

# MORGANTI CORPORATE PROFILE



**MORGANTI**

100+ YEARS OF EXCELLENCE



# Our Story

Founded in Ridgefield, Connecticut by John Morganti in 1916, Morganti continuously provides the highest quality construction and project management, design-build, and general contracting services. From its beginning through the 1940's, Morganti's services grew from constructing stonewall and small masonry projects into road building, bridge construction, high-end residential, shopping centers and commercial buildings.

In the 1950's through the 1980's, thanks to the managerial success of Paul Morganti and his three brothers, John, Joseph, and Robert, the firm achieved national prominence, consistently ranking in the ENR Top 100 Largest National Construction Firms. During this time, Morganti evolved into a leader in education, healthcare, corporate office, waste water treatment, corrections, and government construction, developing a variety of properties such as shopping malls, residential complexes, office buildings and medical centers.

Today, our highly qualified and experienced team of more than 100 professionals works hand-in-hand with our clients from pre-construction through occupancy, incorporating advanced technology, documentation, safety, and efficiency into our project and construction management services with the goal of streamlining communication, delivering construction expertise, and ultimately eliminating roadblocks. In the last three decades, Morganti has added airports, utility, transportation, federal, and military construction to its resume.



*University of Houston Victoria Smith Hall Sophomore Student Housing, Victoria, TX*



# National Reach

Morganti is an American, family-owned company, and our presence across the U.S. allows us to bring a unique blend of national experience and local insight to every project we undertake. With offices strategically located in Connecticut, New York, Texas, and Florida and a history of completed projects in states across the country, we are positioned to deliver consistent quality and value on a national scale.

Our extensive geographic footprint provides us with access to a broad network of trusted suppliers, subcontractors, and industry partners. Leveraging these relationships allows Morganti to secure competitive pricing, ensure the timely delivery of materials, and assemble skilled teams tailored to the specific needs of each project. At the same time, our familiarity with the unique aspects of each region, including local regulations, building codes, environmental requirements, and community priorities, allows us to create solutions that are not only effective but also culturally and contextually relevant.

Our national presence also fosters adaptability. We can efficiently scale resources, mobilize teams, and respond to challenges with speed and precision. Whether managing complex infrastructure projects, constructing modern educational facilities, or delivering specialized healthcare environments, Morganti has the reach, expertise, and flexibility to succeed in diverse locations.

By combining the strengths of a national organization with the understanding of local markets, Morganti offers a client-focused approach that consistently delivers outstanding results. From urban centers to growing suburban communities, our work reflects our commitment to building where it matters most—serving the needs of our clients and the communities they call home.





# Our Services

For more than a century, companies and organizations around the world have depended on The Morganti Group, Inc. for their Construction Management, Design-Build, General Contracting, and Project Management needs. Our clients trust us time and time again to provide these services on the delivery of their most important and complex education, residential, aviation, healthcare, corporate, government, transportation, and utility projects.

Morganti employs the most sophisticated pre-construction and construction techniques in our scheduling, value engineering, estimating, cost management, and supervisory processes.

Our highly qualified and experienced team of construction industry professionals works collaboratively with our clients from pre-construction through occupancy, incorporating advanced technology, documentation, safety, and efficiencies into our project and construction management services with the goal of streamlining communication, delivering construction expertise, and ultimately eliminating roadblocks.

This careful planning is the foundation upon which all successful projects are built.



## CONSTRUCTION MANAGEMENT

Construction Management is a professional service that applies effective management techniques to the planning, design, and construction of a project from inception to completion.

We specifically created these techniques to deliver the successful execution of projects for owners who do not have the staff resources to handle the workload that the project demands.

Morganti aligns with and augments the owner's staff with pre-planning, construction, and management expertise that ensures the best possible project outcome.



## GENERAL CONTRACTING

Utilizing our experience and highly developed contractor network, Morganti offers a quality General Contracting solution. We have the ability to deliver any type of project whether new build, refurbishment, or building extension across multiple market sectors. Our knowledge of special conditions relating to specific market sectors fosters a supportive approach to contracting and ensures that our customers get the best value for the work.

