



PAT MUNGER CONSTRUCTION COMPANY, INC.

On Time • On Budget • Every Time

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The Quarterly

Company Newsletter

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Recent Success Stories

Russ D’Agostino and Russ Vito, owners of **R&R Freight**, located at **49 Fowler Road, North Branford**, recently expanded their business, adding a new, 20,000 SF warehouse building directly next door to their existing facility. R&R Freight provides customer freight services, trucking, and warehousing. The new building offers extensive storage space for companies to store finished manufactured items until shipping them to their final destination.



R&R Freight

The new building’s 28 ft. storage height significantly increases the capacity to bring in products for different end users. An 8” structurally reinforced slab handles excessive freight weights, and the oversized EFSR fire protection sprinkler system allows for storage of a variety of different commodities without requiring in-rack sprinklers.



University of New Haven

Project Manager, Roy Lamberton, and Project foreman, Sven Uljens worked in coordination to complete the Varco Pruden building that includes a standing seam roof, panel rib siding, three fully equipped loading docks and one large, drive-in door. We are pleased to contribute to the continued success of this local business.

In March of 2013, Munger started discussion with the **University of New Haven** for design and construction of a new, 5,000 SF, building to house a state of the art math lab, and lab/classroom space for the University’s Fire Science Program. The biggest challenge was to complete the building in time for the new school year to start on August 9, 2013. Before construction could begin Munger and the University’s design team needed to design and secure all local zoning and building permits and remove a condemned storage barn on the property that presented environmental concerns.

The single story, structural steel frame building includes high tech metal siding, a membrane roof, high performance glass with sun shades, and full interior fit outs of lab space, and classrooms incorporating state of the art media equipment.

The first concrete footings were poured on May 9 and the building was turned over to UNH 90 days later on August 9, 100% complete. This was our first project with UNH and we thank project manager, Joe Pierandi, project foreman Joe Raccio, our valued employees, and allied subcontractors who went above

Message From the President



Lifetime Relationships Earned Each Day On Each Project.

Munger Construction has been an authorized VarcoPruden (VP) Builder since 1992. VP Buildings is one of the largest building systems manufacturers in the world, producing the most well designed, highest quality, most efficient commercial and industrial buildings available. As a company, Munger Construction has embraced VP Buildings as our “Trust Brand” and consequently VP Buildings has been a significant part of our success.

So why do we “trust” VP Buildings as our metal building supplier when there are so many other metal building systems we might choose? Yes, the superiority of their product raises them above the competition. Yes the outstanding engineering capabilities they offer allow us to execute the design build process with ease. But perhaps the most significant factor in our selection of VP Buildings is the customer service they provide to us, the builder.

VP Buildings is one of the elite few metal building manufacturers that sell their buildings exclusively through a builder network. VP spends a significant amount of time and energy to receive input from their builders on what is happening in the field and how to continually improve their products and services to meet the needs of their builders throughout the US and Canada.

This year I was selected to sit on the President’s Advisory Council, consisting of two builders from each geographical region. VP Buildings’ “top brass” sit down, roll up their sleeves, and share their successes, shortfalls, and business growth plans. They look to us to provide them current, honest information on what is happening “in the trenches” in an effort to improve their business. They believe that their success is directly linked to our success, thus creating a powerful, mutually beneficial business relationship.

So what does that mean to you, our customers? Unequaled Customer Service.

Yes, anyone can purchase a metal building from a reliable manufacturer, at a competitive price. However, once the building is manufactured and dropped at your site, the support ends. VP Buildings provides support to their builders (us) from design to completed project (you). Total customer satisfaction....guaranteed....period!

Varco Pruden Buildings....Munger’s Trust Brand....Your Total Satisfaction.

David A. DeMaio, President, LEED AP
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 203-483-3645

and beyond to make sure Munger was able to uphold their promise of On Time, On Budget, Every Time!

We thank UNH for placing their confidence in us and selecting Munger Construction for this aggressive and challenging project.

Work-in-Progress

Branford Electric Railway Association (BERA), better known as the



BERA

Shoreline Trolley Museum, recently received a state grant to construct two, 11,000 SF metal buildings in a project entitled, “Elevating the Collection.” Two years in a row, hurricanes (Irene and Sandy) flooded the train yard where priceless, vintage trolleys reside, with the salt water damaging and corroding their electronics. The granted funds allowed

for construction of two new buildings on a higher elevation than the rest of the yard so museum piece trolley cars and cars being renovated can be stored safely throughout the year.



