

TIMOTHY J. MEUCHEL

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KEY QUALIFICATIONS

- Experienced in Business Ownership, Design/Build, Construction Management and General Contracting.
- Skilled in all facets of construction including Design Phase, Bid Phase and Construction Phase.
- Adept in Owner & Subcontractor Relations, Estimating & Budgeting, Planning & Scheduling, Cost & Quality Control, Inspections, Municipal Regulations and Permitting.

EDUCATION

- BS in Civil Engineering, May 1996 – **Virginia Polytechnic Institute and State University (Virginia Tech)**, Blacksburg, VA

PROFESSIONAL EXPERIENCE

- Owner, **TM Contracting, LLC d/b/a Trade Up Consulting**, Baltimore, MD, January 2016 – present
- Owner, **TM Contracting**, Baltimore, MD, January 2007 – present
- Project Manager, **The Whiting-Turner Contracting Company**, Baltimore, MD, May 1996 – April 2008

PROJECT HISTORY

Construction Consulting

- Construction Consulting, **Krystal Groover v. Ryan Homes, et al**, Pribanic & Pribanic, 2019 - 2023
- Construction Consulting, **Indu Kundra, et ux. v. Metropolitan Construction Company, LLC, et al**, Metropolitan Construction Company, 2019 - 2022
- Construction Consulting, **Doug & Dawn Elliott as administrators of the Estate of Caleb Elliott, deceased v. Sexton, et al**, The Gori Law Firm, 2020 - 2021
- Construction Consulting, **Kathleen Ruben v. Gold Leaf Group**, Gold Leaf Group, 2021
- Construction Consulting, **Kurt Kaelber, as Personal Representative for the Estate of Susan Carol DeSantis, a/k/a Susan Carol Kaelber, Deceased v. Zaremba & Co., Inc., and Gillette Brothers Holdings LLC**, Fieger Law, 2021 - 2022

- Construction Consulting, **Steven Blake v. Brookfield Properties One WFC Co., LLC., The Clearing House Association, LLC., The Clearing House Payments Company, LLC., Holt Construction Corp. and Creative Office Pavilion**, Edelman & Edelman, P.C., 2021 - 2024
- Construction Consulting, **Holland v. USAA**, Golden Law Office, PLLC, 2022
- Construction Consulting, **LaFleur v. Kerry Contracting, LLC**, Mandell, Boisclair and Mandell, Ltd., 2022 - 2023
- Construction Consulting, **Clifford Edwards et al. v. Ironclad Building Co., LLC, et al.**, Suisman, Shapiro, Wool, Brennan, Gray & Greenberg, P.C., 2023
- Construction Consulting, **Kurtis W. Perkins v. Xperience Fitness, et al.**, Milwaukee Crash Lawyers, 2023
- Construction Consulting, **Douglas Scott Taylor v. FECH Custom Contractor LLC, et al.**, Farmer, Cline & Campbell, PLLC, 2023 - 2024
- Construction Consulting, **Kevan White v. Hilltop Land Development & General Contractors, Inc., et al.**, Garmey Law, 2023
- Construction Consulting, **Michael Matkovich v. Kraus-Anderson Construction Company, et al.**, Horwitz, Horwitz & Associates, LTD., 2024 - 2025
- Construction Consulting, **Ceferino Molina v. Hebert Construction, et al.**, Sheff & Cook, LLC, 2024 - present
- Construction Consulting, **Arlen Greig v. Christopher Phillips, et al.**, Munley Law, PC, 2024 - 2025
- Construction Consulting, **Mark Yoo v. Annette Antonelli**, Annette Antonelli, 2024 - 2025
- Construction Consulting, **Dennis Dube v. G&G Welding and Fabrication, et al.**, Wilson & Parlett, 2025
- Construction Consulting, **Greg Keagle, et al. v. Jefferson Apartment Group**, Stoop Law, PLLC, 2025 - present
- Construction Consulting, **M. Stancliff Construction Company v. GPRS, et al.**, Schoenberg & Associates, 2025
- Construction Consulting, **Dean Estates**, LaPlante Sowa Goldman, 2025 - present
- Construction Consulting, **Douglas Page v. Meadowmere Resort**, Garmey Law, 2025 - present
- Construction Consulting, **Doris Gumminger vs Melos Construction LLC, et al.**, Edelman & Thompson, LLC, 2025 - present
- Construction Consulting, **Ardaiz v. County of Fresno: Construction**, Aleshire & Wynder, LLP, 2026 - present
- Construction Consulting, **Marcos Cruz Vivas v. SM Concrete Construction Inc**, The Poole Law Firm, 2026 - present
- Construction Consulting, **A. Martini Mayland, Inc. v. 84 Lumber, et al.**, Gordon Rees Scully Mansukhani, LLP, 2026 - present
- Business Consulting & Coaching, **FM Contracting LLC**, Greensboro, NC, 2017 - 2020
- Construction Estimating, **multiple**, 2016 - present

