



## MUNGER

# The Quarterly

Company Newsletter • Spring 2019

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## MESSAGE FROM THE PRESIDENT

At the end of 2018 Munger Construction marked our **50 year anniversary** of being in business as a General Contractor in the state of CT. This is a milestone we plan to celebrate all year long.

Munger Construction has undergone many changes throughout the past 50 years but the core of our strength as a business remains constant...our employees. Keeping in mind that our employees are considered by definition "at will" employees with no contractual obligation to remain here, it is truly a testament to our strength that we have so many employees with double-digit longevity, 10 – 15 – 20 – 25 – and topping out at 27 years.

The longevity and commitment of our valued employees is something I never take for granted. I am truly thankful for everyone who has chosen to invest the majority of their adult employable years here at Munger. These years represent a lifetime commitment to Pat Munger Construction Company, Inc. that gives me great joy and fills me with gratitude every day. I know why I am grateful for the longevity of our workforce but I decided to ask some of them why they have stayed here at Munger:

- "The positive work atmosphere, family oriented business, great people to work for and with." **Joe Pierandi – 21 years**
- "Enjoy the changes that each day brings, always treated with respect, sense of accomplishment of being part of the building process of this company." **Michael Cormier – 26 years.**
- "David DeMaio and all the Munger employees. Munger is my second family. David works harder than anyone I know – mentoring, advising, and encouraging greatness in all of us every day." **Domenic Maturo – 20 years** (I am humbled by these comments – Pam insisted they be included in this message ☺)

As I have the rest of this year to highlight the positive aspects of Munger Construction throughout the past 50 years I will end my message here for now. Stay tuned for more testimonials and 50-year highlights to come. And thank you to all who have believed in us. You are the reason why we have been here 50 years. Looking forward to the next 50+ to come.

**David A. DeMaio, President, LEED AP**  
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## COMPANY NEWS

**2019 started with an emphasis on our Core Value – Learn, Share, Elevate Together.**

We welcome three new employees, **Karen DelVecchio** as our new Business Development Coordinator, **Amy Lambertson** as our new, part time Human Resources Assistant, and **Dan Barrialut** as our newest field worker specializing in steel work. We also offered 2 internship opportunities for college students. **Zach DiNoto** completed a marketing internship, working closely with our Marketing Coordinator, Luke Carpenter. **Austin Hoag** is currently working as an intern assisting the Project Managers with Change Order processing and various other related tasks.

On the flip side of that, at the end of 2018 we sadly bid goodbye to two Munger "Jeffs". **Jeff Brown** retired from the estimator position he held here at Munger since 2013 and **Jeff Lendroth** retired from his dual role of Business Development Coordinator and Sustainable Energy Consultant. Lucky for us, two retirements at the same time NEVER happens here at Munger. Both Jeffs hope to travel (especially to nice WARM places) and enjoy the world around them. We are grateful for their contributions to our growth and success. The Munger Team misses them already but we wish them all the best as they begin this exciting new part of their lives.

Congratulations go out to **Nicole Watson** on the wedding of her daughter, Assata in January. On top of being the proud mother of the bride, Nicole was privileged to be the clergy member officiating at the ceremony and actually got to marry her own daughter.

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Congratulations also go out to daughter of employee, Joe Pierandi, (and previous Munger part time employee), **Serena Pierandi**. Serena graduated from East Carolina University with a Bachelors of Science degree in Nursing and promptly passed her nursing boards. She is now working as an RN at Vidant Medical Center in Greenville, NC. Congratulations Serena. We are so proud of you!!

Finally, Munger proudly accepted two Varco Pruden Hall of Fame Awards at the National Builders Meeting in Marco Island, FL this February. **Land Rover North Haven**, and **Quality Subaru in Wallingford** both received awards for excellence in the Automotive category. We are honored to be recognized among the very best authorized Varco Prude builders in North America.

## RECENT SUCCESS STORIES

### Central Hospital for Veterinary Medicine:

After 40 years of serving the community, **Central Hospital for Veterinary Medicine** decided it was due time to open a second location in Guilford, CT. The new facility, a former restaurant, is located at **535 Boston Post Road in Guilford**. Munger was hired to convert the 5,000 SF structure into a fully functional referral and emergency veterinary hospital.



