



Leadership Expertise

MultiFamily

Multifamily Experience

Over the past 20 years, **Mimar Ponte Mellor of DC** has established a tradition of housing project excellence for a large, diverse group of clients including: Housing Opportunity Commission (HOC) of Montgomery County, Housing Authority of Baltimore City (HABC), the Prince George's County Redevelopment Authority, Prince George's County Housing and Community Development, Druid Hill Housing Development, The Historic East Baltimore Community Action Coalition (HEBCAC), Harlem Park Revitalization Corporation, Oliver Economic Community Development Corporation, Reservoir Hill H.O.P.E. French Companies, Havre De Grace Housing Authority, Maryland Housing and Community Development, City of Frederick Housing Authority, and U.S. Department of Housing and Urban Development, among others.

MPM has provided architectural/engineering services for the renovations/ rehabilitations of more than 1000 dwelling units including more than 300 abandoned properties and 200 low-income/ affordable houses over the last 20 years. Furthermore, our design team has extensive experience in providing full architectural/engineering design services from schematic design through construction administration including bidding and construction management.

The Park Bethesda

Bethesda, MD

MPM of DC provided full-service design, construction administration and support services for the adaptive reuse of an Office Building transformed into a 258 unit apartment building. This project for Capital Properties is located in Bethesda, MD.

Responsibilities of the Architect included complete site, MEP, living unit design, and interior finishes through construction drawings. Construction administration services included extensive value engineering evaluation studies, project bidding, performance analysis, life-cycle costing studies and on-going support services for construction management. Development of this project which required the conversion of an existing office building shell into a residential building, not only involved architectural issues but re-zoning and change of use requirements.

The project exceeded client and lender expectations in terms of appearance, adaptive re-use of existing structural components, timeliness and above all return on investment. As a confirmation of the project's success, the project has been leased to American University as a law and graduate student dormitory with only minor specific modifications to the original building plan.

Construction Cost: \$27,800,000
Completion: 2002



Multifamily
PROJECT

Edgemoor @ Arlington Road Apartments Phase 1 & 2



Edgemoor II and Edgemoor I is a consolidation of 5 existing single family lots (R-60) into one lot meeting the requirements for a re-zoning classification for transit oriented development (TSR). MPM worked with the various property owners and Maryland National Park and Planning staff in the planning of a multifamily residential and mixed-use facility.

The project goals were to develop a schematic design that provided the greatest utility and value to the current property owners.

MPM of DC, through a process of design refinements and a careful mix of residential units, produced a development which eliminated all curb cuts from the state road thereby reducing traffic impacts and lobbied the local government to install new pedestrian only access and two signalized crosswalks to ensure safe passage for school and library patrons. In the building design, designated parking in underground with parking access from a one way side street.

Completion:

Phase I: 2006

Phase II: On-hold

Construction Cost:

Phase I - \$9.2 M

Phase II - \$27 M



Leadership Expertise

Commercial/ Retail

Commercial & Retail Experience

Mimar Ponte Mellor of DC designs award-winning commercial facilities, from small office renovations to the design of large mixed-use developments.

MPM has provided architectural, engineering and space planning services including conceptual design, recommendations, HVAC design & installation, space planning, detailed construction drawings, bid assistance, construction management & construction administration for the following clients such as: Chevy Chase Chevyland, Dish Network, Grant Avenue Office Building, and Nazario Laurel Mixed-Use.

Commercial
INTRODUCTION

TEXACO MASTER PLANNING

Houston, Texas



- TEXACO BUILDING REDEVELOPMENT

CONDOMINIUM TOWER STUDY
VIEW FROM FANNIN ST.
OCTOBER 31, 2007

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Planning

PROJECT

Nazario Mixed - Use Office/ Retail Development

Laurel, Maryland

Mimar Ponte Mellor provided architectural design services for the development of 11,000 SF of mixed-use office and retail space.

Services included development of a floor plan and major elevations as required to describe the project design for the purposes of pursuing a development plan approval with the City of Laurel.

