



MUNGER

The Quarterly

Company Newsletter • Fall 2017

In This Issue:

Message from the President
Company News

Recent Success Stories
"Green" Update

Work-in-Progress
Employee Spotlight

Tech Tip



MESSAGE FROM THE PRESIDENT

In the previous newsletter I provided an overview of Munger's plan to position ourselves for the future. Guess I should NEVER have

used the words "Succession Planning" based on the frantic responses I received. Just to set the record straight...I AM NOT GOING ANYWHERE ANY TIME SOON!!!

However, I would like to keep everyone in the loop on how Munger continues to set ourselves up for future success. The process to identify Munger's Core Values was relatively painless. Although we had never actually written them down, once we started the discussion these Core Values practically wrote themselves. They are the way we have done business, from top to bottom, for as long as I have been a part of Munger Construction.

We finalized 4 Core Values that we live by and will not compromise for any reason. These 4 Core Values support our "Build the Best – Be the Best" focus. The first Core Value is "Do the Right Thing – ALWAYS." We take great pride in our commitment to always do the right thing; from responding to time sensitive customer requests, to squelching negative comments coming through our Construction Management software program, ProCore. We catch our employees "doing the right thing" all the time and recognize them every chance we get.

So how does the fact that Munger has a Core Value to always do the right thing affect you? It's not something we do just to brag about how great we are...it is a part of our culture that benefits everyone. It touches our employees, customers, partners, and the wider community. Doing the right thing is not always "easy" but it is always "right."

Catch us doing the right thing...call us out if we aren't...and stay tuned for Core Value #2 in the next issue.

David A. DeMaio, President, LEED AP
daviddemaio@mungerconstruction.com | 203-483-3645

COMPANY NEWS

The Munger Team has expanded again. We welcome new Project Supervisors, **Alan Kostek, Chris DeMartin, and Geoff Benbow** who have jumped right in to supervise our current and upcoming projects. **Ray Ingram** also joined as a field worker and is quickly learning the solar aspect of our business. **Tom Kostek** came on as seasonal help this summer and continues to work part time while he pursues his Construction Management degree from Central CT State University. **Doug Melvin** recently started as a seasonal employee during this busy time for Munger. We also welcome back carpenter, **Rich Wanner**, after his time in Colorado. And not to slight the office staff...**Luke Carpenter** is completing his on-boarding training as our marketing coordinator.

Sadly, we bid goodbye to **David Cacace** as he moves on to accept a concrete and masonry position at Yale University. David started at Munger 17 years ago and worked his way up to become a valued part of our concrete and masonry division. He will be greatly missed but we wish him all the best in his new position.

Next we wish to congratulate our financial manager, **Kostas Maltezos**, on the successful completion of the challenging and time consuming coursework to obtain his **CMA certification (Certified Management Accountant)**. It's official now!! Our finance department continues to be in good hands. Congratulations Kostas – Great Job!!

While we are congratulating people, all good wishes go out to **Joe Pierandi** on his marriage to Laura in July, and **Tommy Bellonio** on his marriage to Donna in October. We are so happy for you and hope you have the BEST life together....now and forever.



Learn and Play Nursery School Playground

continued from front page

And what kept us busy outside of Munger??? We were excited to assist in several community activities including supporting the **Angel Ride** for the Hole in The Wall Gang Camp for children with cancer and their siblings, the **Closer to Free Ride** to support Smilow Cancer Center research and care, and assisting with the construction of a new playground for the children who attend **Learn and Play Nursery School** almost across the street from Munger. Thanks to all the Munger volunteers who made these events happen and thanks to many of our partners who supported us in these efforts.

