



HOW TO ACHIEVE BUSINESS GOALS WITH MANUFACTURING FACILITY DESIGN-BUILD ASSISTANCE

Manufacturing Facilities Designed & Built for Competitive Advantage

Your facility is more than a place to make things. It is a strategic asset — one that either accelerates your ability to compete or quietly works against you. The right builder understands that distinction. When you evaluate a commercial construction partner for your manufacturing operation, the question is not simply who can put up a building on time and on budget. The question is who understands your business well enough to design and build a facility that gives you a measurable operational edge.

The following is a framework for thinking through what that partnership should look like and what to look for in a builder who can deliver it.

Start With Your Business Goals, Not the Building

The best manufacturing facilities begin with a clear-eyed look at where the business is headed. Before a single design decision is made, a knowledgeable builder will want to understand what you are trying to achieve operationally and then work backward to a facility that supports those goals. Manufacturers who approach construction this way are better positioned to:

- Become the low-cost provider of high-quality products by eliminating inefficiencies baked into their current layout
- Serve a dynamic product mix across high and low volumes without constant disruption to workflow
- Scale to meet growing demand without outgrowing their space before the investment has paid off
- Optimize what they already have rather than automatically defaulting to new construction or relocation
- Operate more sustainably with energy-efficient systems that reduce overhead and strengthen their brand
- Incorporate lean principles into the physical environment — not just as a management practice, but as a design standard



Build The Best - Be The Best

What Good Facility Design Actually Looks Like

Facility design for manufacturing is a discipline. Done well, it integrates your work processes, material flow, information systems, machinery, and people into a cohesive environment. Done poorly, it creates friction at every step. When evaluating a builder's design capability, look for demonstrated expertise in the following areas:

Layout and Flow

- Product and process layouts designed for your specific production logic, not generic templates
- Material handling systems supported by optimized lane widths and vertical space utilization
- Receiving and shipping areas configured for operational efficiency, not as afterthoughts
- Columnless structures that maximize usable floor space and provide the clearance your equipment requires

Flexibility and Future-Readiness

- Structural design that allows for expansion or layout reconfiguration without major disruption
- The ability to "raise the roof" for additions by increasing capacity while maintaining or improving the building's appearance
- Infrastructure decisions today that do not foreclose options tomorrow

Workforce and Environment

- Purposeful placement of people to improve communication across production, supervision, and support functions
- Employee amenity investments like cafeteria, locker rooms, and natural daylighting that measurably improve productivity and help attract and retain talent in a competitive labor market
- Office environments that reflect your brand and support engineering, R&D, customer service, and executive functions
- Safety compliance built into the design, not layered on after the fact

Sustainability and Operating Costs

- Natural daylighting through thoughtfully integrated exterior windows
- Motion and daylight-controlled lighting systems that reduce energy consumption
- High R-value insulation between roof and ceilings to improve thermal performance
- Polished concrete flooring as a durable, low-maintenance alternative to materials that need periodic replacement
- Solar-ready roofing infrastructure, with the ability to introduce clients to solar energy solutions when the time is right

The Builder You Choose Makes the Difference

A value-oriented builder is not simply one who brings a project in on budget. They are a builder who understands that your facility investment needs to perform for your people, your processes, and your balance sheet long after the construction crew has left.

That starts well before ground is broken. Thorough site assessments, complete design development, and detailed proposals allow both parties to surface and resolve issues early, when they are least expensive to address. By the time construction begins, there should be no surprises.

For renovation and expansion projects in active facilities, the standard is even higher. Your production cannot stop while construction proceeds. A skilled builder designs a safe, temporary working environment for displaced employees, sequences the work to protect your workflow, and treats schedule disruption to your operations with the same seriousness as construction schedule.

Specialized Capabilities to Look For

Beyond the fundamentals, manufacturers have needs that require a builder with experience across a range of more specialized project types. When evaluating candidates, ask about direct experience with:

- Combining design/build and traditional construction approaches to produce aesthetically strong metal buildings
- Integrating structural steel and pre-engineered steel into frames with open-web trusses
- Multi-facility campus maintenance combining roof replacement, facade upgrades, energy-efficient windows, and entry improvements into a coordinated program
- Tower-like structures within a facility to support vertical process layouts
- Clean room environments designed to meet specific tolerance and contamination control requirements
- Prototype facilities for testing cellular manufacturing and lean workplace design models
- New space creation for system assembly and work-in-process inventory needs
- Modern corporate and customer-facing environments that support collaboration and make a strong impression on visitors



Build The Best - Be The Best

Munger Construction's Track Record in Connecticut Manufacturing

Munger Construction has built its reputation by doing exactly this kind of work — project after project, for manufacturers across Connecticut who needed a builder that understood the stakes.

Some representative examples:

- Burt Process Equipment — Water and wastewater treatment fluid handling system production
- Greenleaf Biofuels — The largest tank farm port in the Northeast
- The Lee Company — Miniature fluid control product production
- Thule Group — Manufacturing and operations for a global outdoor gear brand
- American Polyfilm, Inc. — Polyurethane film product manufacturing

Munger Construction's full manufacturing client list spans more than 100 Connecticut companies across metalworking, precision components, specialty chemicals, food production, marine equipment, and more. That breadth of experience means Munger has likely solved a problem similar to yours and can bring that knowledge to your project from day one.

"David DeMaio, the Munger team, and Terry Architecture worked closely with the American Polyfilm team every step of the way. Our building required some unusual features, such as a 55' raised section in the center. Varco Pruden's building components and Munger's execution were flawless throughout. The end product suits our requirements and exceeds our expectations in functionality and appearance."

American Polyfilm, Inc.



**Are You Looking To Transform Your Manufacturing Facility?
Contact Munger Construction Today!**

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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