The building renewal project was orchestrated by **Mike Cormier Jr.**, Project Manager, **Mike Buydos**, Project Supervisor and **Jeff Brown**, Estimator. Due to the existing floor plan, the Munger team was required to perform selective demolition on the interior and framed partitions in order to create new spaces for the front lobby, reception area, X-Ray, O.R., exam and treatment rooms. With the altered floor plan, new plumbing and medical gas connections were installed in the exam rooms, allowing employees to effectively perform veterinary services. Additional interior work involved the installation of new flooring and doors throughout the building and a paint job of all rooms.

Exterior renovation was also necessary to convert the outdated restaurant into a state-of-the-art veterinary hospital. Landscaping was performed, including the clearing and fence installment of an outside area for animals to exercise. Other improvements involved an exterior paint job, parking lot expansion and new outside lighting. Munger Construction was pleased to gain further experience within

the veterinary industry and help Central Hospital for Veterinary Medicine to expand their services to the Shoreline!

### Quality Subaru of Wallingford:

Munger Construction recently completed a four-step Renovation/New Construction project for long-term customer, **Quality Subaru of Wallingford**, located at **711 North Colony Road**. The owner came to Munger with the need to expand his facility in order to better serve customers, and desire to give the building an updated and modernized look. Heading up this approximately 9,830 SF addition/renovation was **Joe Pierandi**, Project Manager, **John DeSarbo** and **Joe Raccio**, Project Supervisors, and **Richard Greenalch**, Project Estimator.

The Munger team began this four-step construction with the erection of a 2,160 SF pre-engineered steel addition, which serves as a new 2-story office area for the dealership employees. Due to the height of the 2-story addition, the roof of the existing structure needed to be elevated in order to eliminate snow buildup and roof drainage problems. The existing showroom was completely renovated and a new 2,400 SF addition was added, as well as a new façade in the front entrance of the refreshed showroom. Renovations to the existing showroom included fire code upgrades and remodeling of the bathrooms, offices and children's play area. Additional construction involved a 2,550 SF, 7 bay service area, as well as a 2,720 SF drive through delivery/detailing center.

Munger was able to work with the dealership, allowing them to stay open throughout the entirety of the construction process, thus enabling them to maintain their excellence in customer service. This marks our second major project for the Quality Group. The team at Munger appreciates the continued trust they have placed in us to achieve the highest quality results.



Quality Subaru of Wallingford

## SOLAR UPDATE

2019 is the last year for building owners to take advantage of receiving full retail value for the energy produced by an on-site solar system. Starting next year, net metering will no longer be available to new solar systems, so any excess energy generated will be compensated at a rate closer to wholesale prices. However, if customers lock in a contract with the utility this year (called "ZREC") they will be **grandfathered into the net metering program until 2040**. In order to secure these valuable energy savings, **customers must apply by April of 2019**.

Munger has been installing high quality solar systems for our customers since 2008. Along with our partner, Independence Solar, we can quickly determine whether a solar system is a good investment for your property and provide all the information necessary to make an informed decision. Additionally, Munger's construction experience has refined the choice of materials that allow these Solar PV Systems to perform throughout their 30+ year exposure to the elements. If necessary, Munger and Independence Solar can arrange for financing on an individual basis.

*Time is of the essence! To learn more about the solar opportunities through the ZREC program, contact David DeMaio, [daviddemaio@mungerconstruction.com](mailto:daviddemaio@mungerconstruction.com), or Luke Carpenter, [lcarpenter@mungerconstruction.com](mailto:lcarpenter@mungerconstruction.com), today for a no-obligation analysis and quote on solar options for your commercial property!*



# WORK-IN-PROGRESS



Westbrook Block

## Westbrook Block:

**Westbrook Concrete Block**, a concrete block manufacturer located in Westbrook, came to Munger with the need for an addition to an existing structure within their facility. Munger was tasked with the erection of a 9,600 SF Pre-Engineered steel addition, as well as a 1,056 SF masonry drying room. The additions will help to create more production space for a new product the company is rolling out in the near future.

This project is headed up by **Mike Cormier Jr.**, Project Manager, **Brian Robarge**, Project Supervisor and **Steve Mansfield**, Project Estimator. Construction is well underway, as the foundation and steel erection for the building addition and masonry drying room has been completed. Currently, the team is installing all electrical work, as well as equipment necessary to manufacture the new products. Specialty HVAC equipment required for the drying room will be arriving at the job site for installation shortly. The project is estimated to be completed by early April of 2019.