Additionally, MPM provided two rendered views of the completed project. View one from the entry drive showing the front and side of building, and a birdseye view from rear showing principal retail side.

Construction cost: \$2,600,000

Completion: 2013



Commercial
PROJECT

Child's Play - EDITING

Rockville, Maryland



Responsibilities of the Architect included design for the complete site, MEP, living unit design, and interior finishes through construction drawings. Construction administration services included extensive value engineering evaluation studies, project bidding, performance analysis, life-cycle costing studies and on-going support services for construction management. Development of this project which required the conversion of an existing office building shell into a residential building not only involved architectural issues but re-zoning and change of use requirements.

Type: Retail
Construction cost: \$265,000
Completion: 2006

CycleLife USA

Washington, DC



Mimar Ponte Mellor completed the project in an 8 month timeframe as a fast-track delivery with demolition and structural upgrades performed prior to securing the building permit. This delivery method saved approximately 4 months of construction time. State of the art heating and ventilation systems were employed throughout for environmental considerations.

Type: Mixed - Use
Construction cost: \$3,230,000
Completion: 2008



Commercial
PROJECT

Denim Bar

Pentagon City, Virginia

Mimar Ponte Mellor provided architectural design services for the design of a new 2,300 SF Denim Bar retail space.

The store display and fixtures present the retailer's merchandise in attractive fixed, as well as moveable, displays that include lifestyle imagery, sparkling lighting and the opportunity for personalized service at the "Bar".

The store has exceeded sales projections in the first six months of operation.

MPM provided pre-design, design, life-cycle costing, construction documents and construction administration for the complete project. Our work also included complete interior design and extensive construction administration. Areas of work consisted of 4 floors of renovated showroom areas, complete rebuild of the mechanical, electrical, plumbing, security and fire alarm systems. The exterior of the building was updated with new entrance and storefront glazing and site lighting/signage upgrades.

Construction Cost: \$380,000

Completion: 2006



Commerical
PROJECT

Suitland Manor Development

Prince George's County, MD

MPM of DC was commissioned to provide master planning concept themes for this major redevelopment project.

The Suitland community plan outlines a vision for a 33-acre redevelopment project, which includes the proposed 22-acre Suitland Manor project site, owned by the county and 11 acres by private developers.

MIMAR PONTE MELLOR developed a mixed-use, urban town center, where a combination of new offices, retail and entertainment venues, and high and mid density housing will be developed to form a lively, pedestrian-friendly neighborhood.

Construction Cost: \$850,000,000
Completion: ongoing



Mixed-Use
PROJECT



Leadership Expertise

Corporate

Corporate Interior Experience

Mimar Ponte Mellor of DC is a knowledge-driven organization specializing in cost-effective project delivery where budget and time constraints are paramount to the client. Our portfolio of buildings encompasses a wide range of project types and construction systems.

MPM has provided architectural, engineering and space planning services including conceptual design, recommendations, HVAC design & installation, space planning, detailed construction drawings, bid assistance, construction management & construction administration for the following clients: Capital Properties of New York; City of Alexandria, VA; Delta Enterprises, Manassas, VA; Stanley Martin Commercial, Inc.; Nucletron USA; Columbia, MD; WC & AN Miller Companies; Bialek Environments; Nazcon; and H&M Enterprises, among others.

Bialek Environments

Rockville, MD



MPM provided the design-build delivery of a 10,240 sf corporate interior build-out for a high-end office furnishings provider. Starting as shell space, the Mimar Ponte Mellor (MPM) design-build team evaluated the client program and created a staffing matrix to determine space needs. Working with the building owner and tenant, a preliminary budget was established prior to design completion. The design-build team established completion milestones and carefully monitored the project schedule and costs so that the clients' expectations and contractual delivery dates were met.

The project was to be the first completed tenant space in a newly completed building shell. It was expected that the tenant space would be the showcase project for future tenants. Thus, it was critical that best practices by the design-build team be employed. The design-build team was required to coordinate all base building work and document such to LEED standards for eventual certification to a minimum of Silver level.