RECENT SUCCESS STORIES

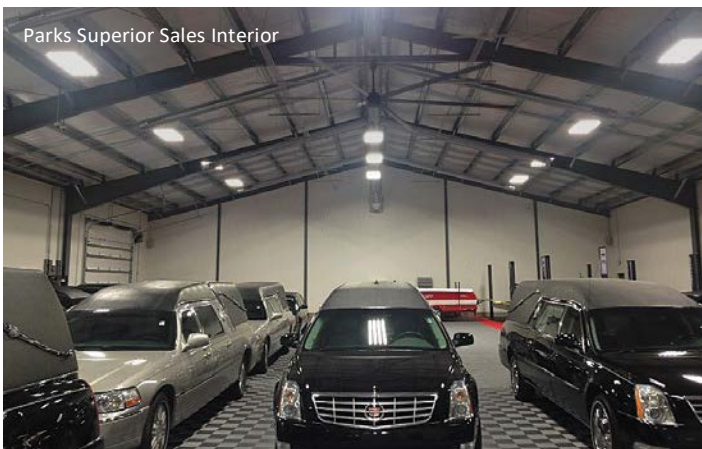
Parks Superior Sales – Parks Superior is a family owned and operated funeral vehicle dealership, located at **16 Hall Hill Road in Somers, CT**. The company has become the largest supplier of hearses & limousines in the country, and ships vehicles around the globe. Kerri Brunt, the office manager at Parks, recommended Munger as a general contractor after witnessing the way in which the company collectively operated from start to finish. Munger was then tasked with erecting a 9,600-square ft. metal building that would act as a showroom and retail space for the company.



Parks Superior Sales Exterior

Under the direction of Dan Lambertson, Project Manager, the Munger crew began the 10-week construction. The foundation was poured exclusively by Munger workers. A unique feature of the building involves a trench drain, which runs through the center of the building floor. The drain allows employees to wash cars inside the showroom during the winter months, without concerns of water damage. The steel building system was pre-engineered by Munger's long-term partner, Varco Pruden Buildings. The framing was then applied to the structure, as well as the roofing, which features snow bars to prevent personal injury and property damage from snow sliding off the roof.

It was a pleasure to build this customized facility for Parks Superior Sales to showcase their unique product.



Parks Superior Sales Interior

University of New Haven (UNH) Dormitory Refresh

– As school ended in May for students of University of New Haven, in West Haven, CT, the Munger team got to work. Munger was hired to perform an entire demolition/renovation of 21 full bathrooms and complete a refresh of hundreds of dormitories on the college campus. The project was headed up by Joe Pierandi, Project Manager, and John Lushinks as Project Supervisor.



University of
New Haven

The team performed a full demolition of the UNH bathrooms, starting by stripping them down to the existing floor joists. Support frames that had suffered from water damage were then completely repaired. New flooring was reinstalled, along with new fiberglass bathtubs and shower stalls. Finally, waterproof tile flooring was laid down and plumbing fixtures were connected.

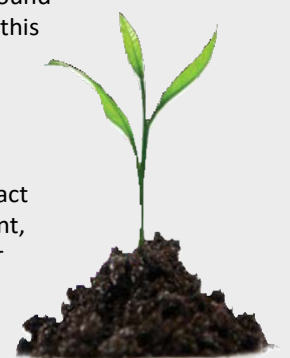
Over the summer Munger refreshed hundreds of dormitories throughout the campus as well. The refresh process consisted of patching, painting and repairs of any damaged fixtures or hardware.

We value University of New Haven as a long-term customer and wish the students a great year!

GREEN UPDATE

Munger Construction and Independence Solar have been busy as of late, having just completed two (2) PV Solar System installations over the summer. There are also two large work-in-progress projects underway that we are very excited about. We are in the process of completing an 850-module panel array for **The Lee Company, located in Westbrook, CT**. This will be Munger's second solar installment for the company. Another exciting project is for **Bishop's Orchards in Guilford, CT**, where we are working to install another ground feature. After the completion of this ground feature, and the recent roof installment, Bishop's plans to run an estimated 80% of their electricity off of solar power!

Now is an excellent time to contact our Sustainable Energy Consultant, Jeff Lendroth, to discuss PV Solar opportunities for 2018!



WORK-IN-PROGRESS

Gaylord Specialty Healthcare – Located at **50 Gaylord Farm Road in Wallingford**, Gaylord is a 137-bed, non-profit, long term care hospital, specializing in medical management and rehabilitation for patients who have experienced an acute illness or a traumatic accident. Munger was contracted to build an 800-square ft. addition to the existing on-site pharmacy.