## Kia of East Hartford:

Munger was recently contracted to build a new, state-of-the-art dealership for **Kia of East Hartford**, located at **99 Ash Street**. Construction for this project is directed by **Mike Cormier**, Project Manager, and **John Martucci**, on-site Project Supervisor. Munger's Estimators involved in this project are **Stephen Mansfield** and **Michael Kirdzik**. This unique project involves

the renovation/demolition of an existing 2-story structure on the property, as well as the erection of a 14,000 SF addition off the back.

Currently, the Munger team has taken roughly 9,300 square feet off the back of the existing building and gutted the entire interior on both floors. Framing for the structure is taking place now, along with all necessary plumbing and electrical work. The team was required to perform structural reinforcement to the building, in order to meet the snow loads and interior layout requirements standards. The footings and foundation for the new addition are complete and erection of the 14,000 SF pre-engineered steel structure is underway.

Once completed, the existing structure will feature a Kia Branded showroom, reception area, customer lounge, bathrooms, several sales associate offices and an elevator to the second floor. The second floor will include a large conference room, several offices and an IT area. A small addition off the side of the existing structure will act as a pick-up area for customer vehicles. The new 14,000 SF addition will function as the service area, with 21 bays and a car wash. Completion for this project is anticipated to be in June of 2019. Stay tuned for more updates on this exciting project!



Kia of East Hartford

## EMPLOYEE SPOTLIGHT

**Stewart Lamberton** began his time at Munger Construction working summers while attending college and officially came on board in Sept. 2014. In the time Stew has been here he has developed a variety of skills, elevating himself from a part time laborer, into a competent field technician. He gained carpentry skills from direct, hands-on experience and has become a respected member of our core foundation of field employees. Stew is rock solid and dependable. Day in and day out he shows up ready to work with a positive attitude. No whining...just working.

When not working at Munger Stew enjoys a variety of outdoor activities including playing golf any chance he can get, hunting (likes duck hunting) and fishing (especially bass fishing). Stew also likes to cook. His all-time favorite is grilling steaks outside. He also has a knack for preparing tasty, one pot cooker or electric skillet meals...“no dishes to do...saves on water”. 😊

We are excited to have Stew as part of our Munger crew. There are many paths of opportunity available to him here at Munger and we support him in whatever

Stewart Lamberton



path he ultimately chooses. Thanks for exhibiting our Core Values, Stew. Your efforts do not go unnoticed and we truly appreciate all you bring to Munger every day. You're the BEST! Thanks Stew!

# TECH TIP



## Metal Roof Repair: Improper Repairs to Metal Roof Systems May Cause Serious Damage

As a metal roofing system ages, repairs may be necessary in order to prevent leakage and damage to your building. Many building owners without experience may attempt to handle repairs by themselves, in turn causing further, long-term damage to their roofing system.

Several common sealant products, such as aluminum roofing paint, roofing cement and silicone roofing caulk are advertised as simple solutions for roof repair, when in reality, these applicants can cause larger issues for building owners in the future. Due to the expansion and contraction movement of a metal roof system, these types of sealant materials will not bond properly to the surface and over time will crack and degrade, allowing moisture to become trapped in between the roof and the sealant. When these leaks go unnoticed, as they commonly are, significant rot and structural deterioration will inevitably occur to your building's roof.

Although it may seem more economically savvy to perform these repairs in-house, hiring a General Contractor to evaluate the situation will prolong the life of your roofing system without the risk of further damage.

As a company that specializes in the construction of metal buildings, Munger has extensive experience in assessing metal roof damage and finding a solution tailored to the problem. Over time, we have developed an effective system for sealing metal roofs and eliminating potential risks for years to come. Our 6-step process, specifically designed for metal roof repairs, involves several layers which collectively form a flexible and weathertight membrane.

Munger's System Improves Metal Roofs in The Following Ways:

- Creates a seamless, weathertight barrier
- Eliminates rust and corrosion
- Reflects away heat and harmful U/V radiation
- Reduces heating and cooling costs
- Greatly reduces thermal shock damage
- Improves aesthetic appearance
- Reduces roof replacement expenses

Building owners will benefit from consulting a General Contractor experienced in the metal roofing industry prior to performing repairs. Our team will help you to evaluate the appropriate solution to ensure the longevity of your roofing system.

### PAT MUNGER CONSTRUCTION COMPANY, INC.

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**On Time  
On Budget  
Every Time**



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