's Ashley™



Our repeat client, the Landlord of 2129 Pulaski Highway, invited Kaliber Construction, Inc. to meet on July 12 and shared their goal of having tenant space completed and operational by September 1 for the new tenant, Father Martin's Ashley.™ We had created a conceptual estimate from a space plan several weeks earlier, but with the tight schedule, there were only 36 business days to have the Architectural and Mechanical/Electrical/Plumbing documents completed, a Harford County permit obtained, and the work completed, inspected, and accepted by both the Tenant and Landlord.

As the Contractor, we led the effort to have the Architectural and Engineering documents completed, applied for and expedited the permit, worked with the Tenant to finalize the selection of all finishes, and completed the construction work on site. We walked the space for Father Martin's Ashley's acceptance on the 35th day—one day early. We completed the work for the Landlord 6 percent under budget and ensured that there were no construction-related delays that could impact the anticipated rent start date. In the process, Kaliber Construction, Inc. also gained a new client and three weeks later began another construction project on Father Martin Ashley's main campus in Havre de Grace, Maryland.

Project Type

Tenant Fit-Out

Clients

R2JS, LLC

Father Martin's Ashley™

Project Size

3,270 SF

Contract Amount

\$124,850

Location

2129 Pulaski Highway

Aberdeen, MD

Flex Buildings



PHOTOS: COSTAR



The transition from one tenant to another presents a Building Owner with the challenge of minimizing both time and costs and requires the General Contractor to be as flexible as the space itself. Kaliber Construction, Inc. works with Building Owners and Tenants to ensure the best possible value within the shortest period of time. We have the ability to self-perform the work or bring in capable subcontractors to complete the work. Building Owners and Property Managers can concentrate on enhancing tenant relationships, secure in the knowledge that construction is under control and will remain on track.

Project Type

**Flex Building Tenant
Improvements**

Client Locations Served in Maryland and District of Columbia

**Aberdeen
Baltimore
Belcamp
Catonsville
Columbia
Dundalk
Elkridge
Halethorpe
Laurel
Odenton
Owings Mills
Reisterstown
Upper Marlboro
Washington, D.C.
Woodlawn**

InfoTeK Corporation



PHOTO: COPT

InfoTeK Corporation, an engineering solutions provider for the information technology service industry, strives to provide service above and beyond their customer's expectation and expects, and appreciates, that their selected General Contractor, Kaliber Construction, Inc. does the same.

We provided the construction services needed for their office expansion, and phased improvements, to an existing fully-occupied Class A office space. Throughout the construction process we ensured that InfoTeK Corporation was able to continue to meet their clients' needs without missing a beat. In addition, we met with InfoTeK Corporation and the Building's Property Manager and revised the construction phasing plan and cut 30 days from the schedule, and reduced overtime hours, providing savings to the client.

Kaliber Construction, Inc. is a solution provider, and we were also the lowest bidder of five firms bidding for the work. We help our clients focus on their business while we focus on keeping their construction project on track.

Project Type

**Tenant Fit-Out
Class A Office**

Client

InfoTeK Corporation

Project Size

7,046 SF

Contract Amount

\$198,468

Location

**7240 Parkway Drive
Hanover, MD**

Midstate Community Bank



Midstate Community Bank found itself in an unanticipated situation with a Tenant Fit-Out project. The Architect hired to design and lead the effort, obtain bids for the work, stay within budget, and meet the move-in schedule did not work out as planned therefore the start of work was delayed, and bid prices were significantly over budget.

A repeat client of Kaliber Construction, Inc. suggested that Midstate Community Bank contact us to see if we could move this project forward. In less than two weeks, we reviewed the client's needs and requirements, developed a scope and price that was acceptable to Midstate Community Bank, finalized permit issues, and began the work.

The project was completed successfully and achieved all the objectives. Our expertise and hard work, as well as our ability to problem-solve and collaborate with all parties, made all the difference on this project. Our appreciative client recommended Kaliber Construction, Inc. to another local business owner who also needed a construction expert for his occupied space Tenant Fit-Out project.

