

PAT MUNGER CONSTRUCTION

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MUNGER

Success Story

Renovation/Interior Fit-Up



University of
New Haven

University of New Haven
1 Care Lane
West Haven, CT 06516
<https://www.newhaven.edu/>

Project Overview

The University of New Haven acquired a vacant, one-story, 38,000-square-foot former nursing home facility located adjacent to campus at 1 Care Lane in West Haven. Originally constructed in 1968, the building no longer met the functional, structural, or code requirements needed to support modern research and academic programs within the School of Health Sciences.



The University initially considered demolishing the existing structure and constructing a new facility. However, concerns around project timeline, cost efficiency, sustainability, and construction disruption prompted a deeper evaluation of alternative approaches.



Build The Best - Be The Best

Success Story: University of New Haven, One Care Lane

The Munger Approach

During early planning conversations, Munger Construction proposed a renovation-focused solution that preserved the existing exterior shell while completely modernizing the interior. This approach offered several key advantages, including an accelerated schedule, reduced construction waste, environmental benefits tied to material reuse, and the ability to adapt the existing footprint and structural framework to meet current codes and academic needs.

After reviewing both options, the University elected to proceed with a full interior gut renovation while retaining the building's structural shell.



The Solution

The project began with a full interior gut renovation down to bare steel and concrete, with all demolition performed under controlled environmental abatement to address hazardous materials. Structural upgrades were completed to meet current wind and seismic codes, including selective slab cuts for added steel reinforcement.

The building envelope was enhanced with new energy-efficient windows and doors, improved insulation, and upgraded weatherproofing. Munger Construction coordinated more than fifteen subcontractors to complete the interior build-out on an accelerated five-month schedule, including new electrical, mechanical, plumbing, and fire protection systems, along with architectural finishes.

The finished facility includes offices, classrooms, an open computer lab, and medical viewing rooms with interior glass wall partitions that support collaboration and hands-on learning.



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The Result

Today, the renovated One Care Lane facility serves as a critical academic asset for the University of New Haven School of Health Sciences. The project delivered a modern, flexible learning environment while maximizing the value of an existing structure, reducing environmental impact, and accelerating occupancy compared to new construction.

By rethinking the original demolition plan, the University achieved a cost-effective, sustainable solution without compromising performance, safety, or long-term functionality.



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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