

PAT MUNGER CONSTRUCTION COMPANY, INC.

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Success Story Demolition & New Construction

SAFE HARBOR PILOTS POINT

Safe Harbor Pilots Point Marina

63 Pilots Point Drive
Westbrook, CT 06498
<https://safeharbor.com>



Project Overview

Munger Construction was contracted to replace an aging structure at Safe Harbor Pilots Point Marina in Westbrook, Connecticut, with a new pre-engineered metal building designed to integrate with an existing adjacent facility. The project involved demolition, site preparation, foundation construction, and installation of a Varco Pruden metal building system, along with improvements to the adjoining structure.



Build The Best - Be The Best

Success Story: Pilots Point Marina

Situation

The marina had an older building that required replacement to better support its facility needs. The existing structure was positioned directly alongside another building, requiring a solution that would accommodate the site's existing layout while providing a modern, durable, and functional space.

Rather than simply replacing the building in kind, the project provided an opportunity to improve the structural configuration, access, and overall functionality of the facility.

Challenges

One of the primary challenges was integrating the new building with the adjacent structure. The existing buildings shared a common wall, requiring careful consideration of structural connections, foundation conditions, and the transition between the two facilities.

Demolition also required selective removal of existing walls, roofing, foundations, and other building components while preserving portions of the adjoining structure.

Additionally, the new building featured a sloped roof configuration and multiple overhead doors, requiring coordination of structural framing, building clearances, and access points.





Success Story: Pilots Point Marina

Solutions

Munger Construction provided general contracting services for the building replacement, coordinating demolition, concrete foundations, and construction of the new Varco Pruden pre-engineered metal building.

The new structure was designed with a 30-foot-wide by 70-foot-long main building area, along with an additional bump-out, and included insulated metal wall panels, a standing seam metal roof, overhead doors, personnel doors, and supporting mechanical and electrical systems.

The project also incorporated improvements to the adjacent building, including replacement metal wall panels, new trim, and a sliding glass unit.

Munger coordinated the interface between the new and existing structures, including foundation work, structural framing, and common-wall considerations, to accommodate the replacement building within the existing site configuration.

Final Result

The project replaced an aging marina structure with a modern pre-engineered metal building designed for durability, functionality, and compatibility with the adjacent facility.

The Varco Pruden building system provided a practical solution for the marina's needs, incorporating insulated construction, improved access, and a durable metal roof and wall system.

The project demonstrates Munger Construction's experience with building replacements and additions in established facilities, where careful coordination between demolition, existing conditions, and new construction is essential.

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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