Project Type

Tenant Fit-Out

Client

Midstate Community Bank

Project Size

1,274 SF

Contract Amount

\$53,788

Location

6800 York Road

Baltimore, MD

Social Security Administration



PHOTO: COSTAR



Project Type

Tenant Office Fit-Out

Tenant

Social Security Administration

Project Size

80,000 SF of
160,810 SF Building

Contract Amount

\$2,900,000

Location

1718 Woodlawn Drive
Woodlawn, MD

Kaliber Construction, Inc. was selected by the Building Owner to complete a multi-phase occupied office renovation project. As this work required complete demolition and reconstruction of existing portions of interior space, the Social Security Administration and the General Services Administration required a construction work plan that addressed noise, access, and environmental and security concerns—in addition to the standard request for quality work that would be completed on time and within budget. Kaliber Construction, Inc. worked with all project stakeholders to develop pre-construction and construction plans with four different phases while ensuring limited impact on the day-to-day operations of the facility during construction.

BWI Thurgood Marshall Airport



At the Baltimore/Washington International Airport Air Cargo Center, Kaliber Construction, Inc. was hired to support its client's goal to meet the new long term lease requirements and update its facilities according to criteria established by the Maryland Aviation Authority.

In the process we also built trust and an ongoing relationship with the Maryland Aviation Authority, and the existing tenants, that supported our client's effort to confidently navigate difficult lease terms and assure all parties that all the tenant improvements - which included providing new electrical service to 24/7 operating tenants - would be done timely with limited disruption and completed under heightened security requirements of a major international airport.

Project Type

Tenant Improvements
Common Area Upgrades
Special Projects

Clients

FedEx Express
Ridgely BWI LLP
Quantem Aviation Services
UPS
Worldwide Flight Services

Project Size

60,000 SF

Location

BWI Baltimore/Washington
International Airport
Air Cargo Center

Clipper City Brewery



In 1989, when Dave Huber was helping Hugh Sisson build out his first brewpub on Baltimore's Cross Street, they could not have imagined that 23 years later, they would team up again for more growth. Kaliber Construction, Inc. led Clipper City Brewery's construction expansions for its Heavy Seas Beer production, adding space for new tanks, kegging, and packaging lines, as well as renovating portions of their corporate offices and testing labs.

Project Type

**Manufacturing/Warehouse
Expansion — Heavy Seas Beer**

Client

Clipper City Brewing Co., LP

Location

**4615 Hollins Ferry Road
Baltimore, MD**

Nisbets



EXTERIOR IMAGES: COSTAR



Nisbets, an international company that sells and exports food service equipment in 100 countries, selected Harford County, Maryland, as the location for its first site in the United States. Kaliber Construction, Inc. was instrumental in working with the Landlord and Nisbets to complete a design-build Tenant Fit-Out that combined warehousing, shipping, a catalog sales office, and a sales showroom in an 80,000 gross square foot space.

Several highlights of the project include: designing a high-efficiency lighting plan for the 40-foot-high rack storage system warehouse; cutting into the existing precast exterior walls to create large storefront glass openings; and working collaboratively with Nisbets as their team stocked their operation, concurrent with construction, to meet a fast-track opening date.

Project Type
Warehouse and Office Tenant Fit-Out

Client
Nisbets USA
Food Service Equipment and Restaurant Supply

Project Size
80,000 GSF

Contract Amount
\$625,000

Location
151 Bata Boulevard
Bel Camp, MD

SciTech Services



RENDERING: COLLIER'S INTERNATIONAL



The challenge here was how to convert an abandoned manufacturing building into office and flex space to maximize opportunities created by the Base Realignment and Closure (BRAC) expansion and growth in Aberdeen, Maryland.

Kaliber Construction, Inc. was selected as the Construction Manager for the base building construction and was a key member of the overall project team while the project was being designed, completing all pre-construction estimating and constructability reviews. By working closely with the Owner, Architects and Engineers, and the Leasing Team, we were able to provide valuable input on the design, select the appropriate contractors, and create such good-value engineering that the project was completed \$100,000 under the original budget.

Project Type

Warehouse to Office Conversion

Client

SciTech Services

Project Size

66,000 SF

Contract Amount

\$1,400,000

Location

2129 Pulaski Highway
Aberdeen, MD

Henderson Hopkins East Baltimore Community School



Kaliber Construction, Inc. provided Owner Representation Services for the new \$38 million Henderson Hopkins East Baltimore Community School, a privately funded school created by the Johns Hopkins School of Education in partnership with the Morgan State School of Education and Urban Studies. The school will serve K-8 students and include a library, gymnasium, auditorium, and early childcare center in 124,791 gross square feet of building space on seven acres of land in East Baltimore.

