

MUNGER

The Quarterly

Company Newsletter • Fall 2020

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MESSAGE FROM THE PRESIDENT

Thankful –

The message I wish to convey is one of thanks. This is a public thank you that I am sending to all of

our dedicated employees, sub-contractors and customers for their unwavering support and understanding during this time of disruption.

You see, the leadership here at Munger were not smarter than anyone else when it came to dealing with COVID-19. We researched, gathered information, shared information, did some things right, made some mistakes and always reserved the right to get smarter. Getting smarter in many cases was merely a change in policy or procedure from what we may have previously put in place.

Without hesitation, our team reacted to these challenges, taking them in stride, with the passion that what we were

doing was for the health and wellbeing of the entire team. With this attitude and dedication to the common good, we have been successful with this mission.

With COVID-19, a minor lack of cooperation from a very few could be catastrophic. This has not been the case. So my thanks goes to all for helping Munger Construction “Do the Right Thing – Always.”

Additionally, early on we sent out a request to our sub-contractors to consider providing cleaning supplies that were in short supply. These were needed for our jobsites to keep them safe and sanitized for everyone working on site. The outpouring of support was overwhelming. Many of you contributed to the mission to keep all safe. A heartfelt thank you for that support.

This also leads to a reminder that we are far from out of the woods and the

sanitizing efforts continue and will be the new norm going forward. Supplies are very costly and are funded directly from the bottom line. Donations from sub-contractors who benefit from the cleanliness of our job sites are welcome at any time. The help is truly appreciated.

Hopefully this will be my first and last COVID-19 message in a newsletter. It is time to re-focus our business and keep the messages uplifting and meaningful. I am confident we will all benefit from that re-focus.

Wishing good health always.

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COMPANY NEWS/ EMPLOYEE SPOTLIGHT

For this issue of our newsletter we are combining our Company News section with our Employee Spotlight as they are both closely interconnected.

Vice President of Estimating, Steve Mansfield, celebrated 28 years with Munger Construction on October 5th this year. He came to Munger as a third-generation builder with experience in various aspects of the construction business. Steve arrived at Munger shortly after the founder and Owner of the Company, Pat Munger, unexpectedly passed away. Jumping in with both feet, Steve began as an estimator/project manager for a large construction project for Algonquin Industries in Guilford, CT... and never looked back. (Check out the newspaper photo from the 1990's)



David DeMaio with Steve Mansfield

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Steve's meticulous attention to detail is reflected in all estimates he produces (actually in EVERYTHING he does) and has opened many doors of opportunity for Munger Construction's growth and success. Throughout the years, Steve elevated to become the head of the Estimating Department and a valued member of Munger's Leadership Team.

No – Steve is not leaving the Munger Construction Team, however he will be transitioning to working remotely full time beginning November 2, 2020. This will be Steve's 4th office re-location in his 28 years here. He started at a desk in one corner of the basement of David and Pam DeMaio's home in Guilford, moved to an office at Flax Mill Rd. in Branford, relocated to a larger Corporate facility at our current address on East Main St. in Branford, and will now work from his new home office in Illinois. Prior to COVID-19 we might not have even considered remote work as an option, but after making a few technology changes, Steve will be able to continue in his capacity of senior estimation, creating high level estimates as always.

When not working at Munger, Steve spent countless hours involved in the soccer programs in Clinton, CT, where his children played soccer for many years. He was a coach, team manager, and coordinator of the Clinton Invitational Soccer Tournament each May. Now he enjoys working around his home and yard, and riding his motorcycle.

One thing Steve really enjoys is spending time with his children and grandchildren... which is the driving force behind Steve and his wife's decision to relocate to Illinois...where his children and grandchildren now live. We will definitely miss Steve's presence here at Munger but are excited for him as he begins this new chapter of his life. Lucky Steve to be near his family – Lucky us to continue to have him as our senior estimator.

A master of his trade, Steve exhibits professionalism in all he does. Earning the respect of all who know him, Steve is a key element to the growth and success of Munger Construction and we wish him all the best in the days ahead. THANKS STEVE!!!

RECENT SUCCESS STORIES

The Metro Pooch:

The Metro Pooch is committed to providing the best dog boarding and grooming experience for owners and animals alike. After many years in their original facility, the owners came to Munger with the desire to build a state-of-the-art boarding facility that would meet their increased need for operational space. After an extensive pre-construction design process, Munger was contracted to build a 9,600 SF, conventional wood framed building. Michael Cormier Jr. acted as Project Manager, Michael Buydos ran day to day operations as Project Supervisor, and Steve Mansfield was Head Estimator.

The new facility, located at 201 Soundview Road in Guilford, CT, was designed to have a residential feel and remain consistent with the architecture of the surrounding area, while including all the amenities necessary to provide the highest care possible for dogs. Features of the facility include a reception/waiting room area, boarding spaces, grooming rooms, training rooms, indoor playing areas and outdoor playing areas.

