

# MCN Build: 2009 Year in Review

From schools and libraries, to restaurants and retail, to commercial interiors and special projects, 2009 was filled with a wide range of challenging projects, and we are grateful to our clients and partners for their continued trust and confidence.

We believe our ability to thrive in this tough economic climate reflects our reputation for integrity and fairness, our strong connections to the community, and our proven ability to deliver quality projects on time and on budget.

As we look forward to 2010, here are a few project highlights from 2009.

## Schools

The MCN Build design build modernization of **Benning ES phase I**, with design partner Cooper Carry Architects, was the recipient of multiple design awards, including the Virginia 2009 American Institute of Architects (AIA) INFORM award of Merit for interior design. The International Interior Design Association (IIDA) also recognized the project with a Gold Award for design, and a Special Recognition Award for building the project in just 40 days and under a very tight budget. In addition, the Benning ES project was selected to be toured during the Council of Educational Facility Planners International 86th Annual World Conference and Expo in Washington, DC.



MCN capitalized on its success at Benning ES, and solidified its expertise in the adaptive reuse of decommissioned DC Public School (DCPS) facilities with the delivery of five school projects during the summer of 2009:

**Benning Elementary School phase II** (Design Build)

With design partner Cooper Carry architects, MCN Build completed the turnkey design build facilities expansion to accommodate **DC Prep's** growing enrollment.



Before



After

**Birney Elementary School** (Design Build)

With design partner EEK Architects, MCN Build worked 3 shift rotations, completing in two weeks the rehabilitation of over 30,000 SF at this decommissioned DCPS facility for **Excel Academy** Public Charter School. MCN Build is currently assisting the Charter School Incubator Initiative / Building Hope with the long term capital planning for Birney ES, including collocation with the planned Barry Farms Community Center.



Before



After

### /// Draper Elementary School (Design Build)

With design partner Rich Markus Architects, MCN Build completed the renovation of over 20,000 SF at this decommissioned DCPS facility. This model collocation project for **Achievement Prep** and **Collegiate Prep** Public Charter Schools also included the construction of a new outboard elevator tower and a state-of-the-art multi-discipline science lab.



### /// Tubman Elementary School (Design Build)

On April 2009, the Office of Public Education Facilities Modernization (**OPEFM**) selected MCN Build as the design build contractor with design partner EEK Architects, for the phase I modernization of the largest public elementary school in the District of Columbia. All twenty-six existing classrooms including the Pre-School, Head Start, Pre-K, K through 5, and Special Education.

From notice-to-proceed to substantial completion the project was designed and built in four months. As soon as school closed on June 15th, the MCN Build team began construction. In just 67 calendar days, we completed the renovation of over 70,000 square feet.



16th street campus for **Capital City Public Charter School**  
MCN Build completed the full renovations for Capital City Public Charter School's **16th Street Campus**, which was designed by Shinberg and Levinas Architects,

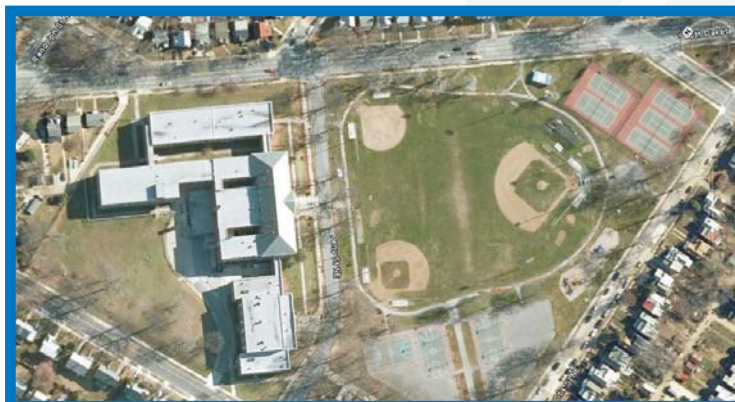
### Woodrow Wilson High School

In September 2009, as the intense summer school construction season came to a close, MCN Build was selected by Sigal Construction to serve as associate builder on the \$80 Million **Woodrow Wilson High School** rehabilitation project, slated for delivery to **OPEFM** in the fall of 2011.