Construction cost: \$878,378

Completion: 2011

Corporate
PROJECT

DMI - Headquarters

Bethesda, DC



DMI proposed to lease approximately 19,000 rentable square feet on the 11th floor of Crystal Park 5 in Arlington, Virginia. The landlord, Vornado, provided a tenant improvement allowance for the project. The test fit dated 8/07/12 (approx. 14,000 Rsf) is understood to be generally acceptable for the north side of the lease space. On 8/31/12, DMI requested that a new test fit be prepared to include the additional approximately 5000 rsf on the south side of the lease space. The new test fit will be prepared as part of our services included in this proposal. DMI has requested that a minimum of 85 staff members be accommodated in a 19,000 sf lease area.

MPM of DC was tasked to provide full architectural/ engineering and interior design services for the tenant improvements to the 11th floor of the DMI Crystal Park building. The Crystal Park space was expected to have a lower average cost per square foot than the DMI headquarters build out on the 7th floor of Rock Spring Drive. MPM utilized the DMI "corporate standards" in key areas to ensure consistency between offices and maintenance of the company image and brand. The project included a reception area, conference rooms, circulation areas, end zone spaces, printing/copy room and coffee bar.

Construction cost: \$1.4 million
Completion : 2013



Leadership Expertise

HIGH-END Residential

Residential Experience

Mimar Ponte Mellor of DC has been reconized in Home & Design Magazine for its exceptional work with million dollar high-end residential homes. In addition, MPM was voted BEST IN BETHESDA in 2015 for its designs.

Certifications and Awards

2010 Designer's Choice Award by Home & Design

Rui A. Ponte was awarded the 2010 Designer's Choice Award for "*Up and Coming Architect*" from Home & Design Magazine.

Our residential interior design services also include custom furniture design.

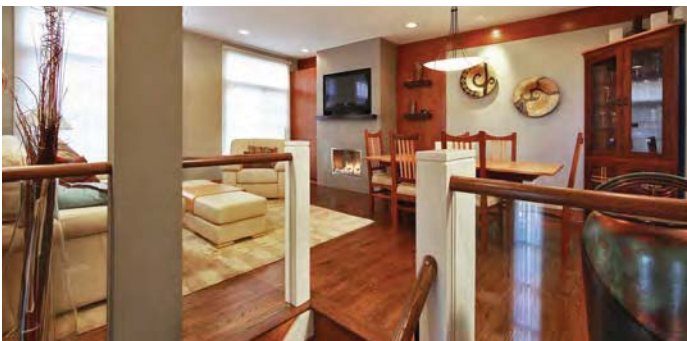
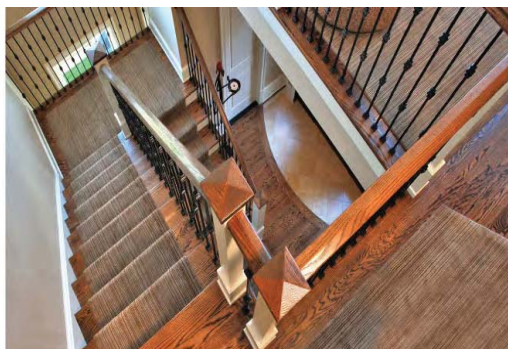
Mimar Ponte Mellor seeks commissions that require innovative and challenging solutions. With a staff of architects, interior designers and construction professionals with diverse backgrounds and skills, the firm is able to provide each project with the design, management and technical expertise to achieve product excellence and client satisfaction.

CUSTOM RESIDENTIAL DESIGN



MPM of DC offers a full spectrum of services to our clients. For many of our clients, we take the project from initial concepts to finished, furnished spaces. In those cases when it is helpful, we provide advice and services on project interiors.

Our interior specialists select and specify furniture from the broad market, based upon the specific needs of our clients. Our selections are based upon the budget we have established with our client for furniture and furnishings during the design phase of the project.