The Metro Pooch is now fully open for business. Munger Construction wishes them the best of luck in their brand-new facility.

The Lee Company, Building 42:

Munger Construction recently completed another large project for The Lee Company, located in Westbrook, CT. Dan Lamberton and James DeMaio acted as Project Manager and Project Supervisor, respectively, while Steve Mansfield took the role of Head Estimator. The long-term Customer came to Munger with the need to retrofit an outdated building, in order to relocate one of the companies' divisions.

Due to the current state of the building and its desired purpose, the Munger team first had to perform a complete demolition of the interior before the fit-out began. After the demolition, new partitions were constructed for a large office area in the front of the building and carpeting was installed throughout. Two large mezzanine areas were added in order to house the extensive mechanical equipment necessary for the manufacturing process, and a Uni-Strut grid system was installed to carry the mechanical piping. Additionally, epoxy flooring was completed for the entire manufacturing area of the building and a new loading dock area was created for deliveries and shipments.

Exterior work involved an extensive renewal process in order to increase the performance and life cycle of the building. A Varco Pruden, Standing Seam Roof was used to replace the existing roof, which was in disrepair. Large sections of the aging siding were replaced and repainted. A new entry vestibule was included in the design to stay consistent with the architecture of the surrounding Lee Company buildings.

Munger Construction is proud to complete another major project for The Lee Company and act as their "go to construction partner."



The Metro Pooch



The Lee Company,

WORK-IN-PROGRESS

Premier Subaru of Middlebury:

Construction has begun for Premier Subaru's new facility, located at 1660 Straits Turnpike in Middlebury, CT. The construction of this 33,000 SF, state-of-the-art dealership marks the third major project Munger has partnered with Premier Auto Group on. Michael Cormier and Dan Lamberton are acting as Project Managers, while Mark Dostie and Jeff Landon head up Project Supervisor duties.

The construction process started over the summer with the demolition of the pre-existing structures on the property. Currently, there is extensive site-work and drainage work taking place. The next phase, starting by mid-November, will involve setting the footings and pouring the foundation for the building.

The new dealership will be close to identical to the Premier Subaru location in Branford, CT, which was completed less than one year ago. Highlights of the facility include an 8-car showroom with a coffee bar, fireplace, and antique Subaru car display. The 30-bay service area includes 18 Drive-Thru Service lanes, 3 Express Service lifts and 2 computer alignment stations. Customers will enjoy a 50-seat waiting area that will allow them to view the work performed on their vehicles through a glass partition.

The project is anticipated to be completed by late Summer of 2021. Munger Construction is honored by the continued confidence Premier Auto Group has in our team!



Premier Subaru of Middlebury

American Polyfilm, Inc:

Pat Munger Construction has another significant project underway for long-time customer, American Polyfilm, Inc. As a large polyurethane manufacturer, American Polyfilm (API), required additional space to store their products and materials. Munger was tasked with erecting a new 27,400 SF warehouse, conveniently located in close proximity to API's headquarters at 15 Baldwin Drive in Branford, CT.

The project is orchestrated by Michael Cormier Jr., Project Manager, Stephen Mansfield, Head Estimator and Tom

Ferguson, Project Supervisor. The Varco Pruden, Pre-Engineered building will primarily function as warehousing space with racking for product materials, but will also include an office and a two-story mezzanine.

As the project developed, the owners decided to include an additional structure to house all of the facilities' utilities, in order to maximize space in the primary building. Currently, the project is coming to a close, with only interior finishes, painting, minor electrical work, and paving to be completed.

The Munger team is grateful for the opportunity to work on another project for American Polyfilm, Inc.



American Polyfilm, Inc.

TECH TIP

Building Envelope Evaluations Help Prevent Costly Damage

While most commercial building owners periodically have their roof systems inspected, other crucial building envelope evaluations are often overlooked. Analyzing a commercial building's masonry, exterior insulation finishing system (EIFS), glass, and insulated wall panels are among the most critical ways a building envelope evaluation can help prevent costly damage and energy inefficiencies.

Problems Caused by Building Envelope Failures

Regardless of the type of building, the Building Envelope, including the roof, walls, windows and structure, should be tested at a minimum of every 5 years to be certain problems and significant damage do not occur. Types of problems and damage include:

- Significant exterior wall damage
- Structural failure



- Damaged flooring
- Mold growth on the inside surfaces of gypsum drywall
- Heating and cooling system inefficiencies

Completing a Building Envelope Evaluation

A Building Envelope evaluation is generally as simple as a visual inspection of the interior and exterior of a building by an experienced professional. Munger Construction is readily available to perform Building Envelope evaluations to ensure buildings are structurally sound, compliant with local, state and federal regulations and codes, and that all exterior features are performing at their maximum capacity and efficiency. Our team will identify any issues of concern and can assist in developing and implementing a plan to improve your Building Envelope.

[Click Here to Learn More.](#)

Build the Best –
Be the Best

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