Construction Testifying Expert

- Testifying Expert, **Ozdeger v. A/R Electrical Solutions Inc.**, Brown | Gould | Kiely LLP, 2016 - 2017 | Deposed, 2017
- Testifying Expert, **John Boyes v. Executive Construction, Inc. and Titan Electric LLC**, Horwitz, Horwitz & Associates, LTD., 2021 - 2023 | Deposed, 2022
- Testifying Expert, **Stephen Wieroniey & Jennifer Wieroniey v. Highland Street, LLC D/B/A Alair Homes Arlington**, Alair Homes Arlington, 2023 - 2024 | Deposed, 2023, two times | Testified, 2023
- Testifying Expert, **Duhamel v. The Whiting-Turner Contracting Co.**, Brown Paindiris & Scott, LLP, 2022 - 2025 | Deposed 2024, three times
- Testifying Expert, **Rodriguez, Oscar v. Walsh Construction Company II, LLC**, Horwitz, Horwitz & Associates, LTD., 2025 - present | Deposed, 2025
- Testifying Expert, **Brian & Jennifer Doveala v. Avalon Development and Construction, LLC d/b/a Avalon Construction & Design**, Konicek & Dillon, P.C., 2025 - present | Deposed, 2025 | Testified, 2025

Facility Renovations & Maintenance

- Multiple interior and exterior renovation projects, **The Daily Record Main Office**, Baltimore, MD
- Ongoing monthly maintenance from 2012 through 2016, **The Daily Record Main Office**, Baltimore, MD
- Multiple interior renovation projects, **My Gym Children's Fitness Center**, Timonium, MD
- Multiple interior and exterior renovation projects, **M.C. Dean**, Baltimore, MD
- Interior office renovation, **Coldwell Banker**, Towson, MD, \$25,000
- Kitchen remodel and equipment installation, **Battelle Memorial Institute**, Aberdeen, MD, \$9,000
- Curtain wall and parapet rebuild, **Battelle Memorial Institute**, Aberdeen, MD, \$13,000

Federal/Military

- Chemical Demilitarization Lab, **US Army / Bechtel National**, Aberdeen, MD, \$4 million
 - Design/build of 9,500 square foot lab building for mustard agent demilitarization.

Healthcare

- Emergency Department Expansion, **Baltimore Washington Medical Center**, Glen Burnie, MD, \$15 million
 - 30,000 square foot addition and renovation to the active Emergency Department in conjunction with underground utility infrastructure upgrade to the entire hospital campus. Project required multiple phases and infection control measures to keep the Emergency Department operational 24 hours per day during the entire project.

Industrial

- Baltimore Allison Transmission Facility, **General Motors Corporation**, White Marsh, MD, \$51 million
 - Design/build of a 408,000 square foot manufacturing facility with 2-story office space, full service cafeteria, wastewater treatment plant, utility building, fire pump house and storage tank, and primary/secondary switchgear house.
- Sub Assembly Modifications, **General Motors Corporation**, Baltimore Assembly Plant, Baltimore, MD, \$465,000
 - Rework of Sub Assembly Area including moving and resetting of equipment and installation of new hoists.
- Spring and Axle Area Modifications, **General Motors Corporation**, Baltimore Assembly Plant, Baltimore, MD, \$145,000
 - Demolition of existing conveyor system and installation of new hoist systems.
- Tire Building Column Replacement, **General Motors Corporation**, Baltimore Assembly Plant, Baltimore, MD, \$60,000
 - Reinforcement of damaged columns with concrete filled steel casings.
- Air Dryer Rigging, **General Motors Corporation**, Baltimore Assembly Plant, Baltimore, MD, \$60,000
 - Rigging of two air dryer units and one hydrocarbon unit from 2nd floor of existing manufacturing plant for transport, including select demolition and replacement of 2nd floor exterior building skin.
- Camera Room Modifications, **The Daily Record Printing Press**, Baltimore, MD, \$14,000
 - Rework of Camera Room area to accommodate new equipment.
- Loading Dock Renovations, **The Daily Record Printing Press**, Baltimore, MD, \$7,000
 - Renovations to existing loading dock.