Residential
PRIVATE

CUSTOM RESIDENTIAL DESIGN



Bethesda Residence

MPM of DC studies the lifestyle and goals of their Clients before designing a house that seamlessly accommodates their lifestyles.

The spacious kitchen boasts an eight-by-nine-foot geometric island topped with a continuous slab of Russian granite. The cherry cabinets provide plenty of storage. MPM designed an unusual latticework hood over the stainless range, in a simulated white slate. Stainless-steel appliances and a Zebra slate backsplash in charcoal and blue add the finishing touches. *(Top Image)*



Watergate South Residence

The Watergate has defined luxury urban living in Washington, DC for more than forty years. When the owners of a museum-quality art collection aimed to combine two apartments in this venerable building, they trusted **MPM of DC** to honor their desire for an open, contemporary design while also providing the perfect setting for their collection of modern and traditional art. The renovation combines timeless design principles with sophisticated materials to create an elegant space worthy of both their collection and this historic landmark. *(Last four images)*



Residential
PRIVATE

Sunrise Senior Living

Oakton, VA & Olney, Maryland

MPM of DC prepared planning and site location studies for Sunrise Senior Living communities.

We used corporate design standards and prepared site design and planning documents for preliminary site plan approvals for a non-conforming site and zoning use.

Construction Cost: \$3.2 million
Completion: 2003





Leadership Expertise

Healthcare

Healthcare Experience

Mimar Ponte Mellor of DC designs comprehensive, healing healthcare spaces: places designed to enhance the healing experience through integrated, patient-focused care strategy, operations, technology, facility design, and emotional considerations. Our evidence-influenced designs maximize the value of our clients' facility assets, raise patient and staff satisfaction and help improve patient outcomes. Our healthcare solutions are focused on optimizing workflow, streamlining staff and increasing safety. Using LEED principles, we continue to improve the design and help our clients improve their own work process through design.

Our team is comprised of architects, engineers and planners with outstanding credentials, and diverse backgrounds. They are graduates from the nation's top schools in research, planning, and design management. The **MPM of DC** staff is strategically placed in leadership roles and our management approach allows us to deliver projects on schedule and within budget.

Healthcare

INTRODUCTION

Veterans Administration Medical Center

Community Living Center, Washington, DC



Situated within an active hospital environment at the Washington VA Medical Center, this project encompasses interior renovations to an existing 50,000 sf Community Living Center (CLC) and a new 9,000 sf one-story addition to house the Hospice Home.

The new Hospice Home will provide 12 private resident bedrooms and supporting areas with direct connections to the existing CLC's core facility. Interior renovations include new finishes throughout the existing CLC with limited reconfiguration of existing spaces to integrate the new addition into the existing facility while maintaining a 120-bed capacity.

This new design takes full advantage of the view of the United States Capital Building by orienting both the second story healing garden and the one and a half story multi-purpose room due south. The new multi-purpose room layout is functionally flexible and includes lounges with fire places and a large expanse of glass that frames the Capital Building.

Budget \$8,500,000.00

Design Completion July 2016

Healthcare
Project

Eastern Maine Health Care Brewer Professional Office Building, Brewer, Maine



This 142,000 sq.ft. building houses outpatient facilities, clinical and administrative personnel for a regional medical center in central Maine. The building is the first of four which, when completed, will create a complex totaling more than 450,000 sq.ft. for administrative, outpatient, clinical, and research space. This building, along with the other three buildings in the complex will connect to a circular core, providing conferencing and dining facilities, allowing easy access between each facility and sharing of several core program areas.

In keeping with the goal of Eastern Maine Healthcare, the building utilizes floor-to-ceiling windows to bring the outside in and share natural light through the entire building. This natural light also floods the two-story entrance lobby, creating an inviting space that will appeal to future professionals. The layout of each floor is similar, with repetitive bay sizes, central utility and service core, and large open areas which can be fit out as needed by various departments, and are flexible to accommodate changing needs.



