



ARCHITECT SPOTLIGHT: BILL MORTORFF, RATCLIFFE ARCHITECTS

Bill Mortorff, Project Manager for Ratcliffe Architects, has the construction and building industries in his blood, with his father owning and operating a roofing company during his formative years. But the proud Penn State University graduate (evidence of his passion for the college is displayed prominently throughout his office in Stevenson Valley) has forged his own path, fueled by a still-hot passion for excellence in the architectural and design industries.

"I derive immense satisfaction in what I accomplish on a daily basis, and it requires a diverse set of skills to operate in this environment," Bill explains. "There are challenges to overcome every day, the job is fast-paced and ever-changing and I need to interact with multiple audiences to arrive at successful project outcomes. The behind-the-scenes activities are not always so apparent, such as working with different jurisdictions and the local community. Add it all up and I love my job.

I cannot imagine a more-fulfilling and interesting line of work."

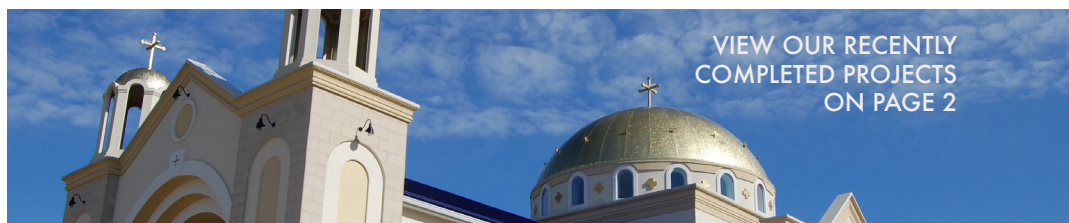
Bill estimates that approximately 90% of his time is currently invested with Royal Farms Stores with the Baltimore-based convenience store's aggressive expansion and renovation program. Thanks, in large part, to an ever-evolving and expanding menu, the kitchen area needs to keep pace with these changes to accommodate storage and food processing and preparation requirements. "Ratcliffe Architects re-configured their prototype store a few years ago to create a more modern image, and we are now focused on the interior to increase storage capacity, employee efficiency and establish the fast-casual restaurant-feel Royal Farms is transitioning into," he added.

Royal Farms Stores is in the midst of a rapid expansion program throughout its core markets in Maryland, Delaware, Virginia and Pennsylvania

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THE
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NEWS AND
INFORMATION | FALL 2015





RECENTLY-COMPLETED PROJECTS

BOYS' LATIN SCHOOL OF MARYLAND

Mullan constructed a 7,766 square foot building addition, designed to house the upper school Student Commons cafeteria and kitchen facilities. It features an “eyebrow” roof line that complements the distinctive architecture elements of the existing buildings, as well as generous windows allowing the flow of natural lighting to enter the dining facility. The use of brick was incorporated around the kitchen area to match the exterior design of Smith Hall.



CECIL COUNTY SCHOOL OF TECHNOLOGY

Consisting of a 160,000 square foot building in North East, Maryland, the School of Technology teaches high school students trades such as mechanics, carpentry, nursing, cosmetology, Homeland/Cyber Security and IT. Mullan transformed former open spaces into separate classroom areas, constructed career and technical laboratories, renovated and improved the administrative offices and expanded the cafeteria.



LUTHERVILLE VOLUNTEER FIRE COMPANY

This all-volunteer battalion situated in north-central Baltimore County received a new 11,000 square foot addition onto its existing building, as well as a significant physical plant improvement and upgrade package. It originally opened in 1909. The addition houses two firefighting engines, a state-of-the-art fitness center, training center and a new bunk room area.

FROM THE DESK OF JOSEPH W. RODE

The American Builders and Contractors (ABC) reports promising news concerning construction momentum and the future outlook of our industry, both nationally and regionally. Here are a few nuggets that we gleaned from recent research produced by the trade association.

- non-residential construction rose 12.7% on a year-over-year basis according to mid-summer data
- continued job growth is spurring activity in the commercial office sector and stimulating new building starts
- spending among state and local governments is rebounding, with stalled project now being funded and being put out for competitive bidding
- recognizing the poor condition of our nation's infrastructure, full attention has been brought to improve our roads and bridges. Falling energy prices have accelerated these efforts.
- hotels are among the hottest real estate categories

This forecast is consistent with conditions The Mullan Contracting Company is experiencing in the Mid-Atlantic marketplace. We also see the continuing strength of the retail sector including new construction starts, retro-fit strategies; and renovation and improvement programs. Work in the educational market remains a significant driver.

