

Thomas J Meagher
Executive Vice President

Blue Rock

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BIOGRAPHY

As Executive Vice President, Tom is responsible for Blue Rock Construction's business development, contract negotiations, project leadership, design oversight, strategic planning and preconstruction oversight. Prior to joining Blue Rock, Tom was a principal of The Norwood Company where he was responsible for all regional operations for the company. During his career, Tom has personally been involved with over \$1 billion of construction.

PROFESSIONAL PROFILE

Tom has provided preconstruction, construction management and design-build services for corporations and developers with the design and construction of industrial buildings for more than 30 years. His project experience includes the design and construction of 30+ million square feet of building projects. Tom maintains superior knowledge of logistics, constructability reviews, alternative construction material and methodology, and various building systems.

Tom has formalized Blue Rock's preconstruction project and entitlement process to assist clients in identifying critical long lead approval items to minimize development blockers for individual commercial projects. His experiences include master planning, GMP development and preconstruction value engineering.

KEY CLIENTS

Alacer Corporation

Americold

Ames True Temper

Arcadia Properties

AutoZone

Black Creek Group

Cabela's, Inc.

Caterpillar Logistics

Crown Cork & Seal USA

Dermody Properties

Dunn & Bradstreet

First Industrial

FreshPet

Godshall's Quality Meats

Maytag

Matrix Development Group

MCS Industries

MRP Industrial

Nissan

PetSmart

Procter & Gamble

Seefried Properties

Simon & Schuster

S.C. Johnson

Trader Joe's

VerusPartners

Vision Hardware

Volvo/Mack Trucks

Werner Trucking

Blue Rock Construction, Inc. – Allentown, PA

Executive Vice President 2013 - Present

Senior Vice President, 2008 – 2013

The Norwood Company – Allentown, PA

Senior Vice President-Principal, 1992 – 2008

Senior Vice President, 1986 – 1992

Relevant Experience

• **Black Creek Group**

- Kuser Road: 339,500 SF new spec warehouse/distribution center in Hamilton Township, NJ
- 5 Logistics: new 240,000 SF warehouse/distribution center, Carlisle, PA
- 192 Kost Road: 422,400 SF new spec warehouse/distribution center, Carlisle, PA

• **Matrix Development Group**

- Matrix Staten Island Building 1: 975,000 SF new spec warehouse/distribution center to be lease by IKEA
- Matrix Staten Island Building 3: New construction of 857,388 SF shell building with 1,460,629 SF of mezzanine (spread throughout three (3) floors) and approximately 54,000 SF office space
- Matrix Gateway: Construction of 700,000 SF and 263,000 SF warehouse / distribution facilities in Pedricktown, NJ
- Matrix Newburgh: New 565,320 SF warehouse/distribution center, including 317,520 SF tenant fit-out, Newburgh, NY

• **First Industrial Realty Trust**

- First Logistics I81: new construction of a 738,720 SF and a 250,200 SF warehouse distribution center in Jonestown, PA
- First Logistics Center @I83: 708,000 SF warehouse/distribution center in York, PA
- First Park 33: Construction of 341,000 SF and 243,000 SF warehouse/ distribution facilities in Lower Nazareth, PA

• **Volvo/Mack Trucks:** Design/Build Master Services Agreement for three (3) additions to existing facility, one (1) stand-alone new construction of audit building and multiple process line and office renovations in Macungie, PA

• **Crown Cork & Seal USA** – New 525,000 SF manufacturing facility, Tioga County, NY

• **Chrin Commerce Centre** Lot 1 – 1,104,000 SF new spec warehouse facility, Palmer Township, PA

• **Dermody Properties**, Berks Park 78 Lot 3 – New 750,000 SF distribution facility, Bethel, PA

• **PetSmart:** Construction of 871,000 SF warehouse/distribution center, including 25,000 SF office space; 45,000 SF climate controlled area for fish aquarium

• **Urban Outfitters, Inc.-** 954,000 SF Internet Fulfillment Center in Gap, PA

EDUCATION & CREDENTIALS

Pennsylvania State University - BS Civil Engineering

Lehigh University - Masters in Business Administration