



MUNGER

The Quarterly

Company Newsletter • Summer 2016

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MESSAGE FROM THE PRESIDENT

This winter the Munger Construction Family lost a very special person. **Leon M. Daley (June 25, 1964 – February 13, 2016)** joined

the Munger Team nearly 20 years ago as a construction laborer. Although new to the industry, he immediately displayed the values that are core here at Munger: respect for all, always willing to help others, customers first, and a work ethic second to none. His loyalty to this Company and his fellow employees can hardly be expressed in words. We were all truly part of Leon's extended family.

There was nothing Leon wanted more than to come to work here at Munger each day. The dirtier he got, the bigger smile he wore. Even when struggling with serious health issues his attitude was always upbeat and positive. No matter how much he was suffering, when asked "How are you doing?" the answer was always, "Very well thank you." When most of us would have rolled over and given up, Leon continued to come to work each day with a sense of duty and responsibility usually found at Company ownership level.

On February 13, a very cold and sunny winter day, the kind of day Leon would show up to work in layers of clothes, boots, gloves, ready for the day's mission, with a big smile on his face, the Lord called Leon home to become a member of his Team. We take comfort knowing that in faith, Leon is with us, supporting and caring for each of us with the same sense of commitment he showed us every day.

We bid a sorrowful farewell to a fine man we were all honored to have known. His legacy will live on here at Munger. We are all truly better people for having known Leon M. Daley.

David A. DeMaio, President, LEED AP
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COMPANY NEWS

Internally Munger is always striving to improve. Our newly hired employee, **Gary Greenalch, PE**, brings construction experience and a career in professional engineering to our company. We welcome Gary and are proud to offer in-house project engineering services at a new level.

In May, David and Pam's son, **James DeMaio**, completed his bachelor's degree, graduating with honors from New England Institute of Technology in East Greenwich, RI. Yes we are very proud parents and are excited that James has chosen to bring his knowledge and technical experience to Munger Construction. Congratulations James and welcome to the Munger Team!

Our second recent internal improvement is the development of a Leadership Team. Under the guidance of our business associate and consultant, **Paul D'Andrea, (Watch Hill Partnership)**, David and Pam have joined with our head of Estimating, **Steve Mansfield**, Operations Manager, **Michael Cormier**, Project Manager **Joe Pierandi**, and Manpower Manager, **Roy Lamberton** to institute a Leadership Team to participate in all aspects of running Pat Munger Construction Company, Inc. We sincerely thank all members for their willingness to meet the challenge and take on the added responsibilities that come with their new Leadership Team positions.

Externally, Munger is excited to announce that **Varco Pruden Builders** has named two of our recent projects to their **2016 Hall of Fame**. **Stony Creek Brewery** was rated Best in the Agricultural Category and **American Polyfilm, Inc.** was recognized under the Manufacturing Category. We are proud of this recognition and extend our best wishes to valued customers **Ed Crowley** and **Victor Cassella**, owners of these award winning facilities.



Leon M. Daley

Munger continues to strive **to make a difference in the lives of others in our community.** Our employee weekly collection

continued from front page

of non-perishable food items for donation to local food banks, started in 2015 now numbers in the thousands and will continue to grow throughout 2016. The Munger Team also responded to an individual need for specific tools to allow a **high school student to participate in the HVAC program at Vinal Technical High School**. Munger employees collected tools, money, and gift cards to purchase all the tool items from the required list. Most recently, Munger supported our employee **Kim Uihlein** and her family in the two day bike ride across the state of CT on Memorial Day Weekend. This **Angel Ride** raises funds to support the Hospital Outreach Program for children with cancer operated by The Hole in the Wall Gang Camp. We are very proud of our dedicated and generous employees

as they continue to make a difference in the lives of others around them. Thanks Team!!!

And finally, we wish 5 year Munger employee, **Shawn Ladd**, well as he and his wife relocate to North Carolina. Shawn has been active both in the office as an estimator, and in the field training as a project manager. Shawn used his technology skills to challenge Munger to institute the use of ProCore as our new construction management software program. We are truly sad to say goodbye to Shawn but wish him well as he begins this exciting new chapter in his life. Best wishes Shawn and thanks for all of your contributions. You will be missed!!!

RECENT SUCCESS STORIES

You will undoubtedly notice a pattern when you read our Recent Success Story and Work in Progress sections of this newsletter. Recently Munger has been involved with a wide variety of auto dealership addition and renovation projects assisting the owners with expanding their current facilities and updating each auto dealership to satisfy specific, corporate level recommendations and requirements.



In May 2016 Munger completed a large scale renovation project for **Schaller Acura** located at **345 Center St. in Manchester**. The newly renovated facility incorporates state of the art designs as per Acura recommendations.

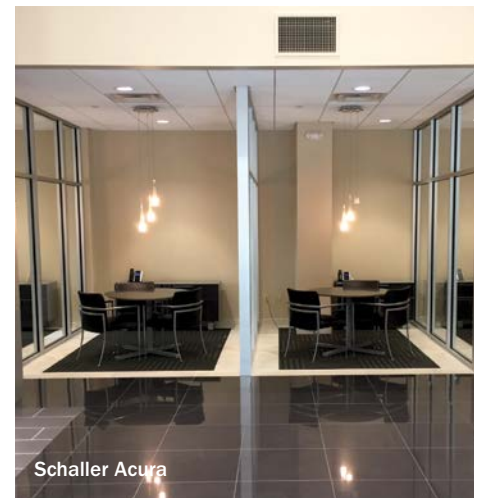
Renovations included enclosing a canopy area to use as a new car delivery area, and raising the showroom ceiling to approximately 19 feet above the floor. New walls with Acura accent panels,

new floor tile, and ceiling lighting layout changes were all constructed per Acura recommendations.