Morganti's General Contracting approach allows for contract options at a lump sum price, cost plus fee basis, or cost plus fee with a guaranteed maximum price. This service is fully scalable to suit our customers' specific requirements.



## DESIGN/BUILD

Going a step further than general contracting, Morganti offers a Design/Build total solution that offers a single point of contact and cost assurance that benefits the owner. The customer only needs to provide us with their concept and requirements and we will do the rest.

Trust in our ability and integrity to deliver and we will work with you to meet your objectives and provide value for your money.



## Safety

Morganti is committed to ensuring a safe and healthy working environment for our employees, clients, and co-workers. This commitment is at the core of Morganti's foundation of family tradition and a strong work ethic and is ingrained in our corporate culture. It is an integral component of the Morganti brand — a brand built on a solid foundation.

This commitment to health and safety flows through to Morganti's construction management process, from our initial concept to our finished project. For a project to be successful, it must be safe. Our safety program focuses on eliminating potential risks by ensuring our employees are thoroughly trained and follow our Standard Operating Procedures, which are in accordance with industry-leading health and safety procedures. Our Corporate Safety Department audits all our project sites on a regular basis and ensures that all sites are compliant. Finally, all Morganti operations staff have completed OSHA 30-hour training and are OSHA certified.

Morganti has an excellent safety record, and our Safety and Security Plan incorporates our belief that quality, production, efficiency, security, and safety are built into each project with equal emphasis and importance to a project's successful completion. Our program goal is to achieve zero losses, avoiding injury, property damage, lost productivity and occupational illnesses within a safe and secure environment. Construction procedures for safety, indoor air quality, infection control, waste management, and quality control are standard at Morganti.





# Sustainability

At Morganti, we are dedicated to sustainability and are committed to implementing Green Building concepts into every construction project and our operations on a daily basis. Morganti has long recognized the importance and value of implementing construction and design practices that conserve resources, reduce waste, measure energy performance, and create healthier, more productive facilities.

As a member of the US Green Building Council (USGBC), Morganti is committed to helping clients achieve LEED certification in the construction and renovation of buildings. In early collaboration with owners, design professionals, subcontractors, and suppliers, we utilize sustainable practices that save money, protect the environment, and foster healthy communities. Our approach to sustainability considers a multitude of sustainable decisions, before, during, and after the construction process.

Morganti manages sustainable construction practices through standard procedures of construction waste management, indoor air quality, quality control, design professional collaboration, and material/policy documentation. Our mission is to maximize our stewardship of natural resources and aid the Owner in reaching their sustainability goals.

Morganti has managed the sustainability efforts for the design and construction of many LEED-certified and high performance buildings including:



## K-12 SCHOOLS

Southmayd Elementary School (TX), Lincoln Park Academy (FL), Sam Houston High School (TX), New York School Construction Authority Schools PS127, PS730 & ISHS86 (NY), Elias Brookings Museum Magnet School and Mary Dryden Veterans Memorial School (MA), Roger L. Putnam Technical High School (MA)



## HIGHER EDUCATION

Founder's Hall Renovations Center for Health Sciences at Naugatuck Valley Community College (CT), Advanced Manufacturing Center at Quinebaug Valley Community College (CT), New Science Center at Western Connecticut State University (CT)



## GOVERNMENT & COURTHOUSES

Ed Austin State Attorney's Office (FL), Kings County Criminal Courthouse (NY), New Federal Office Building (CA)



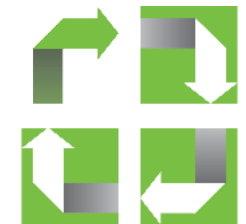
## AVIATION & TRANSPORTATION

Broward County Aviation Department Maintenance Facility (FL)



## ENTERTAINMENT & RECREATION

Lake Worth Casino and Beach Revitalization (FL)



# MORGANTI

A SOLID FOUNDATION



# Diversity & Inclusion

We believe that diversity and inclusion are key to best business practices and that diverse minds come together to achieve greatness and success. One of Morganti's greatest strengths has always been the diversity of our workforce. From upper management, support staff, and project staff to subcontractors and clients who are the heart of our projects, this culture allows for a wide base of talent.

