



# **CENTURIAN**

**Revitalizing Baltimore & Changing Lives –  
Knowledge, Expertise and Integrity  
Find Solutions to Challenging Projects**

# CENTURIAN CONSTRUCTION

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Delivering the best service without exceeding the budget is a worthy goal of any contractor, and a guarantee among the finest and most reputable. Knowledge, expertise and integrity are used to describe the merits behind Centurian Construction. For over four decades, the leadership of Centurian has been making those statements the foundation of their company through passion for exceeding client expectations and providing the most economical solutions for a wide range of challenging projects.

Led by industry veterans Martha and John Chapman, Centurian is family owned and operated. In addition, they are a certified, woman owned, minority business with over 45 years of experience. As a Maryland Home Improvement Licensed Contractor, the firm has renovated a wide variety of

## PROJECT PROFILE

### 2112 E. Hoffman Street

**Location:** Baltimore, MD

**Client:** Maryland Scattered Sites, LLC

**Scope of Work:** Renovation of 1,042 sq.ft. Rowhome

**Challenges:** The home was structurally unsound, no roof, no floors, large tree grew inside shell and permeated the brick of the adjacent house making it's removal a challenge. We had to develop a phased demolition and reconstruction sequence to preserve the adjacent homes and maintain the stability of the building.



In Progress

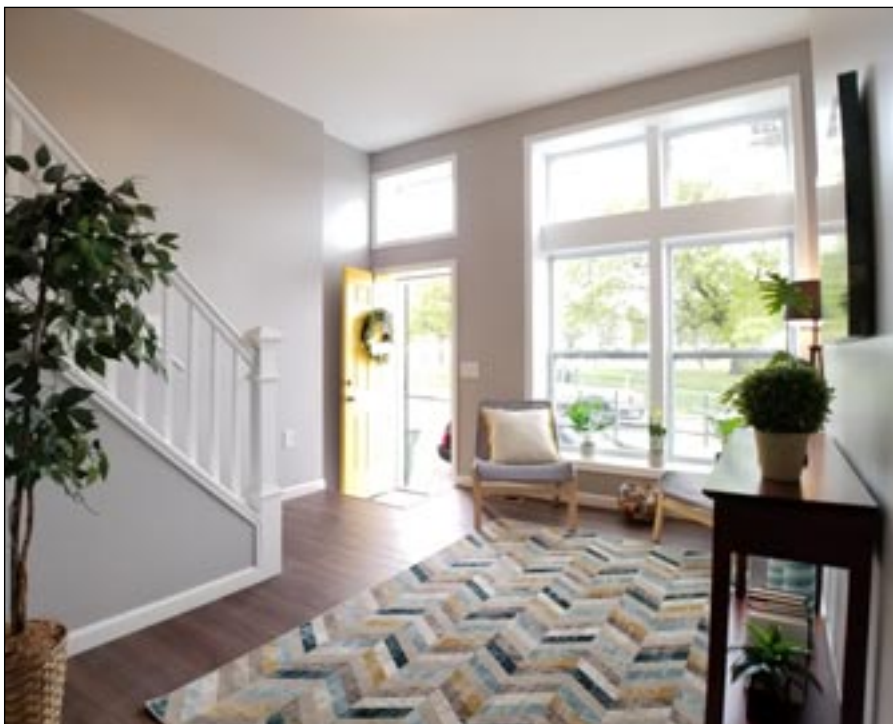
residential and commercial properties in the Baltimore/ Washington corridor as a full-service contracting company.

The Chapmans career in construction spans over four decades with notable work on: Mission Inn Omni Hotel in Riverside California, the Jacob Javits Convention Center and Trump Tower Atrium in New

York City and Baltimore/ Washington International Thurgood Marshall Airport main concourse space frame roof. A pivotal project was the design build of the club level at FedEx Field Stadium. These are just a few of the remarkable things that they have accomplished in the commercial and historic sectors.