Healthcare
PROJECT



Leadership Expertise

Federal | City/ State

Federal | City/ State & Local Experience

Mimar Ponte Mellor of DC has provided architecture and engineering services to federal government clients for over 22 years. MIMAR has drawn 70 percent of its work from task-order contracts with federal, state, and municipal agencies, acting as prime or a sub-consultant. This volume represents services for over 350 conventional architecture and engineering projects. The construction cost of MIMAR's tasks vary from \$10,000 to \$50 million.

Our clientele consist of more than 25 local, state, and federal agencies, including the Department of Veterans Affairs, US General Services Administration (GSA), NAVFAC Mid - Atlantic Region, the Department of Justice - Federal Bureau of Prisons Mid-Atlantic Region, US Army Corps of Engineers, and the US Air force AmeriCorps (National Civilian Community Corps)

In addition, we have various contracts with Maryland Transit Administration, Maryland Transportation Authority, Maryland Port Administration, Maryland Aviation Administration, the Maryland Department of General Services, the Maryland Stadium Authority, Maryland-National Capital Park and Planning Commission, the City of Baltimore, Prince George's County Redevelopment Authority, the City of Gaithersburg, and the City of District Heights.

Animal Services Facility

Prince George's County, Department of Environmental Resources

MPM of DC led this civic project as the prime consultant, from inception through all phases of design and post construction services.

This 40,000 sf facility includes spaces for admissions, housing, a laboratory, surgery, and adoption with two indoor-outdoor exercise areas segregated for cats and dogs. The project included a community meeting room and lecture hall. The county designated this \$11.4 million center as a model green building.

Amazingly, the construction phase of this project was completed with **change orders of less than 1%**, and the project received credits for more than the change order amount.



City/ State
PROJECT

Federal Law Enforcement Training Center

U.S. Department of Homeland Security , Cheltenham, MD



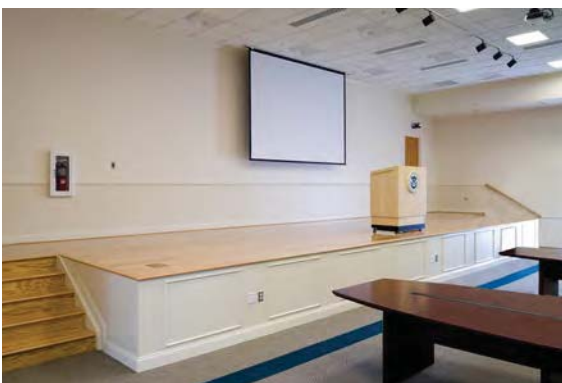
MPM of DC as architect of record, provided architecture and interior design services for this new 10,000 SF Georgian style multi-purpose facility. Our scope of services included the review and evaluation of previously prepared design development documents and redesign work.

MIMAR provided a colonnaded entry to the building with decorative columns, “simulated-slate roofing system” with a fifty-year manufacturer’s warranty to maintain the fabric of the adjacent buildings, construction details of the roof cornice to incorporate a continuous prefabricated gutter assembly, a stage floor from a raised platform with crawl space to eliminate the requirement of a sprinkler system, and the use of fire-retardant-treated lumber within the interstitial space below the stage floor. Interior design services included furniture layout and specifications, furnishings and equipment, and product data for furniture.

Mimar Corporate found and corrected problems with the original design. Mimar’s changes to the original design led to a buildable project and huge savings in construction cost.

MULTI-PURPOSE AUDITORIUM BUILDING #64

Construction Cost: \$2.75M



Federal PROJECT



Leadership Expertise

Transit/ Transportation

Transit/ transportation Experience

Since its inception, one of the major focuses of **Mimar Ponte Mellor of DC** has been transportation and transit-related facilities.

In the last twenty years, Mimar has provided A/E services for the MD State Highway Administration, WMATA, MD Aviation Administration, MD Port Authority, MD Transportation Authority, MD Transit Administration, Baltimore City Transportation Department, and Prince Georges County Department of Public Works and Transportation as prime and sub consultant.