Morganti is an Equal Opportunity Employer, and our employees are diverse in gender, race, and ethnicity. We are a true melting pot, and we pride ourselves on that. We encourage, empower, and enable participation of Small Business Enterprises (SBE), Minority Business Enterprises (MBE), and Woman-Owned Business Enterprises (WBE) on all our projects, and we work closely with each owner to achieve and often exceed their minority contractor participation goals.



# Corporate Social Responsibility

Morganti takes its social responsibility very seriously and implements integrity, fairness, and ethics into all aspects of our work. Morganti's corporate social responsibility is guided by the company's strong ethical values, family traditions, and the belief that our success is founded on these values and principles. We are committed to protecting our employees with a non-discrimination policy supporting diversity in the workforce and the creation of long-term opportunities. Client relations and community involvement are increased through joint participation and service. We promote diversity and equal opportunity in a healthy environment, maximizing our stewardship toward local communities and the planet.

Morganti works diligently to ensure its operations and employees engage cooperatively with the local community and participate in outreach events while providing positive support and results. Morganti and our workforce never forget to give back to our community, our neighbors, or our clients with whom we make our living. We are happy to have the opportunity to participate in these organizations and continue to donate time, energy, effort, and dollars often.



## COMPANY INVOLVEMENT

- |                                    |   |
|------------------------------------|---|
| + Associated General Contractors   | + Alzheimer's Association                   |
| + Big Brothers/Big Sisters         | + Ability Beyond                            |
| + The YMCA                         | + Danbury Hospital                          |
| + Habitat for Humanity             | + Danbury Police Union                      |
| + United Way                       | + Multiple Sclerosis Foundation             |
| + The Salvation Army               | + Capital Ministries                        |
| + American Cancer Society          | + Hispanic Business Initiative Foundation   |
| + Cystic Fibrosis Foundation       | + Citizens for Quality Education            |
| + American Heart Association       | + Dollars For Scholars                      |
| + Special Olympics                 | + National Guard Association                |
| + National Breast Cancer Awareness | + Connecticut Institute for Communities     |
| + Leukemia & Lymphoma Society      | + Stroke of Hope Organization               |
| + Wildlife Rescue Center           | + State and Local School Board Associations |
| + American Red Cross               |   |

STRONGER TOGETHER



# Our Portfolio

With our history spanning decades, Morganti has established itself as a nationwide leader across various sectors.

