



# MUNGER

# The Quarterly

## Company Newsletter • Fall 2019

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## MESSAGE FROM THE PRESIDENT

### What Does It Mean to "Do the Right Thing?"

Although it is one of our deeply rooted core values that I wrote about not long ago, I think it is worth a deeper dive into this phrase.

I seem to hear this statement more and more often...and the more I hear it the more I wonder if people really live this phrase or if it is just another tag line that sounds good. (Kind of like the phrase, "It is what it is." I never understood what that really means...)

### Some questions to ask ourselves regarding "Doing the Right Thing" might include the following:

- **Is our daily mission to make at least one person's life better?** Do we remember to do the small, seemingly meaningless tasks of holding a door for someone, or saying please, thank you, and I appreciate you? Or do we only focus on big, superficial things that everyone sees, so we can pound our chests and say, "I did the right thing." Keeping the small acts first and foremost requires minimal effort and yields maximum results.
- **Do we give credit where credit is due?** Do we acknowledge those around us who contribute to the successful outcome of an event or project? Do we recognize those who go beyond what is expected of

them? I have looked at all of the job descriptions for our employees here at Munger and nowhere does it state that they must work beyond normal working hours to get that bid out, put finishing touches on a proposal or financial statement, keep a project on track, or assist a customer in a time of need (just to name a few). Yet these things happen continually, every day. I hope I never lose sight of that effort and always remember to say THANK YOU!

- **Do we consider how others are feeling before we act?** When raising our two sons, my wife, Pam, always gave them the same tip on how to treat others, "Before you do something, ask yourself how would I feel if someone did this to me? If the answer is bad...don't do it."

So...final question...what's my point here? "Do the Right Thing" is not a catch phrase...it is a life practice. If we can answer yes to making someone's life better, giving credit where credit is due, and always considering other's feelings then we are well on the road to making "Do the Right Thing" a reality. Now I challenge you to come up with your own questions. "Do the Right Thing." You'll be glad you did.

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

Munger hit the ground running this summer, bolstering up our workforce with a variety of new hires that included **Tom Ferguson**, **Jeff Thornton**, and **David Neilson** as field workers/Project Supervisors, **Rick Gallo** in the concrete field, **Brad Picard** focusing on steel work, **Marshall Holloway** and **Eli Walcott** doing field work, and **Rob Koehler** in the estimating department as a CAD operator/draftsman. **Sal Luzzi** also came on board as a summer intern, currently in the Engineering program at UCONN with the desire to familiarize himself in the field of construction. Exciting times here at Munger for sure!

So MANY happy times in the lives of our employee's children I'm afraid I won't remember them all. Congratulations go out to ALL employees who have children heading off to college, some for the first time. **Joe Pierandi's** daughter, **Shalyn**, successfully completed her nursing degree program and stepped right into her first nursing position. **Mario DiNotto's** son, **Zach**, graduated with a Bachelors in Marketing from Our Lady of the Elms College in Chicopee, MA. **Scott Croteau** welcomed the birth of his first granddaughter, and **David and Pam DeMaio's** son, **Mark**, married **Stephanie Hynson** on Sept. 6th in Portsmouth, RI. Congratulations to all! Exciting times OUTSIDE of Munger as well!

Reaching further out in the community, **David DeMaio** participated in the 2019 Smilow Cancer Hospital, Closer To Free Bike Ride again as part of Team Tony's Tigers. Thank you to all who generously

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supported this cause to fund cancer research and patient care right here in New Haven, CT.

## SOLAR UPDATE

### Creed Monarch:

**Creed Monarch**, located at **1 Pucci Park in New Britain**, is a leading manufacturer of precision metal components. Munger recently completed a large rooftop solar array in conjunction with Independence Solar. The photovoltaic (PV) system is comprised of Trina 325-Watt modules, mounted to an iron ridge rail system, secured to the roof of the building. The 3,036 individual panels will produce 986 kW of energy that is feeding directly into the manufacturing facilities' grid. The energy produced by the PV system will help to power Creed Monarch's manufacturing operations. The array was designed to allow full access to the roof for any type of repair or maintenance that may be necessary in the future.