Creation of additional office space included construction of 5 new consultation offices, and approximately 1,000 SF of second floor offices on the original building roof deck, requiring the addition of structural support to the existing steel bar joists. Adding windows to the existing cashier's office and connecting the existing sales lounge to the new lounge area completed the total renovation project.

Project supervisor, **John DeSarbo** (assisted by his trusty and totally adorable golden retriever puppy, **Willie**) ensured all construction work flowed seamlessly without disrupting the daily Acura business sales and service activities.

Munger appreciates the opportunity to develop this positive business relationship with Schaller Acura and wishes them well in their newly renovated facility.



GREEN UPDATE

GREEN ALERT!!!

Great news!!! The **30% Solar Investment Tax Credit** is now extended for commercial projects that begin construction before the end of 2019.

In addition the **50% Bonus MACRs Depreciation** has been reinstated which allows 60% of the Project's Depreciation Benefit to be taken in the first year. Why not take advantage of this extension to properly plan your PV solar project? Now's the time to talk with us about the benefits of PV solar and get your project on our schedule today.



WORK-IN-PROGRESS

Auto dealership, **Premier Kia**, located at **205 North Main St., Branford**, contracted with Munger Construction to construct the first Kia Branded Gallery Facility in CT. The new facility will showcase Kia's brand through contemporary and bold elegance, enhancing the customer experience from sales through service.

John A. Matthews Architecture and Munger Construction are collaborating to renovate and refresh the original building to present the largest Kia showroom in CT. Upgrades include a drive-through service lane that protects customers from the elements, Express Service for routine work, an internet café, the only Kia Parts Boutique in CT and many other customer-centric features. The grand opening for the newly renovated 17,100 SF facility is slated for August 2016.



Another auto dealership project, **Stevens Ford**, is located at **717 Bridgeport Ave., Milford, CT**. This two-phase project designed by **Design Two** architects, incorporates renovations and additions to the existing dealership.



Phase 1 includes constructing a new 54' x 102' addition, renovating the existing body shop for a Quick Lane, constructing a foundation for a new Ford tower, and renovating a section of showroom to accommodate the addition of the tower structure and signage changes. Following completion of Phase 1, Phase 2 will incorporate renovations to the front wall of the service reception area to accommodate 2 entry doors, adding a service advisor station for Lincoln, removing 3 lifts, and adding a tool storage room.

And yet one more auto dealership renovation in progress is **Brandfon Honda** located at **515 Main Street, Branford, CT**. This multi-phase project includes select demolition, showroom expansion, renovation to the cylindrical entry tower, and construction of a signature Honda "wave" as part of the exterior signage. All construction work must be in compliance with the objectives and design concepts of the Honda Dealership Image Program.

Interior renovations include creating new partitions for 5 office spaces, and incorporating new conference room, customer lounge, and information center areas. Changes to both interior and exterior lighting, new ceramic tile flooring, and Honda furniture and fixtures are showcased throughout the building.

Looking to purchase a new vehicle? Why not stop in at these auto dealerships for a test drive and inside view of Munger's most recent projects.



EMPLOYEE SPOTLIGHT

This newsletter's Employee Spotlight shines on carpenter, **Simon Carroll**. (although Simon would probably prefer NOT to be in the spotlight at all) Generally Simon is a quiet, get-the-job-done employee. Honestly, Simon never complains about anyone and...no one ever complains about Simon either.

Born in Donohill, County of Tipperary, Ireland, Simon came to the US in June of 1993, along with 8 others who were all offered welding fabrication jobs. He has remained in the US ever since.

Simon began working for Munger in October 2012, bringing with him that valued construction and engineering experience both in the US and in Europe, including 4.5 years as a machine operator for Irish Rail and 4 years working for a global engineering company in Belgium, France and Germany, numbering over 3.5 thousand people on their payroll.

When not at Munger, Simon enjoys watching Australian Rule Football (better known to us as rugby), and watching and playing Irish Hurling, one of the national sports of Ireland.

(go ahead – Google it – very interesting sport)

Simon likes to get to work early to be ready for the day's work to begin. Not only is he dependable, he is meticulous about his work, setting a quiet example for others working with him. We value Simon's rock-solid presence here at Munger and want to recognize his carpentry skills, work ethic, quiet determination, and positive contributions to the Munger Team. Thanks Simon!!



TECH TIP

Take the Time to Assess Tree Threats to Your Building

Periodic assessment of tree health can significantly reduce the chance of building damage. Damaged or weak trees and branches may endanger people and property, and can topple power and communication lines. If there is a substantial tree near your building, consider having it periodically assessed for its health along with appropriate remedial actions.



Trees can cause physical damage to a building and tree roots may damage the foundation. Pay close attention to indicators that a tree has structural defects including evidence of dead branches/leaves, signs of decay, or excessive leaning.

For more information on the significance of tree threats to your building please visit the Tech Tips section of our website at www.mungerconstruction.com. Munger can assist you by evaluating tree threats to your building, assisting with repairs, and recommending an arborist to safely address the tree issues.

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**On Time
On Budget
Every Time**



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