Under the guidance of Joe Pierandi, Project Manager, and James DeMaio, Project Supervisor, the ground-up project began with pouring the foundation. This was followed with rebar slab reinforcement, insulation around the perimeter and a vapor barrier. A brick face on the exterior was installed to match the existing look of the building.

The interior boasts steel studded block walls, with a completely fire-proofed room. Half the building is required to be a sterile environment for medical purposes, which posed the need for specialty air-tight doors. Extensive HVAC and sprinkler systems were necessary to fulfill the medical protocol as well.



Gaylord Specialty Healthcare

It is an honor and privilege to contribute to a medical facility with such a respected reputation in the Connecticut area.

Michael DesRosiers Art House – Distinguished artist, **Michael DesRosiers**, has been a long-time resident of **Lyme, Connecticut**. Michael came to Munger Construction with a vision of constructing a metal building that would function as both his home and art studio. This construction is headed up by Michael Cormier, Project Manager, and his son Michael J. Cormier, Project Supervisor. The “Industrial” style home celebrates use of minimal materials such as concrete, metal, and glass, in an effort to keep general maintenance on the building as low as possible. Once the foundation was poured, the primary steel framing was erected, and the secondary steel framing for door and window openings got underway.



Michael DesRosiers' Art House

The next steps of the project include installing the roof and metal siding panels, and adding the metal trim work. Horizontal insulated metal panels will be utilized for the siding to achieve a modern/contemporary feel, while providing high insulating power. 100% LED lighting and multiple windows maximize lighting efficiency. Additional clerestory windows are designed to amplify natural day-lighting to the highest level.

Everyone at Munger is excited to see the final product of this unique construction project and we thank Michael DesRosiers for his confidence in our team!

EMPLOYEE SPOTLIGHT

This issue's featured employee is estimator, **Jeff Brown**. Jeff came to Munger in 2013, bringing with him many years of quality experience, not just in estimating, but also in construction management. His ability to follow a project from concept to completion is a huge asset to our estimating department. Jeff's demonstrates Munger's core values in all he does, especially his uncompromising attention to detail...a skill definitely valued in construction estimating.

In his free time Jeff enjoys playing golf and is a member of the Orange Hills Country Club. He is an avid sports fan – [ALL](#) sports – but especially NASCAR, Yankees and Giants. And when not watching sports, Jeff might be found with

his nose in a book, satisfying his love for reading. Despite the fact that Jeff and his wife appear to be polar opposites (Jeff likes warm weather, sun, and the beach – Paula likes the cold, snow, and the mountains in Maine) they both enjoy traveling to new places, enjoying the outdoors, and gourmet food. As a self-proclaimed “Foodie,” when traveling, Jeff often poses this question to the concierge: “If you could only eat 1 meal... where would you go?” And that's where they head off to for their next dining experience. Lucky for Jeff, his wife likes to cook gourmet food at home too!

David DeMaio knew Jeff from previous construction experiences prior to interviewing him and jumped at the chance to bring him in as part of the



Jeff Brown

Munger Team. That DEFINITELY proved to be “The Right Thing to Do.”!!! Thanks Jeff. You're the BEST!!

TECH TIP



Consult Your Commercial Builder If Significant Property Damage Occurs

When commercial property damage occurs, your insurance provider will assign a claims professional and an adjuster to develop an estimate of the cost of repair or replacement based on your policy. You should have complete documentation and photos that prove the pre-loss condition. Prior to making a claim, building owners will benefit by asking their builder to intervene on their behalf so the insurance adjuster understands the true scope of work required to return the facility to its pre-damage state and to help prevent future property damage.

For more information on consulting your commercial builder, please visit the Tech Tips section of our website at www.mungerconstruction.com.

PAT MUNGER CONSTRUCTION COMPANY, INC.
750 East Main Street, Suite One • Branford, Connecticut 06405
T: 203-483-3645 | F: 203-483-3650 | www.mungerconstruction.com

**On Time
On Budget
Every Time**

