



# The Quarterly

Company Newsletter

Winter 2015

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## Recent Success Stories

Munger Construction values our long term relationship with the Connecticut Brewer Yacht Yards. Our most recent project was the construction of a 5,200 SF building for mast storage, repair, and maintenance at the north yard of **Brewer Pilots Point Marina, in Westbrook, CT.**



**Brewer Pilots Point Marina**

This project presented several unique challenges. After taking down the existing mast storage shed, a new building was constructed to infill the area between two existing buildings. Shoe-horning a new building between two existing buildings not perfectly parallel or square to each other required detailed field measuring with specialized equipment to provide proper layout points and accurate dimensions for fabrication of the metal building.

Understanding FEMA flood elevation regulations and their impact on the finish floor elevation of the new building in relation to the existing topography and finish floor elevations of the already existing structures was another challenge. Godfrey Hoffman and Associates assisted us in coming up with a viable solution for construction.

The final challenge was understanding the relationship of the newly constructed building to the two existing ones in terms of Fire Code regulations. Gary Tierney of Design Two Architects was instrumental in researching this and developing a construction plan to satisfy all Fire Code requirements.

Under the direction of project manager Joe Pierandi and project foreman, John Lushinks, a new, Varco Pruden pre-engineered steel building with a standing seam metal roof, and panel rib metal siding was constructed. The Munger team also designed and built custom work benches and racking inside the building for the large masts.

Once again, we thank Brewer Yacht Yards for their continued confidence in Munger Construction and wish them well in their newest building.

Our next Success Story is quite unique. **New England Propeller in East Haddam, CT** was a customer of Munger Construction since Pat Munger himself was running the business more than 30 years ago. Recently they purchased the original home of Go Fly a Kite, a facility also built by Munger Construction 30 years ago. This time Munger was hired to design and construct an 11,000 SF warehouse facility with high bay storage capability.

The challenge here was the positioning of the new building. The new building could not be an attached addition because of the fire codes. The solution was

## Message From the President



**Happy 2015 Everyone!** As we begin a new year fresh with new resolutions and high expectations I would like to take a minute to encourage everyone to consider how one small act of kindness by each individual can have a compounding effect and produce positive change.

Each December Munger Construction partners with the Guilford Veterinary Hospital to sponsor a food drive for the Guilford Food Bank. From 7:00 AM to 7:00 PM, our volunteers collect food and monetary donations outside of Wal Mart, load them into the Munger box truck, and deliver them to the Guilford VFW Hall for distribution in food baskets for local families in need. This year I was once again inspired to see the box truck filled to capacity by the end of the day. Yes, the generosity of familiar volunteers, and unknown strangers was heartwarming, but the most profound realization was that just **ONE** small act, by **MANY** individuals produced **AMAZING** results!

With that thought in mind I challenged the Munger Team this year to bring 1, non-perishable food item to each weekly company meeting. With 40 employees, times 52 weeks in a year, this small act has the ability to result in collecting over 2,000 food items. These items are being distributed to local food banks and/or charities based on employee suggestions. My Munger Team embraced this challenge and are filling our donation boxes every week.

We invite everyone who visits the Munger office to drop off one non-perishable food item each time you come. Just think what a positive difference we can make when we all join together in a common cause.

Best wishes to all for a happy, healthy, successful 2015. May you never lose focus on the fact that **one small act**.... really can make.... **one big difference**.

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to construct a new building a distance away with a fire rated connector going from one building to the next to enable movement between the two buildings without going outside. Researching the minimum separation was critical to avoid having to go through costly fire-rating construction techniques for a common wall of the buildings.



**New England Propeller**

Moving the building away from the existing building required Munger to design a unique loading dock. Due to the differences in height of the finished floor of the two buildings, the floor of the fire-rated connector had to be sloped at the perfect pitch to allow fully loaded forklifts to navigate the uphill slope. If the slope was too steep, the forklifts could not make the climb. If the slope was too low, the loading docks would not operate properly. The requirement of meeting conflicting zoning and fire code regulations produced yet another challenge.

Ultimately the new facility successfully maximized warehouse space while avoiding zoning variance issues and costly fire rating expenses. The pre-engineered Varco-Pruden building includes a standing seam roof, panel rib siding, loading docks and drive in door capabilities. Finally, following construction, Munger teamed up with Independence Solar to design and install a 114 kw PV Solar system on the roof of the new building for their energy needs.

Here's to the next 30+ years of our positive business relationship!!



