

MUNGER

## Success Story New Construction



Extra Space Storage  
917 Bridgeport Avenue  
Shelton, CT 06484  
<https://www.extraspace.com/>

### Project Overview

Pat Munger Construction Company, Inc. completed a landmark expansion project for Extra Space Storage, delivering a new 100,000-square-foot, state-of-the-art, climate-controlled facility. The four-story building was constructed to meet the growing demand for modern storage solutions in the Shelton area.



# Success Story: Extra Space Storage



The project included a full demolition of an existing 20,000-square-foot interior layout, a 5,000-square-foot side extension, and a newly built 1,000-square-foot office and restroom area. The team preserved the original 1-story, 12,000-square-foot tenant fit-out through careful planning and construction sequencing.



## The Situation

Extra Space Storage, owned by real estate investment firm Kirchhoff, needed to significantly expand their facility in Shelton, CT to accommodate regional demand for secure and climate-controlled storage. They selected Munger Construction to lead the project, which involved structural expansion, careful demolition, and renovation inside an active building with operating tenants.

# Success Story: Extra Space Storage



## The Challenges

- Safely demolishing and reconfiguring 20,000 square feet of interior space.
- Preserving an existing 12,000-square-foot fit-out without compromising building integrity.
- Coordinating major construction activities around Pieces of the Puzzle Early Learning Center, which remained operational during the project.
- Managing site improvements while maintaining accessibility and security.

## The Resolutions

- Munger sequenced the construction meticulously to protect existing tenant space.
- The team scheduled noisy or disruptive work around daycare nap times to ensure minimal disruption, demonstrating exceptional sensitivity and planning.
- Site enhancements, including new fencing and gated access, were executed without hindering daily operations.
- Munger collaborated closely with Kirchhoff and Remus-Zmijewski Architecture to ensure alignment from design through completion.



### Project Team

Joe Pierandi – Project Manager  
Ryan Lacey – Project Estimator  
Bill Kallert – Project Supervisor  
John Hettinger – Vice President,  
Kirchhoff  
Fred Eberhard Jr. – Owner's  
Representative  
Remus-Zmijewski Architecture



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## The Final Product

The completed facility stands as a four-story, 100,000-square-foot climate-controlled storage center featuring:

- A new 5,000 SF addition
- New 1,000 SF office and restroom facilities
- Renovated site with secure, enclosed parking
- A maintained, intact 12,000 SF tenant fit-out
- This space now serves as a flagship storage facility for the Shelton area, blending function, comfort, and security.



The Greater Valley Chamber of Commerce celebrated the completion with a ribbon-cutting event attended by Chamber President Bill Purcell and Shelton Mayor Mark Lauretti.

“This project, despite being a storage facility—which might seem simpler compared to something like a 5-star hotel—was full of nuances and challenges. I want to acknowledge Joe Pierandi, who spearheaded much of the effort, Ryan Lacey, our project estimator who provided crucial insights, and Fred Eberhard Jr., with whom I’ve had the privilege of working on projects from Miami to Monterey to Middlebury. This project had as many unique nuances as any of them. We were very fortunate to work with Munger Construction out of Branford; Joe Pierandi, Bill Kallert, and the broader Munger Construction team were outstanding, rolling with the punches along the way. The architectural expertise of Remus-Zmijewski Architecture also played a pivotal role in bringing this complex project to life.”

— John Hettinger, Vice President, Kirchhoff



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