This project challenged the team of Owner, Architect, Owner's Representative, and Contractor to provide a safe and exciting indoor and outdoor learning environment while balancing the construction goals of budget, quality, schedule, and economic inclusion. Kaliber Construction, Inc. brought its extensive experience in complex project management to facilitate the process among all the construction stakeholders.

Project Type

Owner Representation Services
New School Construction

Client

East Baltimore
Development, Inc.

Project Size

124,791 GSF

Location

2100 Ashland Avenue
Baltimore, MD

The Mary Taylor House



PHOTOS: HARKINS BUILDERS



Kaliber Construction, Inc. was contracted as the Owner's Representative for Innova Services of Philadelphia, PA for The Mary Taylor House, in coordination with Pennrose Properties, Pennsylvania Housing Finance Agency, and Harkins Builders. The newly constructed 61,340 square foot, 3½ story Mary Taylor House is a 60-unit affordable apartment building built to the LEED Gold standard and certified in June 2011.

The building includes a green roof that handles storm-water runoff, as required, and also serves to reduce summer cooling costs. The new Mary Taylor House is connected via pedestrian bridge to the existing Hickman senior community complex. The bridge integrates the two communities and serves as a conduit of services to residents of the new building.

Project Type

Owner Representation Services
Multi-Family Residential

Client

Innova Services
of Philadelphia, PA

Project Size

61,340 SF

Location

326 North Walnut Street
West Chester, PA

SciTech Services



Kaliber Construction, Inc. was contracted by Colliers International to provide Owner Representation Services for SciTech Services 14,000 square foot Class A offices located in Harford County, Maryland. SciTech Services is an engineering, environmental, and technical services company with expertise built on and around Department of Defense chemical and biological defense programs. For this project, Kaliber Construction, Inc. coordinated with Morris & Ritchie Associates, Colliers International, SciTech Services, the General Contractor, and Harford County.

The primary role of an Owner's Representative is to keep the Owner, Consultants, and Contractors informed, to promote organization and consensus-building with the overall team, and to ensure full compliance of all contracts and obligations for the project. With our years of hands-on pre-construction, scheduling, estimating, and construction experience, Kaliber Construction, Inc. provided detailed advice and direction that produced the best value for the client.

Project Type

**Owner Representation Services
Class A Office**

Client

SciTech Services

Project Size

14,000 SF

Location

**2129 Pulaski Highway
Suite 100
Aberdeen, MD**

The Uplands Project



Kaliber Construction, Inc. was contracted as the Owner's Representative for Innova Services of Philadelphia, PA to coordinate with Baltimore City Department of Transportation, Baltimore City Housing, Pennrose Properties, Harkins Builders, and Monumental Paving & Excavation for The Uplands Project. The project is envisioned as a national model for neo-traditional and "green" infill redevelopment in an urban environment and will be part of a \$250 million master planned community. Formerly a derelict garden apartment site comprising approximately 61 acres, it was taken over by the City of Baltimore and awarded to Uplands Visionaries, LLC. The master plan allows for 761 residential units, including mixed-income housing and handicapped-accessible units.

Project Type

Owner Representation Services
Multi-Family Residential
Site Development

Client

Innova Services
of Philadelphia, PA

Project Size

61 Acres

Location

Route 40 near
Edmondson Village
Baltimore, MD

Woodbridge Storm Water Management



Kaliber Construction, Inc. was contracted to provide Owner Representation Services for Property Owners during the finalization phase of a storm water management facility located in Harford County, Maryland. We coordinated with Harford County Department of Public Works and Morris & Ritchie Associates to complete the outstanding construction work, provide project-as-built documentation, and obtain release of the construction bond for the Owners, moving the storm water pond into its next phase, the maintenance phase.

Project Type

Owner Representation Services

Client

**Woodbridge Storm Water
Management Facility**

Location

Edgewood, MD

Past Experience

When Kaliber Construction, Inc. was launched in 2009, Dave had already established an outstanding reputation as a strong leader in the construction industry. He has decades of C-level successful experience in decision making and management of commercial, manufacturing, institutional, multi-family residential, rehabilitation, and historic renovation work in the Baltimore Metropolitan area and beyond.