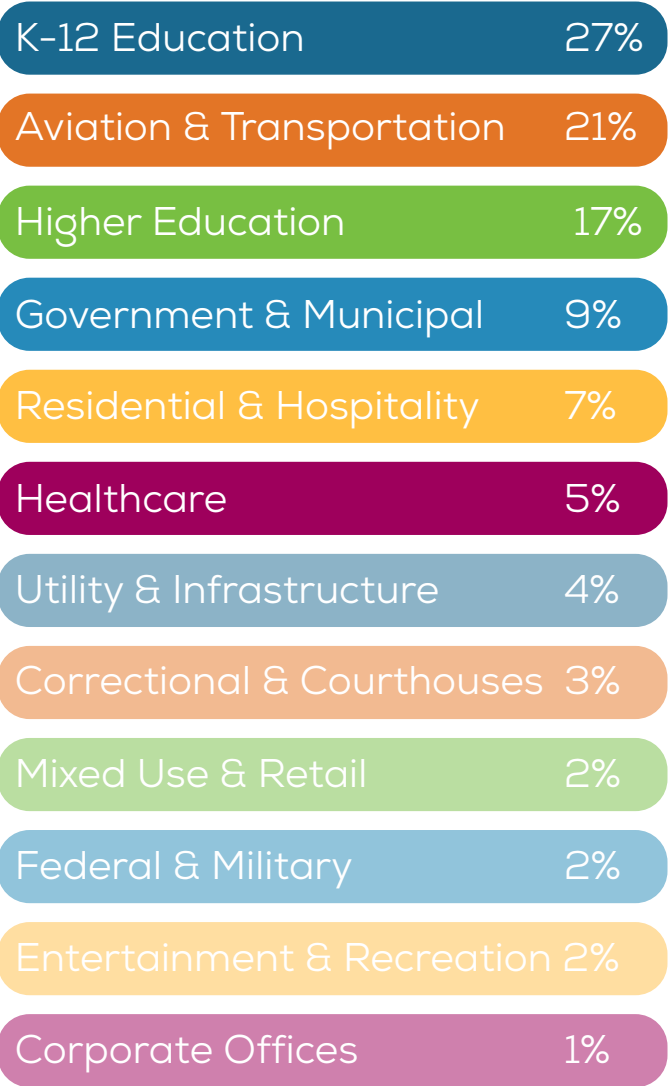
When Morganti was founded in 1916, our focus began in the residential market, which continued as the company grew. Starting in the 1960s, Morganti expanded its expertise into Wastewater Treatment/Infrastructure, Healthcare, and K-12 Education construction, setting the stage for a diverse project portfolio. In the 1970s, the company ventured into private development, focusing on Retail, Office, and Mixed-Use projects. By 1993, Morganti broadened its impact by partnering with the federal government, marking the start of significant government and military collaborations.