All Panel Systems

Construction is well underway for a new, 30,000 SF manufacturing facility on Baldwin Drive in Branford. Half of the building will house the new manufacturing facility for **All Panel Systems (APS)**, a division of Massey's Plate Glass and Aluminum. The second half will provide space available for lease. APS specializes in building envelope closures utilizing high performance, architectural metal panel

systems. Munger Construction thanks Massey Properties for once again selecting us to complete their new project.

CT Kidney Center in North Haven is the third interior fit-out project we have worked on for Dr. Simone. All interior fit-out projects involve renovating existing office space to meet individual needs for specific medical office spaces. Each fit out included design elements by Architect, Andy Robinson, and Dr. Simone herself. Munger Construction made every effort to take each project from budget to completion, with attention to detail and commitment to customer satisfaction. Meeting critical deadlines was of utmost importance to Dr. Simone and by working together all deadlines were met. We thank Dr. Simone for her continued confidence in Munger Construction.



CT Kidney Center

Green Update

Solar projects continue to move forward. Munger recently completed PV Solar projects for WB Meyers Company Warehousing facilities in both Stratford and Windsor, and Engineering Specialties, Inc. in North Branford. Currently we are installing a PV solar system for Burt Process in Hamden.

Another exciting Green opportunity is the Energy Conscious Blueprint. Electric Utility Companies have money available in 2014 for businesses that want to improve the overall energy efficiency of their building. The program looks at how all aspects of a building interplay and then comes up with energy efficient designs for HVAC, lighting, daylighting, electric, and thermal efficiency of the building envelope. The blueprint combines all components and develops a design where all parts work in harmony together. The building owner has the opportunity to receive significant ROI in actual cash back

incentives, and reduction in federal income taxes. This program is for new construction and existing building upgrades (as realized in our recent project at Quality Hyundai in New Haven.) For more information on this exciting program please contact our Sustainable Energy consultant, **Jeff Lendroth**, 203-640-6400.

Company News

Munger keeps growing and growing. We welcome 4 new employees, **Maureen Bartholomay, Serena Pierandi, Jeff Brown, and Richard Wannner**. Maureen works part time in the Munger office, efficiently assisting Jackie with all Accounts Payable items. (and just got married 12-28-13...Best Wishes Maureen and John!) Serena works two days a week in the office as an administrative assistant to the estimators, and keeps our Facebook current and packed with interesting information. Jeff is an estimator who brings a wealth of estimating experience to our team. Richard is a skilled carpenter demonstrating proficiency and excellent workmanship in the field. We are excited to have all 4 as part of our Munger team.

Munger also wishes to congratulate **Shawn Ladd**, on the successful completion of 30 credit hours of LEED (Leadership in Energy and Environmental Design) continuing education. We applaud his motivation to continue his education and professional development.

Employee Spotlight

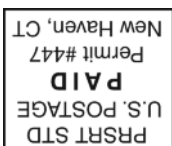
"Good Morning, Munger Construction." Chances are you have heard this cheerful greeting when you call our corporate office. The person behind that voice is administrative assistant, **Donna Turbert**. Donna fills an EXTREMELY important role in the office by providing administrative support, ranging from clerical duties, to decorating the office for every season and holiday. Donna came to us as a Temp-to-Hire in 2008. After working many years in a law office she was looking for a change and lucky for us, working for a construction company provided just the change she was looking for. Donna spends her day making everyone else in the office's life easier. She is often the first face people see when they enter the office and we value her professionalism and expertise.

Donna lives with her husband in Branford. When not working at Munger she enjoys cooking, baking and entertaining. Her specialty is Italian food, (delicious I might add as she is often heating up leftovers for her lunch and driving us all crazy with the mouth-watering aroma). And over the holidays she treats us to yummy, homemade Italian Tri-Color Cookies.

Donna's pleasant personality and consistent cheerful nature make her the perfect "First Face" of Munger Construction. Thanks Donna! You ARE appreciated!!!

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

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?



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