

PAT MUNGER CONSTRUCTION

750 East Main Street, Suite One | Branford, Connecticut 06405



MUNGER

Success Story New Construction/ Interior Fit-Up



Hamden Hall Country Day School
Davis Street Middle School
20 Davis Street
Hamden, CT 06517
www.hamdenhall.org

Hamden Hall Country Day School selected Pat Munger Construction Company, Inc. to transform the historic Lucerne Mansion into a new Middle School campus for students in Grades 6–8.



The project combined the extensive renovation of a distinctive 1906 Tudor Revival mansion with a new 18,500-square-foot addition, creating a 36,000-square-foot educational facility overlooking Lake Whitney.



Build The Best - Be The Best

Sucess Story: Hamden Hall Country Day School



Business Situation

Hamden Hall envisioned a dedicated Middle School campus that would support the school's continued growth and provide modern spaces for learning, collaboration, creativity and community.

The project required the team to adapt a historic building for contemporary educational use while respecting the architectural character that made the property unique. The original mansion also needed to connect naturally and functionally with a substantial new addition.

The Challenges

- Preserve the character and distinguishing architectural elements of the historic Lucerne Mansion.
- Modernize the existing building with new mechanical, electrical, plumbing and fire-protection systems.
- Address current accessibility, life-safety and building-code requirements within a historic structure.
- Integrate the mansion and new addition into one cohesive and functional educational facility.
- Create flexible spaces that support the academic, artistic and community needs of Middle School students and faculty.



Sucess Story: Hamden Hall Country Day School



The Results

- Renovated and modernized the historic 1906 Lucerne Mansion while preserving its distinctive architectural character.
- Constructed a new 18,500-square-foot, three-story addition and connected it seamlessly to the original building.
- Upgraded the facility with modern mechanical, electrical, plumbing and fire-protection systems.
- Improved accessibility, life safety and code compliance throughout the facility.
- Created 18 classrooms, two science laboratories, an assembly hall and theater, art rooms, MakerSpace facilities and collaborative learning areas.
- Incorporated floor-to-ceiling windows and an outdoor patio to provide natural light and connect indoor and outdoor learning spaces.



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Final Product

The completed 36,000-square-foot Davis Street Middle School brings the historic Lucerne Mansion and a modern three-story addition together as one cohesive campus. The facility provides Hamden Hall’s Grades 6–8 students with flexible classrooms, advanced science laboratories, creative spaces and welcoming areas for collaboration and community. The project gave the 1906 mansion a renewed purpose while creating an accessible and inspiring learning environment designed to serve students and educators for generations.

Teamwork Essential for Success

The construction team was led by Project Manager Joe Pierandi and Project Supervisor Joe Raccio.

Owner		Architect		General Contractor	
Hamden Hall Country Day School		edmSTUDIO		Pat Munger Construction Company, Inc.	
PES Engineering	Connecticut Detection	Quality Roofing Services Inc.		Tull Brothers, Inc.	
Coe & Brown	Interior Systems Drywall	Engineered Building Products, Inc.		East Coast Sheet Metal	
CT Fire Prevention Company	Marino Mechanical, Inc.	Independent Materials Testing		All-Brite Electric, Inc.	
GR Wade	DJM Construction, Inc.	Massey’s Plate Glass & Aluminum		K. Morgan Commercial Painting	
Central Connecticut Acoustics	Delmic Property Management	Wall Systems		DePersia Corporation	



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