Experienced in all phases of construction, including development and rehabilitation of single and multi-family housing, commercial development and historic renovation, Centurian boasts an impressive portfolio that has allowed their diverse capabilities to be used to the fullest

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Hoffman Street Completed — Photo: Centurian Construction



Hoffman Street Completed — Photo: Centurian Construction

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potential. “We are able to do anything, because we have already done everything,” explains CEO Martha Chapman. “Our experience and vast knowledge of both large commercial and smaller residential jobs has equipped us to handle any scope of project.” Perhaps nothing makes this point more obvious than the company’s emphasis on revitalizing blocks of Baltimore that would otherwise go untouched and sit vacant. “Over the course of thirty years, we completed commercial work

nationally and as we watched Baltimore change over those decades, we wanted to shift our focus,” adds John Chapman, COO. “We always put the same quality and effort into all our projects, regardless of size or scope. We believe everyone deserves to live in a quality, well-built home. As we renovate these homes we are frequently asked when we will be doing more on the block.”

This passion to see revitalized homes improve the lives and neighborhoods of many Baltimore residents started in Florida. “We had an opportunity to help in Miami, with affordable housing through the Hope VI Program,” continues John. “In doing so we realized

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Manor Road In Progress — Photo: Centurian Construction

## PROJECT PROFILE

### 11317 Manor Road

**Location:** Glen Arm, MD

**Client:** Baltimore Impact Properties, LLC

**Scope of Work:** Complete Renovation of 5,000 sq.ft. Home

**Challenges:** A fire had completely destroyed the home. The heat of the fire compromised the structural integrity of the home leaving only the basement concrete slab and stone walls. We installed steel beams and columns to support the structure and when completed, the home will include 6 bedrooms, 3.5 bathrooms, two fireplaces, large kitchen, separate pantry, family room, rear elevated deck, patio and two-car garage.



Before



In Progress

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we could implement the same processes in our home state.” For those familiar with Baltimore, there is no question that such an effort would be welcome but challenging. “There have been many approaches to revitalize Baltimore City. There was loss of home ownership and neighborhoods declined leading to substandard housing opportunities,” states Martha. “Previous programs that focused mainly on the commercial & tourism sectors neglected the

## PROJECT PROFILE

### 1515 and 1517 McHenry Street

**Location:** Baltimore, MD

**Client:** Baltimore Impact Properties, LLC

**Scope of Work:** Renovation of Two 1,472 sq.ft. Rowhomes

**Challenges:** The integrity of the structure of the two row homes had been detrimentally compromised due to the absence of all weight bearing elements. Careful demolition and reconstruction was required so the adjacent homes could remain unharmed.



residential areas. The result was abandoned homes left to deteriorate.” Having tackled the revitalizing of similar properties in the neighborhoods of Miami, Centurian began the same efforts

in Baltimore. “We take houses that are structurally unsafe and make them homes again,” adds Michael Chapman, Director of Construction Services. “Often, the property is structurally

compromised requiring us to evaluate each project stage by stage to ensure there is no damage to the surrounding homes as well as to our crew

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McHenry Street (Before) — Photo: Centurian Construction



McHenry Street In Progress — Photo: Centurian Construction

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while we work.”

While those challenges come in many forms, each one requires an immense amount of engineering knowledge. “We offer our clients the ability to develop in extremely distressed homes where the roof is in the basement and there are no rear walls,” says Martha. “Due to our in-house engineers, we are able to provide our clients the opportunity to turn these projects into homes.” This is also the case with design as all architecture is done in-house. “We streamline our processes through offering feasibility studies, architecture, design and construction all under one roof which benefits our clients in both time and money,” adds Auburn Chapman, Director of Planning & Design. Other construction services that Centurian self-performs include concrete, drywall, masonry, and iron work. “Utilizing structural steel provides unique benefits to the client. Our knowledge and willingness to use steel in our residential homes provide us the capability to have open and creative space that would otherwise be confined and partitioned,” continues Michael. “It really gives us so much flexibility with design,” says Auburn.

