

PAT MUNGER CONSTRUCTION

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MUNGER

Success Story

New Construction

American Polyfilm, Inc.

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Since 1998, American Polyfilm, a family-owned company, produces made-to-order blown polyurethane films serving medical, performance textiles, protective garments, food processing and petroleum markets.



Build the Best – Be the Best

SUCCESS STORY: American Polyfilm, Inc.



The Business Situation

Growing demand and a new line of medical products required additional manufacturing capacity and the consolidation of production, storage and administrative functions that were located in multiple sites.

CHALLENGE

To construct a new, state of the art, energy efficient facility, which features a 4-story steel tower that rises above the roofline to enable the blown film manufacturing process and to allow the film to cool and cure as it is drawn upward.

SOLUTION

The new 27,500 sq. ft. Varco Pruden pre-engineered steel building includes a continuous beam frame system with tapered beams and interior columns. The exterior integrates a 24-gauge steel, galvalume coated, standing seam roof system with 26-gauge, galvalume, steel panel rib siding.

The interior includes a panel rib liner in production areas and dividing partition wall between warehouse and production areas. A 54 ft. high x 30 ft. wide x 100 ft. long landmark production tower rises above the roofline.

Architectural elements include careful window placement, single slope roof, window and door canopies, galvalume siding, polished concrete floors in offices, ceramic tile in bathroom and shower stalls, stainless steel clad reception counters, and interior glass and wall systems.

Energy efficiency is a building hallmark. Skylights and windows provide natural daylighting with LED lighting throughout the facility. The EnergyStar rated HVAC system creates a positive air pressure environment that is “pumped up” with more filtered air than the outdoor space and minimizes the amount of untreated air infiltrating the building when doors are opened. The sloped roofing system was designed to maximize solar gain for a planned future PV Solar system installation.

Distinctive Approach To “Team Building”

APi owners had originally intended to find and buy an existing building for Munger to renovate and retrofit to suit their needs. After evaluating many prospects that required drastic building modifications, Munger recommended that they construct a new facility on a beautiful 5.3 acre site perfectly suited for APi’s corporate headquarters and operations center.

Starting with a basic shell the team of APi, Terry Architecture and Munger worked side by side during iterative design, construction and estimating while the work was being done. They anticipated constant change in scope with ability to navigate multiple change orders that eventually lead to the optimal finished product.