Insurance Restoration

- 3,000 square foot Fellowship Hall complete interior reconstruction after major water damage, **St. Thomas Episcopal Church**, Towson, MD, \$75,000
- Reconstruction of partially collapsed house after fallen tree damage, **Severna Park. MD Residence**, \$40,000
- Interior reconstruction of three floors after frozen heat line damage, **Baltimore, MD Residence**, \$40,000
- Interior reconstruction of basement after flood damage, **Bel Air, MD Residence**, \$36,000
- Interior reconstruction of three floors after flood damage, **Elkridge, MD Residence**, \$30,000
- Interior and exterior reconstruction after defective roof water damage, **Perry Hall, MD Residence**, \$30,000

Residential Remodeling & Additions

- Front addition and complete interior/exterior house renovation, **Essex, MD Residence**, \$700,000
- Addition and renovation of master suite to include water treatment system upgrades, in slab radiant heating, exterior lighting and landscaping, **Westminster, MD Residence**, \$305,000
- Multiple phase complete interior house renovation, **Phoenix, MD Residence**, \$150,000
- Complete interior house renovation, **Severna Park, MD Residence**, \$105,000
- Complete interior house renovation, **Timonium, MD Residence**, \$95,000
- 1st floor and exterior house renovation, **Baltimore, MD Residence**, \$75,000

Retail

- Pier 3 Expansion, **National Aquarium in Baltimore**, Baltimore, MD, \$57 million
 - 67,000 square foot addition and 18,000 square foot renovation including kitchen, serving area, restaurant and retail areas in conjunction with new Australian theme habitat exhibit, upgrades to existing infrastructure systems and complete reconstruction of Pier 3 hardscape. All work was phased and performed while the building remained open to the public and received approximately 1.6 million visitors per year.
- Pier 3 Utility Relocations, **National Aquarium in Baltimore**, Baltimore, MD, \$4 million
 - Replaced existing underground utilities and installed new chilled water and primary electrical services while the building remained open to the public.
- Pier 3 General Trades, **National Aquarium in Baltimore**, Baltimore, MD, \$1 million
 - Demolition of existing ticket booth; hardscape and utility renovations for new modular ticket booth; construction of new building entrance.
- Pharmacy Expansion, **Rite Aid Customer Support Center**, Woodland, CA, \$240,000
 - 9,000 square foot pharmacy expansion and renovations to existing 11,800 square foot pharmacy.

Site Work

- BEST Center Building 2 Site Preparation, **Battelle Memorial Institute**, Aberdeen, MD, \$342,000
 - 16-acre site preparations for future BEST Center Building 2.
- Front Entrance, **Westminster, MD Property**, \$97,000
 - Site clearing, engineered retaining wall, automatic entrance gate system and security camera system at property entrance.
- Bulkhead Remediation, **National Aquarium in Baltimore**, Baltimore, MD, \$52,500
 - Demolition and replacement of structural concrete pier section including underwater pile repairs.
- Rear Property Reconstruction, **Baltimore, MD Residence**, \$31,000
 - Site demolition, landscaping, hardscape and fencing to reconstruct rear property.

- Parking Lot, **Westminster, MD Property**, \$25,000
 - Stone parking lot expansion and lighting of road and parking lots.
- Retaining Wall Repairs, **Essex, MD Residence**, \$22,000
 - Excavation, grading and repairs to secure failing stone retaining wall.

Warehouse/Distribution

- Southwest Customer Support Center, **Rite Aid Corporation**, Lancaster, CA, \$45 million
 - 930,000 square foot facility on a 110-acre site with 70,000 square foot office space.
- Mid-Atlantic Customer Support Center, **Rite Aid Corporation**, Perryman, MD, \$37 million
 - 840,000 square foot facility on a 90-acre site with 100,000 square foot office space.
- Mid-Atlantic Triad Facility, **Georgia Pacific Corporation**, Frederick, MD, \$27 million
 - 684,000 square foot warehouse and manufacturing facility on a 70-acre site with 9,600 square foot office space.

PUBLICATIONS

- Meuchel, Tim, The 10 Factor: From Struggling to Thriving Business in 10 Months, Book, Copyright 2018

LICENSES/REGISTRATIONS/CERTIFICATIONS

- Licensed, Maryland Home Improvement Commission, MHIC #92147, Department of Labor Licensing & Regulation, Expires April 25, 2027
- Licensed, Construction Firm License #03327429, State of Maryland, Expires April 30, 2027
- Registered, Maryland Home Builder Registration, Attorney General Consumer Protection Division, Through 2018
- Certified, Renovation, Repair and Painting (RRP), U.S. EPA
- Certified, ECRI Institute Workshop (Infection Control Risk Assessment for Construction Activities), ECRI Institute
- Certified, Erosion and Sediment Control, State of Maryland
- Certified, OSHA 30 Hour Outreach Training, Occupational Safety and Health Administration

MEMBERSHIPS/AFFILIATIONS

- Member, National Association of Home Builders
- Member, Maryland Building Industry Association
- Allied Member, American Institute of Architects
- Member, Chi Epsilon, International Civil Engineering Honor Society