Bringing these strengths to every client and project cannot be overstated as almost all of Centurian’s projects are true design-build. “We provide a

## PROJECT PROFILE

### Anaerobic Digester • United States Naval Academy

**Location:** Annapolis, MD

**Client:** Ace Sarich Associates, LLC

**Scope of Work:** Designed and built an anaerobic digester that processed food waste from King Hall (dining hall for Midshipmen) and converted the waste into energy. This system was designed to meet the requirements of the Navy as a pilot project for forwarding operating bases to provide power, hot water and potable water from the waste stream.

**Challenges:** Much of food waste is comprised of water. The system we designed separated the biogas into CH<sub>4</sub> (methane) and CO<sub>2</sub> (carbon dioxide). The CH<sub>4</sub> was used to power a combined heat and power unit that provided electricity to the grid and thermal energy for heating and cooling. Additionally, the remaining water that was removed from the food waste and made potable.



Anaerobic Digester — Photo: Centurian Construction

headache free, streamlined process,” says John. “The customer comes to us with an idea and we work with them to create the end goal beyond what they thought possible on their budget.” Offering a personalized approach to each client, the team at Centurian puts an emphasis on listening to their customers and making suggestions that best fit their needs. “Our quality of work is tailored to each client and project,” explains Martha. “We look at each project to find the most economical solution to meet and exceed their expectations.”

There is no question, however, that finding the best solution for

each client involves the strong relationships they have fostered both externally with subcontractors and internally with their staff. “We have cultivated relationships with reliable subcontractors which support our vision of creating an economical, quality and responsible project,” states Michael. As far as the team at Centurian, a true family atmosphere remains essential. “Our projects are often fluid and changes occur daily, but because we are a true family-owned and operated company, the decision makers often all have dinner together,” continues Auburn. “As a team, we address issues as they

arise, keeping the projects going without delay.” The family atmosphere extends to all Centurian employees that bring invaluable skill and resourcefulness to the success of the company, including CFO Rachelle Johnson, and Foreman Misael Lopez, both with over 15 years of experience at the company. “The family atmosphere extends to the entire crew,” says Rachelle. “We depend on our crews, and they depend on us. There’s always a job for anyone who wants to work”.

The customers of Centurian Construction have nothing but wonderful things to say about

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# PROJECT PROFILE

## Residence in Phoenix, Maryland

**Client:** Private Homeowner

**Scope of Work:** Build a 1,680 sq.ft. addition on the existing home. We utilized a steel structure which allowed unlimited design possibilities for the homeowner.



Phoenix, MD In Progress — Photo: Centurian Construction



Phoenix, MD In Progress — Photo: Centurian Construction



Phoenix, MD Completed — Photo: Centurian Construction



Phoenix, MD Completed — Photo: Centurian Construction

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working with them. The following are only a handful of quotes that give testimony to the excellence the team brings to every project.

*“From the beginning of our acquisition process to the eventual leasing of the property, Centurian Construction walked us through the details of stabilization to the ultimate staging of the property for sale or leasing. They truly are a one-stop shop and continue to exceed our expectations.”*

*Patrick Hudson, Member of Maryland Scattered Sites, LLC in Baltimore, MD*

*“Centurian is an asset to our company. As we take abandoned, run-down rowhouses in Baltimore City and turn them*

*into homes, Centurian provides their engineering and architectural experience to turn our visions into realities. Many of our projects often have hidden problems, structural foundation issues and collapsing substructures, some where the only thing left is a crumbling façade with the roof collapsed into the basement. Centurian proved time and again that they have the ability to fix any property. I have been so pleased with their work and expertise, they are renovating a sentimental home for me on Gibson Island where the structural deficiencies were so severe that it was actively falling. As overwhelming as it was to potentially lose the sentimental home, through their utilization of structural steel and reinforced concrete beams, we were able to retain the original historic architectural design of the home, while allowing us the complete freedom of design we wanted.”*

*Brian Gamble, Member of*

*Baltimore Impact Properties, LLC in Baltimore, MD*

*“I worked with Centurian Construction to renovate our 61 multi-family townhome community. They made the job that seemed insurmountable,*