The early 2000s ushered in an era of growth in K-12 Education and Government and Municipal projects, particularly in Connecticut, Florida, Texas, and Massachusetts. More recently, Morganti entered the Entertainment and Recreation sector in 2018, further diversifying its project base.

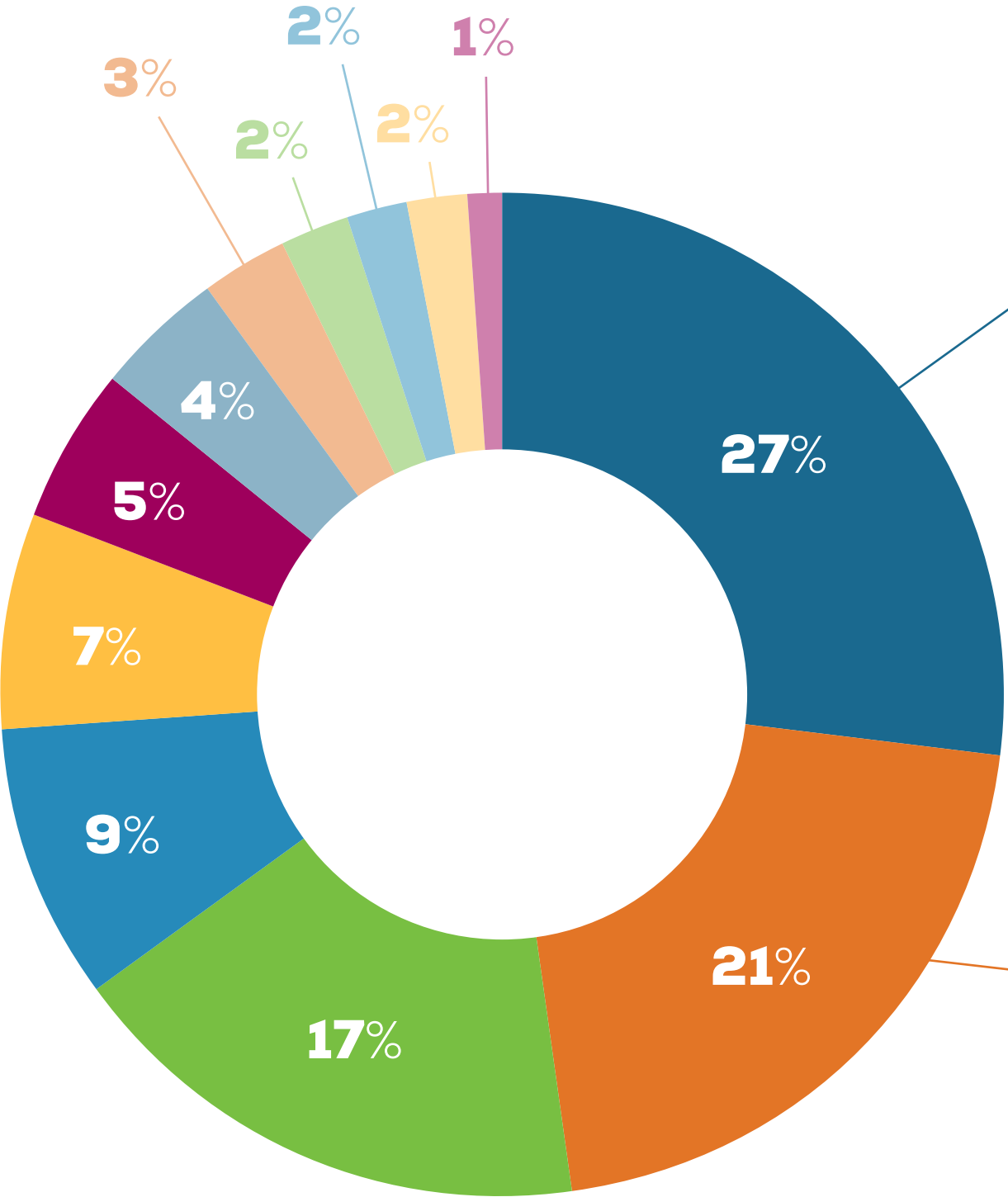
Today, Morganti’s historical portfolio reflects its adaptability and breadth, with a strong emphasis on Aviation and Transportation (21%) and K-12 Education (27%), alongside significant contributions to Higher Education (17%), Government and Municipal projects (9%), and Healthcare (5%).

