

PAT MUNGER CONSTRUCTION COMPANY, INC.

750 East Main Street, Suite One • Branford, Connecticut 06405



Success Story

Sustainable Building Solutions



Van Wilgen's Garden Center
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www.vanwilgens.com

Pat Munger Construction and Van Wilgen's Garden Center have a 13-year business relationship between the two companies. Munger Construction has completed building additions, greenhouses, retail and warehouse space expansion, upgrades, and most recently integration of a closed loop, water-to-water geothermal HVAC system which uses the earth's stable temperature to shed heat in the summer and gain heat in the winter with no waste water.

The roots at Van Wilgen's go deeper than 1920 as a 4th-generation family business that has evolved to become CT's premier garden center. Van Wilgen's is well known for their line of Van Wilgen Grown annuals, perennials, trees, shrubs, herbs and vegetables, which are grown exclusively on their farm.



"We enjoy working with Munger Construction because they are a very professional organization. Their proposals, contracts and guidelines are well documented. They deliver the finished product on time. They adhere to their quoted price. They complete any follow-ups, repairs and upgrades in a timely manner. They maintain a very clean worksite."

Bill Van Wilgen, Owner



Build The Best - Be The Best

Success Story: Van Wilgen's Garden Center



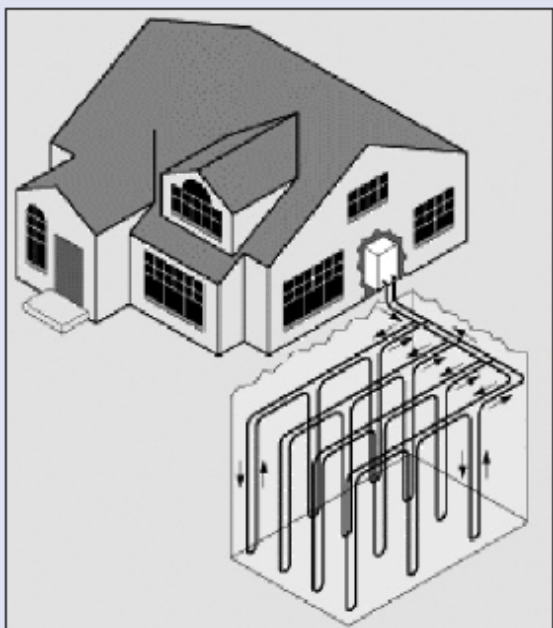
The Business Situation

Van Wilgen's is always looking to add environmentally friendly features to its business. For example, herbs and vegetables are organically grown and maintained; plastic pot recycling saves landfills; and greenhouse heat retention cloth results in heating and cooling efficiency. Lighting improvements and room occupancy sensors increase energy efficiency.

When the need arose to expand its retail area and the office space above it, Van Wilgen's decided to leverage this "green" opportunity by integrating a closed loop water-to-water geothermal HVAC system. The system would use the earth's stable temperature to shed heat in the summer and gain heat in the winter with no waste water.

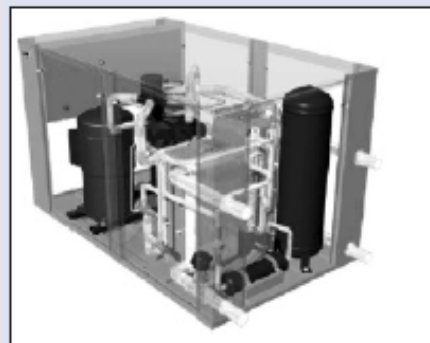
Munger Construction was hired as general contractor for this 6,000 sq-ft. addition to the aesthetically pleasing Varco Pruden facility that Munger had originally created in 1997.

Geothermal Energy: Green Solution for the HVAC Challenge



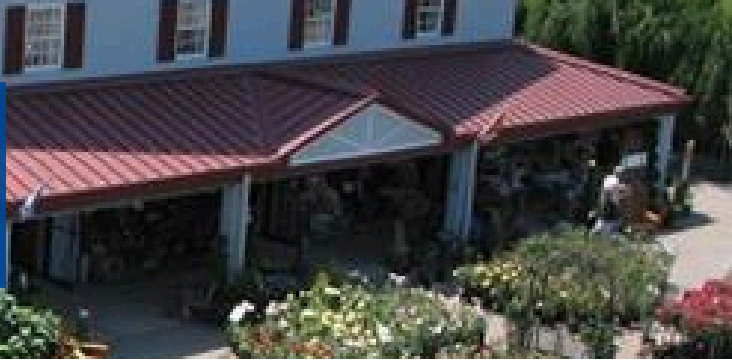
Four 400 ft. vertical wells were drilled 25 feet apart and 10 feet from building and property borders to satisfy tight tolerances on the available land.