*easy and effortless. Centurian provided us design and specification guidance and tailored a program from concept all the way through construction. They organized the work to be done in a timely and efficient*

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Greenspring Station Work In Progress  
— Photo: Centurian Construction



N. Luzerne Framing In Progress — Photo: Centurian Construction



N. Luzerne Completed — Photo: Centurian Construction

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*manner while maintaining low impact of disturbance on current residents. They were able to solve problems as they arose without detriment to the original timeline of the project”.*

*Currie Mebane, Owner of Rock Creek Palisades in Kensington, MD*

*"We are two family-owned businesses that have been working together for decades. Our relationship has been built through collaborating on small and large projects in both design and engineering. Sometimes we are providing them materials for their projects, and others they are providing us installation services. Most recently, Centurian's install team completed a large commercial job with us at Greenspring Station. The office*



*We are proud of our association with Centurian Construction.*

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## PROJECT PROFILE

### Rock Creek Palisades

**Location:** Kensington, MD

**Client:** Sunninghorse, LLC

**Scope of Work:** Renovation of a 61-unit luxury townhome community. Update floor plans to create an open concept first floor; updated kitchens and baths; modified exterior; new windows and doors throughout community.

**Challenges:** Most of the townhomes were occupied. Renovation required us to relocate the existing tenants from their unrenovated unit to a completed unit. We had to adjust the sequencing of construction to meet the needs of the tenant and the property manager. This required a great deal of planning and communication and patience.



*building in Greenspring Station entailed replacing 125 windows on 3 floors, all in office spaces that were occupied while the work was taking place. The client was so impressed with the quality of work that they have requested Centurian to return to a sister property this fall for another full building window replacement. We look forward to*

*continuing this relationship and enjoy supporting each other's businesses. - Doug Forbes, Owner, Forbes Design Center in Timonium, MD*

With a goal to continue expanding and providing others the opportunity to partner in their passion to revitalize Baltimore City, Centurian

Construction knows that being steadfast and continuing to work with City officials is vital to meeting that objective. "We are investing in Baltimore with a hope for a better future for generations to come," states Martha. Coming from a company that can do anything, a statement like that says everything.

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## PROJECT PROFILE

### Solar Projects

**Client:** Northeast Energy Services, LLC

**Project #1:** Poly Technical High School, Baltimore, Maryland

**Scope of Work:** Design and install a 10kW solar array which was used as a teaching tool for students.

**Project #2:** Roseda Farm, Monkton, Maryland

**Scope of Work:** Design and install a 55kW solar array which reduced the farm's energy costs and allowed the farm to sell excess energy back to the grid.

**Project #3:** Constellation Energy Solar Field, Pocomoke City, Maryland

**Scope of Work:** Design and install a 3.5MW solar array which was estimated to reduce the town's annual electric costs by 17%.



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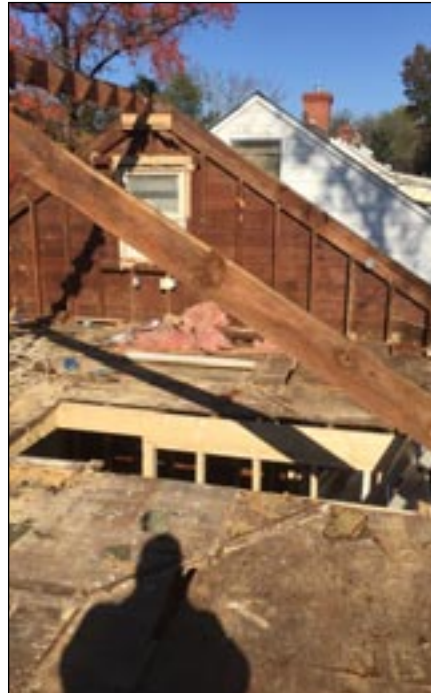
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St. Georges In Progress — Photo: Centurian Construction



St. Georges Completed — Photo: Centurian Construction



*One Tough Animal.*



THE REVOLUTION  
**YOUR WORK DEMANDS**

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