Smaller yet impactful sectors include Entertainment and Recreation (2%), Federal and Military (2%), and Utility and Infrastructure (4%). This broad expertise underscores Morganti’s ability to deliver exceptional results across a wide range of industries.

OUR SECTORS\*



\*By number of projects



**Making up over 27% of** our projects and totalling over 140 in number, the K-12 Education sector is Morganti’s largest project division nationwide

**Our second largest sector** is Aviation & Transportation at 21%. This project division includes work at JFK and LaGuardia in New York, Reagan National Airport in Virginia, PBI in Florida, and IAH and Houston Hobby in Texas.

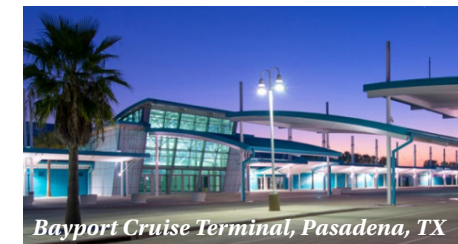
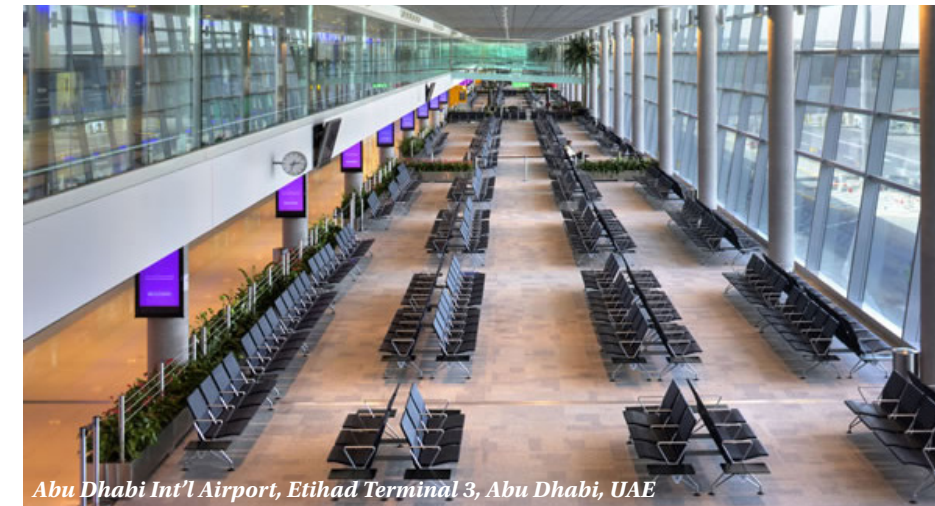
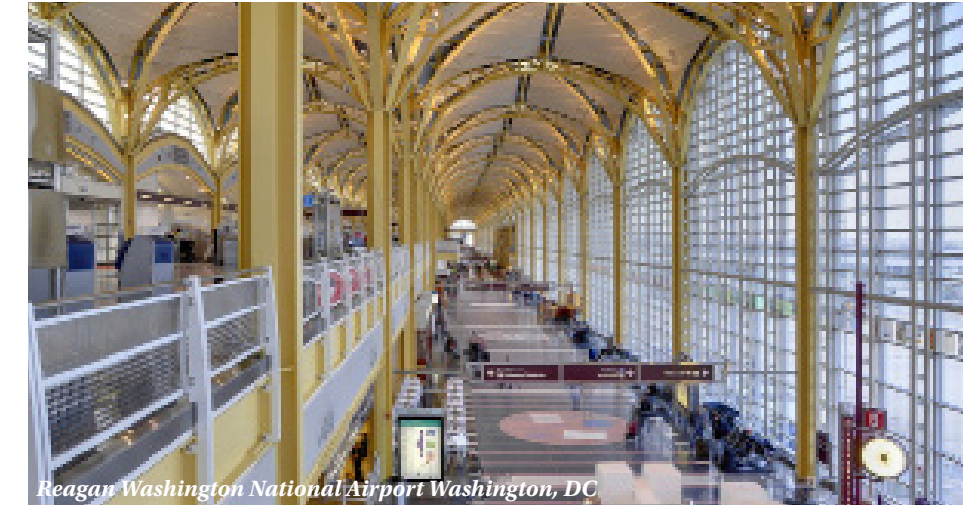




# Aviation & Transportation

Morganti's extensive experience in the aviation and transportation sector highlights our ability to manage large, complex projects within highly secure and operational environments. We have successfully delivered numerous projects within this sector, including air, ship, and rail terminals, airport maintenance and engineering facilities, airport infrastructure, parking structures, passenger terminals, and concourses. Our expertise in navigating the unique challenges of these environments ensures projects that meet the highest standards of security and functionality.

**\$1.2**  
BILLION  
in Aviation &  
Transportation projects  
managed worldwide



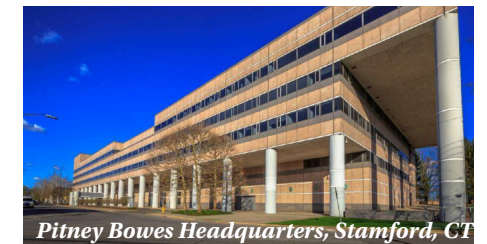
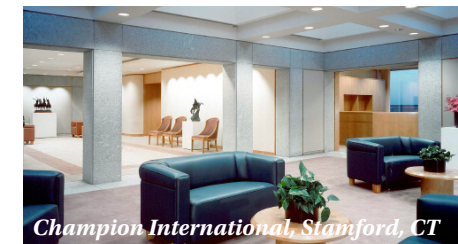
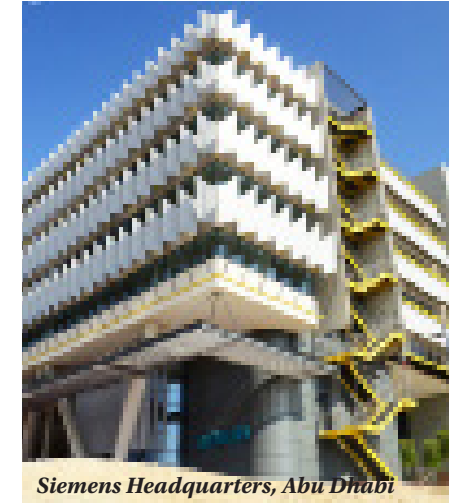




