



# Success Story:



## The Client:

R&R Freight Services  
49 Fowler Road  
North Branford, CT 06471  
(203) 488-1535  
www.rrfreight.com

R&R Freight Services, a licensed ICC freight transporter and broker since 1986, also provides secured warehousing services for customers who benefit from cross-docking services, real time transaction reporting, and comprehensive status reports.

## The Business Situation

In order to more effectively manage their growing full service distribution business, R&R Freight owners decided to invest in a new state of the art facility that would enable operational cost efficiencies. Pat Munger Construction Company, Inc. was selected to build a new 20,000 sq. ft. warehouse and freight transfer facility.



## The Challenge



## The Solution

R&R Freight's business plan called for more space than the town would approve due to perceived wetlands in the property's perimeter, so management was forced to settle for a smaller building footprint that met code requirements.

Balance zoned building height with cleared internal heights to optimize racking space.

Build a state of the art facility that would enable operational cost efficiencies.

Munger and Criscuolo Engineering optimized warehouse space by designing a building that rose vertically higher than was originally planned.

A new Varco-Pruden pre-engineered steel warehouse and freight transfer facility features a low profile standing seam roof and high volume ceiling level sprinklers that are more space efficient than in-rack sprinklers.

Narrow-aisle laser guided forklift system enables twice the storage capacity compared to traditional wide-aisle forklift environments.

State of the art loading docks optimize freight transfer time.

Motion sensor lighting reduces energy costs.





## Results

R&R Freight was able to double its warehousing and distribution business and no longer needs to inefficiently rent off-site warehouse space to serve its customers. R&R Freight's operational costs have been dramatically reduced while significantly improving the customer experience.

## Consultative Partnerships Essential For Project Feasibility

There's a lot that goes on behind the scenes before a decision is made to break ground. The R&R Freight - Munger relationship is a great example of how Munger partners with its customers to add value in all stages of a project lifecycle from pre-selection through post-occupancy.

R&R Freight owners approached Munger Construction after receiving a recommendation from business associates. "We selected Munger due to its reputation and the confidence that they earned during the consultative selling process and we also liked the work they did for Shoreline Auto Body," stated Russell D'Agostino, Principal of R&R Freight. "Many ideas were presented with respect to the building foundation and in designing a facility that was higher than originally planned. Also, Munger knew what would be acceptable to the town of North Branford. This project might not have been approved without Munger's involvement in this phase."



"Wetlands and zoned building height restrictions made this a challenging project," stated David DeMaio, Munger president. "Through a collaborative effort involving Munger and our partners we achieved the desired cubic space through creative placement of the building footprint on the site along with a low profile roofing system. This helped us to earn the confidence that R&R Freight needed to make this investment decision."



## Teamwork Essential For Success

Munger was responsible for all phases of project management from planning and zoning through occupancy. Munger craftsmen performed various concrete work and carpentry and built a bathroom.

- DesignTwo Architects
- Criscuolo Engineering - Site Plan; Planning And Zoning Coordination
- Tenedine Construction - Site Work
- Michael Horton Associates - Foundation And Slab
- First Choice Steel Erectors - Steel Building Erection
- Mack Fire Protection - Design And Install Sprinkler System
- DFG Electric

"We didn't have to be involved in the project implementation. We ran our business while Munger ran the project."

**Russell D'Agostino**  
Principal, R&R Freight

### Our Core Competency:

Building Long Lasting Relationships With Customers and Partners.

### We Add Value From Start to Finish:

Convenience, Advice, Integration of High-quality Products, Design/Build Services, Support.

### No Shortcuts:

Built to the Highest Structural Standards Without Compromising Integrity, Quality or Professionalism.

### On Time • On Budget • Every Time



Pat Munger Construction Company, Inc  
750 East Main Street, Suite 1  
Branford, CT 06405

203-483-3645

[www.mungerconstruction.com](http://www.mungerconstruction.com)