Much of his career he worked in a leadership capacity at Struever Bros. Eccles & Rouse, a multi-faceted developer and general contractor, and completed approximately 180 million dollars per year of construction volume in multi-family residential, commercial, and institutional construction while managing offices in Baltimore, MD, Providence, RI, and Durham, NC. Prior to his 16-year stint at Struever Bros. Eccles & Rouse, he served in various construction leadership positions for the Zink Development Company, PF Obrecht, and the Knott Company. His solid reputation, construction knowledge, experience, and long-term relationship-building skills provide a tremendous benefit to Kaliber Construction, Inc. and its clients.

Partial list of the projects constructed before 2009:

Commercial

Johns Hopkins University Homewood Campus

\$62 million new construction of a twin tower post-tension structure for dining, bookstore, and housing with 600 beds, Baltimore, MD

Back River Waste Treatment Cogeneration Plant

\$3.8 million facility constructed in conjunction with Johnson Control and Curtis Engine, Baltimore, MD

Calvert Hall College High School

\$9.5 million three-story new construction library, art studio, classrooms, labs, and offices in 40,000 square feet, Baltimore, MD

Board of Child Care

\$2.8 million new construction of Visitors Center with 15,000 square feet, Baltimore, MD

Bond Street Wharf

\$18 million six-story new office building with 220,000 square feet on historic Fells Point waterfront, Baltimore, MD

Thames Street Garage

\$10.8 million new 750-car post-tension parking garage, Baltimore, MD

YMCA

\$7.65 million construction of new 55,000 square foot community and athletic facility, Baltimore, MD

Bank One

\$6.75 million fast-track project of 14 weeks to construct new 45,000 square foot check processing facility and 145-car parking garage, Baltimore, MD

Phillips Food & Seafood Restaurant World Headquarters

\$18 million fast-track renovation of former Coca Cola syrup factory into Phillips' new office, warehousing, and processing facility. Design-build project completed in 6 months, Baltimore, MD

Boscov Department Stores

\$7 million new building, \$5.3 million addition and renovation, \$7.2 million new building, respectively, in Westminster, MD, Frederick, MD, Danville, VA

Board of Child Care

New construction of student campus on 40 acres with 87,000 total square feet of dormitories, classrooms, gymnasium, and chapel, Falling Waters, WV

Johns Hopkins University Mason F. Lord Building

\$15.5 million renovation of existing building for 40,000 square foot research lab and 10,000 square foot fitness center, Baltimore, MD

Past Experience

Mixed Use

Clipper Mill

\$35 million rehabilitation of former industrial mill to include office leasing, artisan studios, for-sale single-family homes, rental units, and condominium units, Baltimore, MD

Brewers Hill

\$53 million renovation of former brewery into office campus, Baltimore, MD

Rising Sun Mills

\$49 million renovation of former 313,000 square foot mill property into mixed-use office, retail, and rental housing, Providence, RI

Tide Point

\$39 million redevelopment of former Proctor & Gamble soap factory into a 400,000 square foot corporate campus, Baltimore, MD

Site Work

Loyola University Maryland Athletic Complex

\$6 million site and utility package for the reclamation of an existing landfill into the new athletic complex, Baltimore, MD

New Psalmist Baptist Church

\$4.3 million site and utility package for construction of new church, Baltimore, MD

Multi-Family Residential

Moravia Park Drive

\$6.4 million CDA senior housing project with 60 units in a four-story wood framed building, Baltimore, MD

Railway Express

\$10.3 million tax credit historic rehabilitation project with 74,000 gross square feet; 50% commercial lease space, 50% rental apartments, Baltimore, MD

Broadway Overlook

\$25 million Hope VI project; 166 rental and for-sale units and an 8,500 square foot community center, Baltimore, MD

Centerpoint

\$50 million project in association with Turner Construction; 388 market-rate apartments, 50,000 square feet of retail space, and a 400-car multi-level parking structure, Baltimore, MD

Maclay Apartments

\$17.5 million new construction and rehabilitation of 220 townhouses, Harrisburg, PA

Sandtown Winchester

\$15.2 million demolition of existing housing and construction of new affordable for-sale townhouses, including associated site work for Enterprise Housing organization, Baltimore, MD

Spring Ridge Apartments

\$9.04 million Garden Apartment project with 144 units, Frederick, MD

Arlington Cooperative Apartments

\$5.4 million new construction of 68 affordable senior housing units, Baltimore, MD