We have completed more than 300 task order projects for transportation clients. Our projects have included feasibility studies, programming, facility design, construction support, and third-party quality assessment review for transit facilities, toll facilities, highway maintenance facilities, weigh stations, bridges, traffic monitoring facilities, salt barns, intersection and highway lighting, toll collection facilities, IT facilities for toll collection, regional computer facilities, highway police facilities and highway administration facilities.

Maryland Transit Administration Baltimore Red Line

The Red Line is a 14.1 mile long light rail transit project in Baltimore, MD. It runs from Woodlawn to the Johns Hopkins University Hospital Bayview campus.

Mimar provided engineering and architectural services as a subconsultant to the General Engineering Consultant team for the Baltimore Red Line Light Rail project, which is a large-scale joint-venture capital improvement project between prime consultants RK&K, Parsons Brinkerhoff, and AECOM.

Architecture Design: Mimar was involved in the schematic phase for pre-design. Mimar was responsible for planning studies for various 'Transit Oriented Developments' around numerous stations in the city. Additionally, Mimar performed an 18-month Public Outreach for the Highlandtown, Greektown and Security Square Stations.

We prepared architectural renderings for all stations and building modeling for Baltimore City, and provided structural design.

Stormwater Management Design: Mimar provided the stormwater management design for facilities throughout the project corridor. Mimar's designers rose to the urban design challenges presented with this type of project by combining site-specific stormwater management design elements with practical construction practices.

Roadway & Parking Lot Design: Mimar provided civil design expertise to coordinate with other design disciplines to ensure the project's drainage needs were met. These design elements included curb line location and gutter design, pavement cross-slope, and



Transportation
PROJECT



Leadership Expertise

Aviation

Aviation Experience

One of the major areas of focus for **Mimar Ponte Mellor of DC** is Aviation facility design. Over the course of our 20-year history, MPM has provided A/E services for over 300 task order projects for Aviation clients as the prime and/or subconsultant. Mimar has received a high degree of recognition from clients in Aviation Design, which include four of the largest aviation planning firms in the country. Our expertise in aviation design was recently exercised by our undertaking of a \$42,000,000 construction cost portion of a large project, for which we produced construction documents under stringent deadlines.

Our professionals have more than 100 years of combined experience in aviation facility design. They have worked for Baltimore-Washington International Airport, Maryland; Ronald Reagan National and Washington Dulles International Airports, Virginia; Connellsville Airport, Pennsylvania; Atlanta Hartsfield Airport, Georgia; Boston-Logan International, Massachusetts; Cleveland Hopkins International Airport, Ohio; and Albuquerque International Sunport, New Mexico.

Aviation

INTRODUCTION

Baltimore Washington International Airport Hourly Garage Expansion & Renovation

MIMAR CORPORATE Design Studio worked as an architecture team member with URS to provide design and construction documents for the Expansion, Skywalks and Garage Additions Project. Mimar was responsible for all work relating to the expansion and addition of two floors, alterations of the facade facing the main terminal and additions to the Parking Garage.

This project included the addition of two floors on the existing Parking Garage for 400 new parking spaces, and the addition of elevators, moving walkways, and public lobbies.

In addition, 25 existing stair lobbies were also enclosed with glass vestibules to provide air-conditioned spaces. The project area consisted of a 400,000 sf addition and renovation of existing spaces.

Mimar worked closely with URS and other consultants to coordinate architectural, structural, mechanical and civil work. As time was of the essence, our key personnel worked diligently to finish the project within schedule and produced nearly 60 architectural drawings on an accelerated schedule of 20 weeks.

Construction Cost: \$42 Million

Completion: 2006



Aviation

INTRODUCTION

Baltimore-Washington International Airport

Southwest Airline Concourse Retail Concession

Mimar worked closely with the developer, the regional planning authority and local citizens groups to understand and address relevant concerns and ensure timely approval.