Creed Monarch

*Interested in learning more about the current incentives for commercial solar on your business? Contact Luke Carpenter at [lcarpenter@mungerconstruction.com](mailto:lcarpenter@mungerconstruction.com) or David DeMaio at [daviddemaio@mungerconstruction.com](mailto:daviddemaio@mungerconstruction.com) to learn more!*

## RECENT SUCCESS STORIES



KIA of East Hartford

### KIA of East Hartford:

Munger Construction recently assisted **KIA of East Hartford** in relocating to a new location to alleviate space constraint issues. Located at **99 Ash Street**, the new 30,000 SF dealership features a KIA branded showroom, reception area, customer lounge, 21 bay service area, 2nd floor offices and an elevator.

Construction for this project was directed by **Mike Cormier**, Project Manager, and **John Martucci**, on-site Project Supervisor. Munger's Estimators involved in this project were **Stephen Mansfield** and **Michael Kirdzik**. The most challenging aspect of the construction proved to be the partial demolition of an existing structure on the property that now acts as the showroom, office space and lounge area. The demolition consisted of removing the back wall of the building, gutting both floors entirely and relocating support beams in the showroom. A considerable abatement process took place, involving the removal of all tiling in the building and roof work. Additionally, an outdated elevator in disrepair underwent major upgrades to meet current safety codes.

Another major aspect of the construction was the 14,000 SF pre-engineered steel structure addition off the back of the building. The new addition was seamlessly attached to the existing building and allows for easy accessibility to the service area.

The construction process lasted roughly 10 months and took place throughout the winter. KIA of East Hartford was able to open in early July of 2019 and is enjoying the influx of summer customers. Munger was honored to work on yet another KIA branded facility. We wish KIA of East Hartford the best of luck in years to come!

### Meriden Animal Hospital:

**Meriden Animal Hospital**, located at **607 East Main Street**, has served the city of Meriden for over 50 years. Munger recently completed a building renewal and interior renovation, which took place largely over the winter and spring of 2019. Key Munger employees involved with this construction were **Joe Pierandi**, Project Manager, **John DeSarbo**, Project Supervisor, and **Michael Sarro** as Head Estimator. Additional credit is due to our very talented field employees for their dedicated and persistent work on this challenging project.



Due to operational space constraints and a desire to modernize the overall look of the veterinary hospital, Meriden Animal Hospital contracted with Munger for a major building renewal and renovation. A separate business, which was attached to the facility, was acquired and converted into office space, storage and new kennel area. An upstairs area, previously underutilized, is now a kitchen and conference area for the vet hospital employees. Additional operational improvements include two new exam rooms, a new ultra sound room, a new x-ray room, a new surgery room, two new dental tables and a new laboratory area. Acoustic ceiling panels were installed throughout the facility, as well as LED lighting and epoxy flooring.

Exterior work to the vet hospital consisted of horizontal and vertical siding, new trim work, gutter replacements, a new entrance vestibule, modernized exterior signage and improvements to the walkways at the building's entrances. A deck area was built off the rear of the building to allow access to a dog running area, which will allow animals to safely play outside throughout the day.

Munger Construction thanks the Meriden Animal Hospital for the opportunity to help improve the operations of their facility and overall appearance. We are pleased to add yet another veterinary hospital to our portfolio!



# WORK-IN-PROGRESS

## Toyota of Wallingford:

Munger is currently in the second phase of a three-phase expansion project for **Toyota of Wallingford**, located at **859 North Colony Road**. As the dealership continues to enjoy growth and success, owner Steve Zion realized it was time for a refreshed appearance and additional space. Munger's contracted work includes the erection of a 400 SF parts delivery area, a 7,500 SF service/reception area and a two story 12,000 SF office and showroom area.

**Joe Raccio** and **Joe Pierandi** are working collectively as Project Manager and Project Supervisor for the construction. **Rob Koehler**, **Richard Greenalch** and **Gary Greenalch** are heading up the engineering for the project.

The Munger team recently finished Phase 1 of the construction, involving the erection of a small 400 SF structure which will act as an overnight parts delivery area. Currently, all foundational and structural steel work has been completed for Phase 2, consisting of the 7,500 SF service/reception area. Masonry work is in progress and siding is scheduled to begin shortly.

Like most car dealerships, a temporary closing of operations was not an option for Toyota of Wallingford. In the design/planning phases, Munger worked with owner Steve Zion to develop a construction schedule which will allow the business to remain open while minimizing the disruption as much as possible. Once Phase 2 of the construction process is completed, all operational aspects of the business will temporarily move into the 7,500 SF area while the current showroom is demolished and rebuilt.