Please let us know how we can help you with any construction assignment.

Joseph W. Rode
President,
The Mullan Contracting Company



NEW PROJECTS UNDERWAY

THE SHOPS AT RIVIERA BEACH

This new 7,000 square foot neighborhood retail center is located in the Pasadena section of Anne Arundel County. The site formerly housed a Royal Farms convenience store, which was demolished by Mullan to make way for the multi-tenanted shopping venue. The brick and glass retail center is configured to support up to five different merchants.

GROTTO PIZZA

Grotto Pizza is opening its first Howard County store in Minstrel Crossing on Snowden River Parkway, and Mullan Contracting is handling the 8,000 square foot build-out. The fast-casual

restaurant, a favorite for vacationers at the beaches in Ocean City and Rehoboth, will seat 170.

ROYAL FARMS STORE #081

After completing demolition activities on an outdated Royal Farms convenience store in Baltimore County, Mullan initiated construction activities on a new 3,100 square foot free-standing structure. It reflects the updated design unveiled by Royal Farms including an all-glass exterior storefront and rooftop cupola. The interior will be highlighted by extensive finishes and state-of-the-art refrigeration and kitchen equipment.



RECENTLY-COMPLETED PROJECTS

MASERATI DEALERSHIP

Mullan constructed a new 7,920 square foot building housing a new dealership and service facility for the Maserati brand of automobiles in Towson, Maryland. The structure consists of a glass storefront system, with support from a metal panel facade. The interior features sales and administrative offices, a showroom floor and separate service and repair bays, as well as a parts room and storage space.

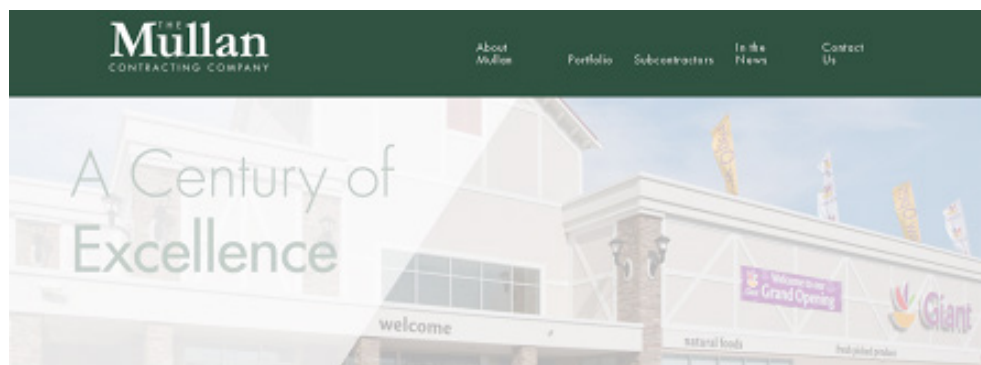
BILL MORTORFF CONTINUED FROM PAGE 1

and is also moving into new regions. “Getting this architecture correct takes increased importance in markets where Royal Farms is not yet established or widely-known. The design needs to reflect the full complement of product offerings,” Bill added.

Ratcliffe Architect is registered in five states and is primarily involved with residential, commercial, industrial and historical district projects. Peter Ratcliffe is the Principal-in-Charge of the firm. He founded his own company in the same building – a converted train station near Stevenson Village – where his father, Donald practiced.

“The firm challenges me on a daily basis. I am motivated by my family and I strive to attack each and every day,” he said.

VISIT OUR WEBSITE WWW.MULLANCONTRACTING.COM FOR THE LATEST NEWS, INFORMATION ON CURRENT PROJECTS AND TO REVIEW OUR BID SCHEDULE.



What Our Clients Say About Us

“Mullan’s management was key to keeping the shopping center not only operational but safe for our customers throughout the construction process.”
—Richard Belkowitz, Vice President of Construction, Continental Realty Corp.



NEW WEBSITE LAUNCHED

VISIT OUR NEW WEBSITE AT
WWW.MULLANCONTRACTING.COM

The new fully-responsive website utilizes a clean, modern appearance to highlight the company’s diversified construction portfolio, and was designed to enhance user experience for customers and subcontractors. It includes current information on completed projects, news and the leadership team. A short video presentation provides a bird’s eye view and tour of McDonogh School where Mullan has completed several projects on their campus.

For additional information about The Mullan Contracting Company, please contact:
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