



# The Quarterly

Company Newsletter

Summer 2013

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## Recent Success Stories

Munger Construction recently completed a new facility for **The Lee Company** at **82 Pequot Park Road in Westbrook**. The new 88,450 SF facility provides both manufacturing and office space for the IMH Group to produce industrial microhydraulics components for high volume automotive, industrial hydraulic and medical applications.

Munger’s design/build team partnered with Noyes Vogt Architects and VarcoPruden Buildings to create the design for this facility, integrating a structural steel/pre-engineered steel frame that showcases open webbed trusses. The building also incorporates energy efficient features including clerestory windows that introduce natural light from above, controlled daylight sensitive LED lighting, and high R-value, 4-inch foam panel insulation between roof and ceilings.



**The Lee Company**

This complex project marks Munger’s sixth major initiative for The Lee Company, along with many smaller construction projects throughout the past eight years. We highly value our strong business relationship and wish The Lee Company continued success in their newest facility.



**Precision Metal Products, Inc**

Construction of the prototype manufacturing facility for **Precision Metal Products, Inc.,** at **307 Pepes Farm Road, in Milford** provided Munger Construction with the opportunity to leverage our diverse construction competency with strong field management and scheduling skills.

Precision Metal Products manufactures high quality, precision machining components serving medical, microelectronics, defense, commercial, and other markets.

The project consisted of construction of a 1,945 SF warehouse addition, and a 105 SF compressor room addition. Masonry building additions include a rubber roof and block walls. This prototype facility tests the benefits of **cellular manufacturing**, a model for workplace design where the factory floor is arranged into semi-autonomous and multi-skilled

## Message From the President



### Lifetime Relationships Earned Each Day On Each Project.

General building contractor....gallon of milk....commodities to try and get at the cheapest possible price, right? A decent way to purchase a gallon of milk maybe, but not the best way to select your builder. Getting construction services as cheaply as possible often overlooks the value of selecting a problem solver who takes a personal interest in offering solutions designed especially for you.

Munger continually strives to do our best to be competitive but we never sacrifice **VALUE** for price. Building construction and renovations are most likely the largest expenses you will incur in your professional life. Unlike equipment purchases that depreciate, a building is an asset that appreciates, becoming part of your asset portfolio.

Always treat your building as part of your asset portfolio. Then select a general contractor dedicated to becoming part of your wealth management solution. If the building that houses your business operation runs efficiently, your business in turn will run efficiently. More efficient means more profitable.

If you view your builder as a value you can’t do without (as opposed to a commodity to purchase at the cheapest possible price), then we are ready to assist you in offering value added solutions to all your building needs. This is how we operate and our many repeat customers and long standing business relationships are a testament to our success.

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teams who manufacture complete products or complex components.

Munger worked hard to achieve our goal of ensuring smooth employee and product flow with minimal disruption during construction. We are proud to support Precision Metal Products in their innovative efforts to expand the use of cellular manufacturing in their business.

## Work-in-Progress

You may have already seen some press about **Quality Hyundai** and their extensive renovation of the old US Postal Service building at **115 Peat Meadow Road, New Haven**. You may even have seen Munger’s banner on the outside of the building as you sat in traffic on I-95 near Frontage Road right before the Q Bridge.

Joe Blichfeldt, owner of Quality Hyundai, selected Munger Construction to convert the vacant building into a 24,000 SF, state of the art, Hyundai car dealership facility in this prime location for serving the New Haven and Shoreline communities. The design/build plan includes sustainable energy savings through LED lighting, SunPort daylighting systems, and building envelope features that include high efficiency HVAC systems.

A curtain wall framed glazing system with ACM panels installed on the



Quality Hyundai

new and old exterior facade will offer a clean, modern look. The interior offers a unique, forest styled waiting area with a family and kid-friendly zone, along with a separate quiet area with Wi-Fi and multiple workstations.

Munger is excited to be providing a facility that will enable Quality Hyundai to achieve their goal of combining a great facility with a genuine concern for their customers.

## Green Update

Building Modeling is an exciting new energy incentive program. All building components are analyzed to determine ways to improve energy efficiency. The exterior building envelope (walls, glass, overhead doors, roofing, insulation) heating equipment, process equipment, and light fixtures are all entered into a computer program that analyzes energy use. Information from the model will determine certain adjustments that can be made to reduce energy usage. Making these adjustments allows one to receive rebates from government agencies and power companies. Joe Blichfeldt, owner of Quality Hyundai, used this building modeling system for his new facility in New Haven and will benefit from significant energy rebates and reduced energy costs for the entire life of his building.

Building Modeling is another value added service Munger Construction is excited to provide our customers.

## Company News

Lots of exciting company news to report:

**Stephen Mansfield** and **Michael Cormier** both recently celebrated **20 Year Anniversaries at Munger Construction**. Their knowledge and dedication are truly outstanding and we hold them up as exemplary role models, representing all the best qualities in the field of construction, and more importantly, LIFE itself. We are incredibly proud to honor Stephen and Michael's combined 40 years of service!

**David DeMaio** was selected to sit on the VarcoPruden (VP) President's Advisory Council, representing VP Builders from the Northern Sales

Region, to VarcoPruden Management in an effort to foster the interchange of successful ideas and development of successful programs, products, and strategies.

**Munger Construction** was the recipient of several awards including the **Harry H. Mellon Award of Excellence – Northeast Region**, for applying the Job Order Contracting principles and practices for the **Town of North Haven, Department of Public Works projects; VarcoPruden Hall of Fame Award** for the **Town of Madison Public Works Garage; 2012 VarcoPruden Annual Sales Volume - \$1 Million –Award**; and recognition of our **20 Year Anniversary** of being a **Varco Pruden Builder**.

And finally, thanks to our young and energetic estimators, **Shaun Dwyer** and **Shawn Ladd**, you can now **"Like Us" on Facebook**. So please "Like Us" today and see the wealth of "cool" things Shawn Ladd posts every week!!!

## Employee Spotlight

On April 21, 2013, **John Martucci** marked his 5 year anniversary of joining the Munger Team. In 2008, John came to us from running his own successful building company specializing in residential and commercial log homes and structures. He was hired as a carpenter and quickly proved his quality skills in both carpentry and supervisory roles.

Throughout the past five years, John has steadily developed into a project supervisor, demonstrating consistent growth in an exemplary fashion. John takes his work seriously and when presented with a challenge to manage projects, competently steps right up to accept the responsibility.

John and his family reside in North Guilford. In his free time John enjoys being in the great outdoors. On the weekends he can often be found salt water fishing for Striper Bass around Fischer's Island. Or in the fall you might find him pheasant hunting to bring home dinner for the family. He also enjoys shooting trap and sporting clays with his friends.

John continues to prove himself as a competent carpenter and project foreman and we value his daily contributions to the success of Munger Construction. Thanks John!!!

**Newsflash!!!** In keeping with "Going Green" why not sign up to receive this newsletter electronically? You can do this simply by going to our web site [www.mungerconstruction.com](http://www.mungerconstruction.com)

Click on "NEWS" at the top of the home page and then click on "Subscribe to Our Newsletter" in the bottom left hand corner of the next screen. Why not eliminate one more piece of paper and go a little green today?