# Corporate Offices

Morganti has decades of experience managing the construction of multi-story office buildings, perfecting the skills required for projects such as the Siemens Headquarters in Abu Dhabi and the Forum Four Office Tower in West Palm Beach. Corporate Office projects often involve intricate network cabling, complex security systems, sustainable materials, high-end finishes, below-grade parking, and advanced surveillance technology. By prioritizing connectivity, security, and sustainability, Morganti ensures that every office building we deliver meets the highest standards of functionality and modern business needs.

**\$1.8**  
BILLION  
in Corporate Office  
projects managed  
worldwide







*Hidalgo County Courthouse, Edinburg, TX*

# Correctional & Courthouses

Our Correctional & Courthouse portfolio includes a wide range of projects from historical restorations to structural expansions, renovations, and new builds within both correctional and court settings. We have worked on numerous high-profile projects in collaboration with City, State, and Federal agencies, establishing ourselves as a trusted leader in the specialized demands of justice and correctional facility construction. Our deep knowledge of these complex environments has allowed us to successfully deliver facilities that meet the unique needs of the legal and correctional systems.

**\$1.2**  
BILLION  
in Correctional  
& Courthouse projects  
managed worldwide



*Superior Courthouse, New London, CT*



*Fort Bend County Justice Center, Richmond, TX*



*Manhattan Family Courthouse, Brooklyn, NY*



*Hidalgo County Courthouse, Edinburg, TX*



*Abu Dhabi Courthouse, Abu Dhabi, UAE*



*Kings County Courthouse, Brooklyn, NY*



*Orange County Correctional, Orlando, FL*



*Kershaw Corr. Facility, Kershaw, SC*

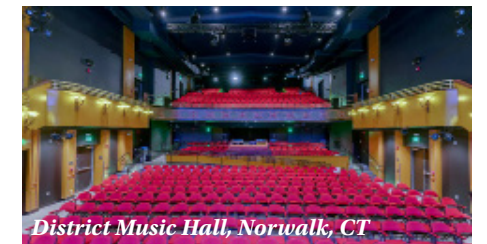




# Entertainment & Recreation

Morganti's newest sector's projects have made a lasting impact on the communities they serve, enhancing spaces that bring people together and enrich local culture. Our experience in this sector includes multiple projects for SeaWorld San Antonio as well as the rehabilitation and restoration of parks, the creation of vibrant recreational plazas, and the construction and restoration of museums. Each project demonstrates Morganti's dedication to crafting spaces that inspire connection, leisure, and discovery while contributing to the vitality of their surrounding communities.

**\$1.7**  
MILLION  
in Entertainment &  
Recreational projects  
managed worldwide





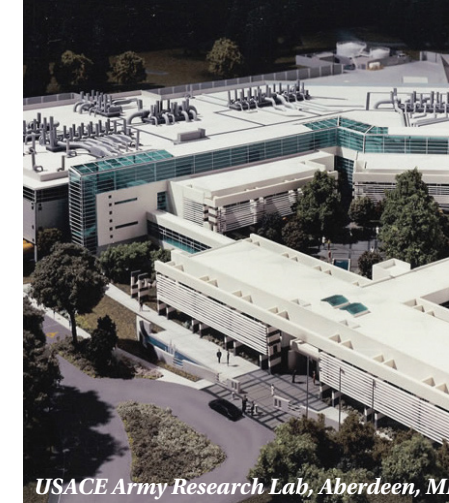


*USACE Air Traffic Control Tower, Jordan*

# Federal & Military

Our Federal & Military experience spans the construction and renovation of diverse federal facilities, including administrative offices, training centers, maintenance facilities, and military housing, as well as air bases, research laboratories, healthcare centers, and correctional facilities. Each project reflects Morganti's commitment to meeting the rigorous standards and specialized requirements of federal construction, ensuring functionality, security, and quality. Our broad capabilities make us a trusted partner for complex government projects.