American Polyfilm

## Work-in-Progress

Long-time customer, **American Polyfilm, Branford, CT**, recently acquired land on Baldwin Drive with the goal of moving their entire manufacturing and business operations from East Main St. to Baldwin Dr. Anthony Terry, from Terry Architecture, worked closely with the customer and Munger team to find cost effective ways to make a technological “splash” with the new building. Architectural elements include careful placement of windows, single slope roof elements, window and door canopies, and utilization of galvalume siding to provide an aeronautical appearance.

The new, 27,500 SF facility features a 54ft high x 30 ft. wide x 100 ft. long landmark manufacturing production tower rising through the roof. This tower required unique and challenging coordination of steel fabrication dimensions for the 4 story, equipment manufacturing platforms housed inside the tower. Roof slopes are also designed to maximize solar gain for future PV Solar system installation.

The new **Stony Creek Brewery** located on the Branford River waterfront off Indian Neck Ave. in **Branford, CT** is sure to become a popular destination spot. After brewing local craft beer elsewhere since 2012, a new, 30,000 SF facility will house their production and sales beginning in March 2015.



Stony Creek Brewery

After overcoming challenging environmental and site obstacles, construction is well underway on the new facility designed by architect, Joe Sepot, which includes a 14,7000 SF state-of-the-art production area, and a 13,100 SF tasting room with a full wall length of windows looking in on the bottling line. The second story will offer a 2,200 SF Celebration Room available for hosting private events, with expansive open air decks off both levels of the facility.

A Varco Pruden, pre-engineered steel building, incorporating a clerestory for natural day-lighting will house the brewing area. The tasting and Celebration rooms are located in a “hybrid”, conventionally framed building. The entire building has an elevated, pre-cast concrete floor on steel piles to meet flood plain requirements. Watch for the grand opening coming this Spring, 2015!

## Green Update

During 2014, Munger Construction and Independence Solar worked together to design and complete five (5) PV Solar system installation projects, with a total in-place kilowatt size of 623 kw. We wish to thank **Brandfon Honda**, Branford, **Quality Hyundai**, New Haven, **Bio Med Devices**, Guilford, **Rings End Lumber**,

Branford, and **New England Propeller**, East Haddam for investing in their future and contracting us for their PV solar system installations.

Munger always evaluates a facility to insure the current roof system of a building aligns in longevity to a new PV solar system. Being careful not to put a PV solar system on a roof nearing the end of its life expectancy is critical.

Now is a good time to contact our Sustainable Energy Consultant, Jeff Lendroth to discuss PV Solar opportunities available for 2015.

## Company News

We welcome **Richard (Dick) Greenalch, PE**, to Munger Construction. Dick has a long career in construction and professional engineering. Looking for a local change, Dick joined our team in September 2014. Dick provides an in-house level of expertise that aligns nicely with our design-build mentality. Welcome Dick!!

Recent Wentworth Institute of Technology graduate, **Michael J. Cormier**, returns to Munger with a degree in Construction Management. Mike completed several internships with Munger throughout his college career and we are proud to have him as an official member of the Munger team. His knowledge of the latest advances in construction technology, coupled with his strong work ethic and excellent people and management skills make him a valuable asset to our company. Welcome BACK Michael!!

And our newest addition to the Munger team is our very own **drone**, “piloted” by the leader of our estimating department, Steve Mansfield. Stay tuned for exciting new drone videos of our work in progress.

## Employee Spotlight

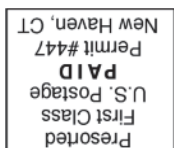
**Kevin Kennedy** began working at Munger in October 2011. Starting as a laborer with minimal construction experience, Kevin is learning all the ins and outs of commercial construction. In 2014 Kevin accepted the challenge to become an integral part of our PV Solar installation team. Working on all 5 PV solar projects in 2014, Kevin gained valuable hands-on training and unique PV solar knowledge.

When not working at Munger, Kevin enjoys local camping, heading to the ocean and swimming in his pool. (Not in January of course ☺) However Kevin’s all-time favorite thing to do is spend time with his 3 year-old son doing absolutely ANYTHING that pleases a 3 year-old boy. They especially enjoy spending time outside, day trips to the Essex Steam Train, and surprise Nerf ball/Nerf dart “ambushes” on each other.

Always personable and friendly, Kevin (in his own words) “enjoys living life.” Kevin continues to work toward realizing his potential and channeling his efforts to increase his skills and value as a Munger employee. We look forward to great things from him in the future! Thanks Kevin!!!

**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?



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