The project exceeded client and lender expectations in terms of appearance, adaptive reuse of existing structural components, timeliness and return on investment.

A linear “mall” of food servers and dining areas overlooks the dual-height waiting lobby and takes in expansive views of the airfield and gates. RTKL Architects partnered with MAE and originated the nautical-theme design. MAE exhaustively documented the delicate plans of the new work so as to permit the error-free construction of the unique double-curvature ceilings and walls.

Construction Cost: \$19,500,000
Completion: 2005



Aviation

PROJECT



Leadership Expertise

Education

Education Experience

MIMAR McKissick Education Is one of a very select few MBE design firms in our nation dedicated to the planning and creation of learning environments. MimarMcKissick Education creates experiences that enhance traditional teaching methods, foster intellectual growth, and deliver measurable outcomes.

Creativity is the hallmark of the projects designed by MimarMcKissick Education.

For nearly 4 decades, PreK-12 and higher education have been the core focus of our lead MimarMcKissick Education specialists, as we continue to pursue new opportunities for master planning studies, capital improvement programs, sports planning, the renovation or expansion of existing structures, the preservation of historic schools and the development of new educational facilities.

WE VALUE EDUCATION



\$2,000,000,000

\$1,170,000,000

51,000,000

\$10,400,000

70,000

1,000

260

95

55

36

12

- Total Value of K-12 work completed
- New & Renovated Schools completed
- Total SF of K-12 projects designed
- Average cost of each project
- Daily number of Students attending MME schools
- Total K-12 schools designed
- Total K-12 feasibility studies completed
- Combined years of MME Specialists' experience
- Average percentage of MME's MBE Participation
- Years of providing K-12 expertise
- Registered Architects with MME

Montoursville McCall Middle School

Montoursville, PA



University of Maryland, School of Public Health

College Park, MD



Central PA College of Science & Technology

Bellefonte, PA



The Central Institute of Technology has been approved by the Pennsylvania Department of Education to offer associate degrees in a variety of healthcare related specialties and has recently established a separate college for the health sciences. The new facility will be the fourth located on its campus off I-99 just outside of Bellefonte, PA.

The three story structure will provide space for third-party healthcare provider offices & labs and academic instruction & specialty labs. Additionally, the new facility will serve as a new campus hub for student life as the school continues its transformation from a vocational career school to a grade 13-14 college facility. Specific programs to be housed in the building include healthcare management, medical assistance, LPN/RN, nurses aid, surgical technology, and occupational & physical therapy.

Education
PROJECT

Manoa Elementary

Ardmore, Pennsylvania



When the school district began design on their prior new elementary school, they did so with the goal that the plan developed in conjunction with a revised educational curriculum would be able to be used as a prototype for other sites in the district. Our design for the Chestnutwold Elementary School (completed in 2006) was adapted for the Manoa School by enlarging the building for greater student capacity and making adjustments for the more level site.

Designed for an initial student population of 620 and a staff compliment of 83, including volunteers and aides, the facility houses four classes per grade level from grades K-5. The new three-story building located on 3.1 acres maximizes the amount of athletic field space that has remained available to the district and community for sports including lacrosse, soccer, field hockey and football.



Education
PROJECT

Williamsport Area Middle School

Williamsport, Pennsylvania



This reconstructed and expanded facility is seeking a LEED™ Gold rating. Originally constructed in 1951, Roosevelt Middle School was unique due to its poured-in-place concrete construction. Originally designed to support the 1940's view of junior high school instruction, the inflexible environment was an obstruction to true middle school programming.

A new rear classroom portion of the building was constructed to provide separation of grade level instruction as well as advanced science classrooms, teaching and athletic support space.

Energy saving improvements contributing to the sustainable character of the facility include upgrades to the exterior building envelope, replacing the existing window units with triple glazed window/ curtain wall assemblies, and the installation of a ground source geothermal heat pump HVAC system with a total of 175 400' deep-closed loop wells.

Construction Cost.....\$30.9 M



Education
PROJECT