### Taft Junior High School

In November 2009, **HYDE Leadership Public Charter School** selected MCN Build, with design partner Ehrenkrantz Eckstut & Kuhn Architects (EEK), as the design-build contractor for the **Taft Junior High School** modernization, an \$18 million project comprising more than 194,000 square feet on a five-acre campus.



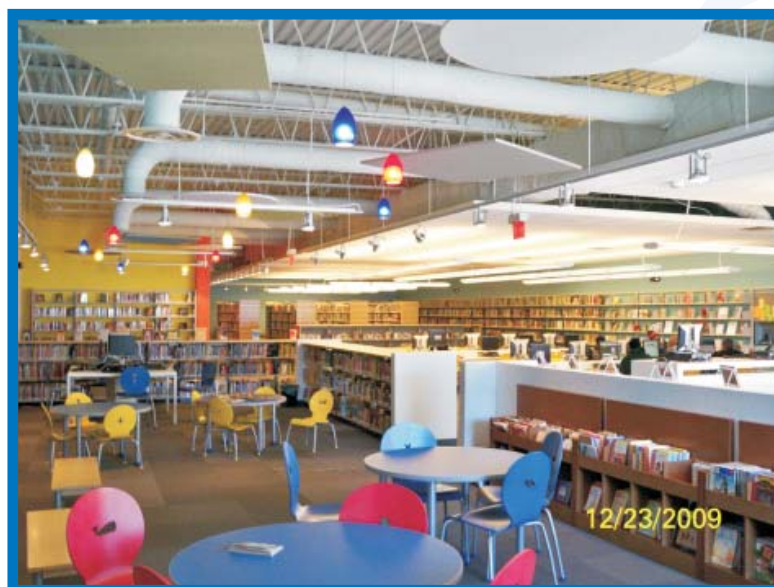
## Libraries

### **Washington Highlands Interim Library**

MCN Build was retained by the **District of Columbia Public Library (DCPL)** for the design-build of the **Washington Highlands Interim Library**. With design partner Cooper Carry Architects, we delivered this project in November 2009 for the DCPL in a record six weeks, within budget, and above and beyond the standards set by DCPL.

### **Mount Pleasant Interim Library**

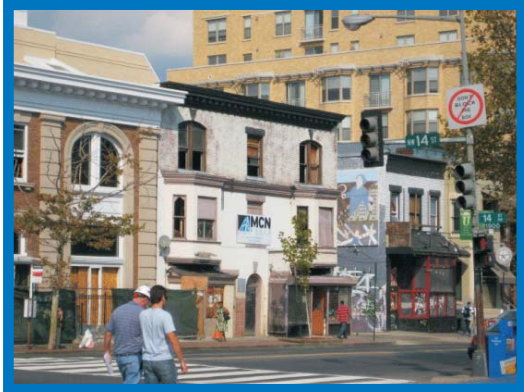
In December 2009, DCPL selected MCN Build, with design partner Core Architects, as the design-build contractor at the **Mount Pleasant Interim Library**, which is slated for delivery by May 2010.



# RESTAURANTS

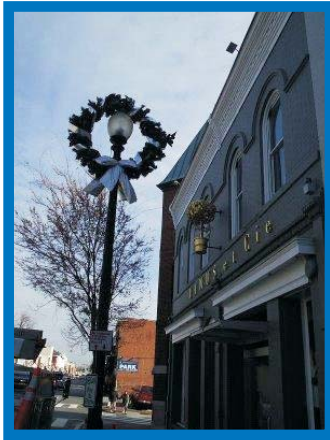
New and established DC restaurants provided a steady stream of work in 2009, and we completed work on multiple projects, including:

- /// Café Milano (Georgetown)
- /// Spot Lounge (18th Street corridor)
- /// Loft Lounge (18th Street corridor)
- /// Midtown Lounge (18th Street corridor)
- /// Patty Boom Boom (U Street corridor)
- /// Policy Restaurant and Lounge (U Street corridor)



## Retail

While retail construction in the District of Columbia trickled to a standstill, MCN Build delivered Janus et Cie., widely recognized as the year's best retail construction project in Georgetown, as well as **Blink Optical** on 18th street.