The entire construction project is expected to be completed by late Fall of 2020. The expansion will add roughly 9,000 SF to the dealership and will help Toyota of Wallingford to better serve their customers. Munger is pleased to take on a project of this magnitude while allowing all business operations to remain open throughout the entirety of the construction. This type of experience is one of the many ways we continue to enhance and improve our capabilities as a commercial builder.

## Trinity Church:

The **Trinity Episcopal Church**, located off the **Branford Green**, has recently contracted with Munger to undergo a large renovation of their lower level. The church, which is a historical landmark, was built in the 1700's and still has many of the original building materials, adding a unique challenge to the project.



**Roy Lambertson** and **John DeSarbo** act as Project Manager and Project Supervisor respectively, **Michael Kirdzik** is the Head Estimator. The project involves a major renovation and renewal of the outdated lower level that serves as an event space for many groups within the local community. The end product will feature a new LULA (limited use, limited accessibility) elevator, a handicap accessible ramp, a multi-purpose function room, a state-of-the-art kitchen and an office area.

The majority of the work completed thus far consisted of basement demolition and abatement. A large masonry wall was completely removed in order to open up space in the lower level. Currently, the Munger team is working to replace rotted out structural support beams and adding additional structural steel to the ceiling. A water mitigation membrane is being installed around the perimeter of the lower level to prevent moisture from getting into the interior of the building. Current exterior construction involves the concrete footing work necessary for the new handicap walkway. Construction is anticipated to be completed by late winter/early spring of 2020. Munger is honored to be involved in the modernization of this historical landmark in the community.

Toyota of Wallingford



## EMPLOYEE SPOTLIGHT

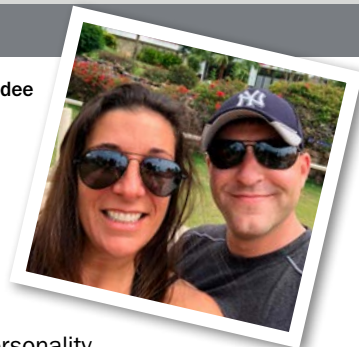
**Chris Candee** first began working at Munger through our business partner construction staffing agency, Resource Options, Inc., in 2014. He officially became a Munger employee in May of 2015 and we have kept him very busy ever since.

Beginning as a field laborer, Chris elevated himself to a position of assistant Project Supervisor for our ongoing projects at the University of New Haven (UNH). He has proven himself capable of taking on responsibility and is not afraid to put in the time necessary to learn and advance. This is clearly exhibited in his willingness to step it up, taking a lead role and

working long hours in a tight time frame to complete a myriad of dorm renovations during the few summer weeks UNH is not in session.

When not putting in long hours at Munger, Chris enjoys spending time with his wife and two sons, taking them to fun places they have never been before including Florida, the Caribbean, Panama, Dominican Republic, and of course every child's dream, Disney World. When not traveling, Chris spends time at his sons' baseball and soccer games. They also enjoy hiking and catch-and-release bass fishing on the lakes and rivers in the northwest corner of CT.

Chris Candee



Chris is always polite and respectful to others and his friendliness and outgoing personality make him easy to work with. Not only has Chris elevated himself at Munger, but he willingly offers his time to mentor others as demonstrated in how he trained up our administrative assistant that stepped in to assist with record keeping during the summer dorm refresh project at UNH. We appreciate Chris's willingness to learn, share and elevate here at Munger Construction...Core Value #2. Thanks Chris!

# TECH TIP

## Insure Your Commercial Building has the Appropriate Fire Extinguishers

Although most commercial building owners are aware that they are required by law to have fire extinguishers, they may not be aware of the various types of extinguishers that are best suited for their specific business operations. Each specific type of fire extinguisher is developed for a certain type of fire and may only be applicable in particular situations. Learn about the different types

of extinguishers below to ensure you and your building occupants will be safe in the case of a fire emergency.

For more information, please read our **Tech Tip: Insure Your Commercial Building has the Appropriate Fire Extinguishers**, found in Resources section of our website.

***Click Here to Learn More.***



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**Build the Best –  
Be the Best**



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