Rather than using valuable retail space to house the compressor, heat pump and flow center, Munger built a cost effective insulated shed that attached to the external wall of the utility closet.



Radiant slab heat and air conditioning ductwork were installed. A pump truck with rigged scaffolding was used to deliver and evenly spread concrete over second story radiant floor piping.

Success Story: Van Wilgen's Garden Center



Sustainable Energy Solutions

Perfect Complement to Munger Construction's Green Strategy



LEED certification and sustainable energy solutions were added to Munger's services portfolio as part of this project's "green" initiative. As Van Wilgen's general contractor, Munger was responsible for the entire 6-month project including design/build services for the new retail area and office space along with the HVAC system, which is the largest commercial space geothermal application in the area.

According to Ryan Van Wilgen, "Frank Sacramone, Munger's Sustainable Energy Coordinator, did a tremendous job working with us to design the overall HVAC solution and select the best products and subcontractors. This gave us the confidence we needed."

Sustainability Results

Environmental, Social, and Economical

- Van Wilgen's will save money and reduce its dependence on fossil fuel. The geothermal system will pay for itself in 5-6 years with an expected life greater than 30 years.
- Enhanced image in the community as a leader in the "green" industry.
- A growing fan base that appreciates sustainable business practices by its suppliers.
- Increased sales of organically grown herbs and vegetables.
- High employee morale, loyalty and confidence working for a company that practices environmental sustainability.

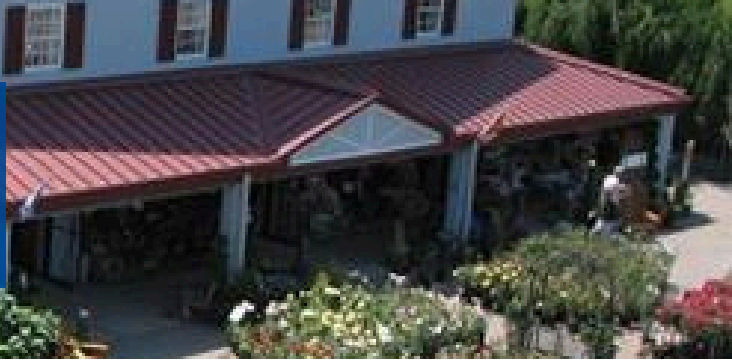
Van Wilgen's Plans for Future Green Initiatives

Van Wilgen's is considering PV solar technology to produce electricity that serves its lighting needs and a portion of the electrical requirements to drive the geothermal system. Since Munger has added PV solar to its green portfolio of services we hope to have the opportunity to play a key role in this project.



Build The Best - Be The Best

Success Story: Van Wilgen's Garden Center



Pat Munger Construction and Van Wilgen's A 13-Year Relationship Between Two Local Companies

1996-1997: Completed two story, 4800 sq. ft retail building with offices.

1999-2000: Built outdoor cashiers' huts.

2003: Attached glass greenhouse to retail area.

2003: Poured concrete, built pergola.

2003: Built 5000 sq-ft warehouse.

2003: Added metal roof to landscape garage.

2006: Enclosed fertilizer room.

2007: Added electric front doors to retail store.

2008-2009: Expanded retail space and office area above it.



"Munger Construction is easy to work with, and very thorough from proposal through occupancy. They nailed it within a few days of our grand opening deadline."

Ryan Van Wilgen

Our Team of Subcontractors

- Fischer Excavating
- First Choice Builders - Steel Erection
- Sima Drilling - Geothermal Well Drilling
- G R Wade – Geothermal and HVAC System Installation
- Marino Mechanical - Plumbing
- Empire Drywall Construction
- R.A. Torre - Painting
- F&M Installations - Flooring
- Park City Steel - Steel Stairs
- Advanced Overhead Door
- APEC Electric

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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