## Ground-Up

MCN completed the work on a challenging landlocked ground-up infill project at **14<sup>th</sup> and U Street**, one of the most vibrant corridors in the District of Columbia. This project involved sheeting, shoring and underpinning of the neighboring structures, as well as structural steel erection under extremely tight site conditions.



In September of 2009, MCN Build was selected as the general contractor, with associated site work, for the Maple Avenue shopping center in the heart of Vienna, Virginia. Designed by Ziad Demian of Demian & Wilber Architects, this project is slated for delivery by May 2010.



## Commercial Interiors

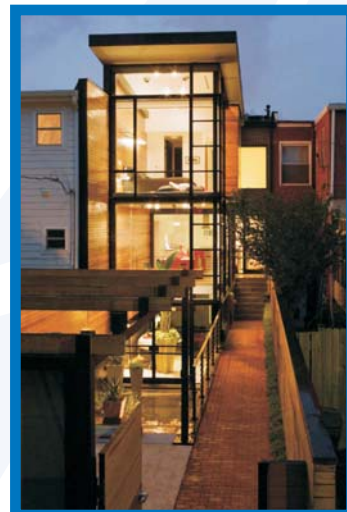
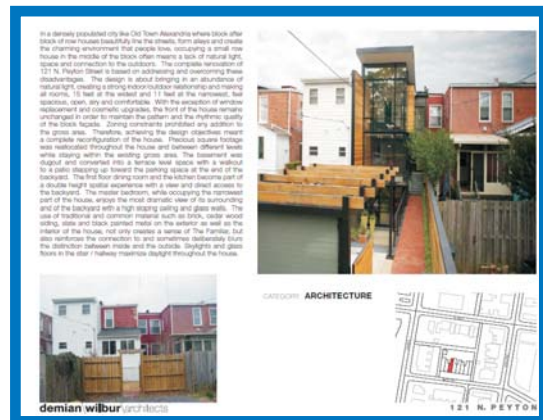
MCN Build completed the construction of the regional warehouse and office facilities for the multinational electrical company **Rexel in Tyson's Corner VA**, and we continued to be active in class A office building tenant fit out, delivering the corporate offices of **ASI in Bethesda, MD** and the corporate offices of **Global Engineering Solutions in Rockville, MD**.



## Special projects

In November 2009, MCN Build's **Clark Townhouse** addition project in Alexandria VA, designed by Ziad Demian of Demian & Wilber Architects, earned a 2009 AIA VA architectural award of excellence.

In December 2009, MCN Build was selected to provide construction management services for the **Golden Penthouse renovation** project, a unique architectural intervention.

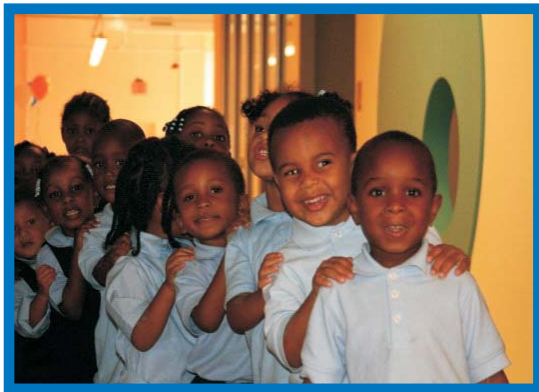


## **Giving back to our community**

MCN Build provides direct financial support to over 40 schools and philanthropic organizations throughout the District of Columbia and neighboring communities.

We also provided pro bono services to a multitude of public charter schools in their early pre-development stage, advising and guiding their facilities team on a wide range of design and construction planning issues, scheduling, constructability, and budgeting.

Our principals also serve as active members of the boards of directors for Bread for the City, San Miguel School, Latin American Youth Center (LAYC), and as the U.S. Green Building Council's (USGBC) **Green Schools Regional Advocate**.



*As we look forward to 2010 and beyond, MCN Build remains firmly committed to "building the future with projects that preserve and empower our community".*



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