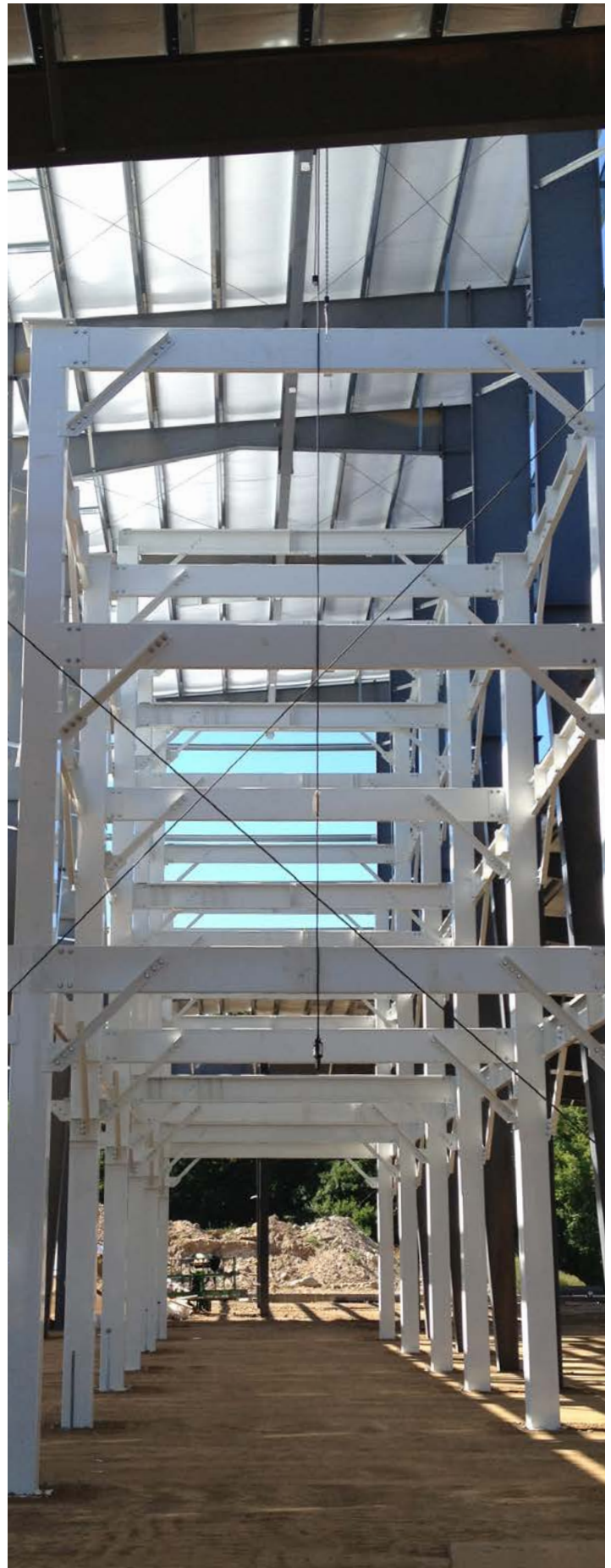
“We had the ability to envision, but be practical,” said Munger’s project manager, Joe Pierandi. Anthony Terry worked closely with APi and Munger’s estimating team of Steve Mansfield and Jeff Brown to find cost effective ways to make a technological “splash” with the new building.

APi owners wanted an aesthetically pleasing aeronautical look similar to the Porsche Stuttgart facility that they visited, so Munger recommended galvalume roof and side panels. Munger was able to meet their desire for a single slope classic looking roof in front but helped them to understand the need for a sloped roof away from the production tower to prevent future water damage. Also, Munger showed initiative by assuming the role of process engineer for the unique and challenging seamless integration of metal building, equipment platform steel fabrication and production equipment.

Results

The new facility will accommodate growing demand and enable significant business efficiencies from the consolidation of production, storage and administrative functions that had been located in multiple sites.

- Doubled production capacity accommodates business growth.
- Consolidated operations saves time and money from process efficiencies.
- High employee morale is further enhanced by this new state of the art work environment.
- Aesthetics and process environment enhance credibility with customers.
- Differentiates APi from competitors by minimizing the amount of untreated outdoor air infiltrating the building.
- Exceeding state energy efficiency building code by 30% earned a \$90,000 rebate from Eversource.





Teamwork Essential For Success

“Munger people have a great grasp of what they are doing,” said Victor Cassella, APi President. “Weekly status review meetings with project manager, **Joe Pierandi** and site supervisor, **Sven Uljens** kept everything on track with great follow through on action items.”

Architect, **Anthony Terry**, specified details for skilled Munger craftsmen to produce fine custom trim and product display cases, along with door and glass wall system installation.

Terry Architecture

architectural design

Cubic Designs

built and installed production tower

First Choice Builders

building and tower steel erection

Empire Drywall

interior framing and sheet rocking

Controlled Air

HVAC and mfg equipment process piping

Finelli Electric

switchgear, control wiring and electrical

Marino Mechanical

plumbing

North Haven Ceramic Tile

carpet and ceramic tile

RA Torre

painting

Massey Glass

Storefront glass systems

“We selected Munger because we’ve always had a good feeling about their people and with the way they do business. Their traits include straight talk at meetings, being easy to understand, receiving sterling reference checks, and they were skilled and graceful at accommodating our changes. They were our partner through all our decision steps”.

Victor Cassella

President, American Polyfilm

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.

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