\$527  
MILLION  
in Federal & Military  
projects managed  
worldwide



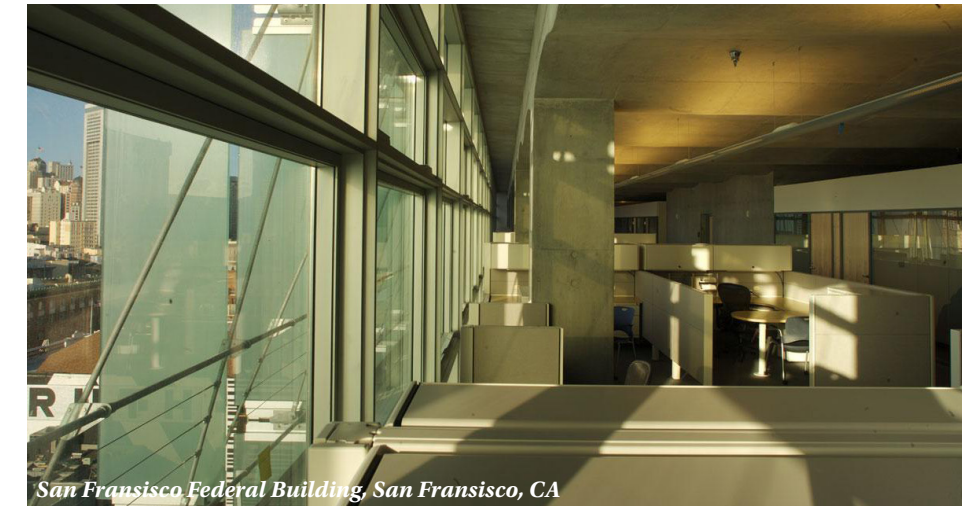
*USACE Army Research Lab, Aberdeen, MD*



*West Point Washington Hall, West Point, NY*



*Air Force Millennium Village, Udeid, Qatar*



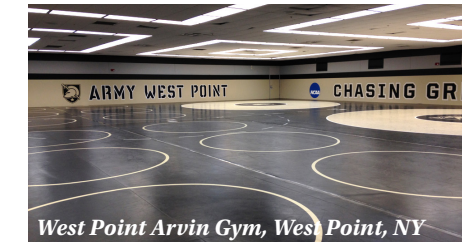
*San Francisco Federal Building, San Francisco, CA*



*USPS Bulk Mail Facility, Jacksonville, FL*



*Kattamia Air Base, Kattamia, Egypt*



*West Point Arvin Gym, West Point, NY*



*Marine Manpower Center, Quantico, VA*





*City of Houston Northeast Quadrant Building, Houston, TX*

# Government & Municipal

Morganti has built a diverse portfolio of Government & Municipal projects nationwide, showcasing our expertise in delivering essential public facilities. Signature achievements include state office buildings, municipal agencies, libraries, and park structures, reflecting a broad range of functional and community-focused designs. Morganti's proven ability to navigate these complexities ensures successful outcomes for government and municipal initiatives of all scales.

**\$810**  
MILLION  
in Government &  
Municipal projects  
managed worldwide



*Mill River Park Pavilion, Stamford, CT*



*City of Houston Northeast Quarant Building, Houston, TX*



*Ed Austin State Attorney's Office, Jacksonville, FL*



*Palm Beach County Westlake Service Center, Westlake, FL*



*Connecticut Office Building, Hartford, CT*



*Sherwood Island State Park, Westport, CT*



*Palm Tran South, West Palm Beach, FL*



*Martin County Fire Station 14, Stuart, FL*





*Healthcare for the Homeless Cathedral Clinic, Houston, TX*

# Healthcare

Morganti's experience in building healing environments spans hospitals, healthcare administration buildings, medical offices, and assisted living/nursing facilities. Through close collaboration with private healthcare systems, academic medical centers, public agencies, we expertly manage the complexities of phased construction, occupied spaces, and the strict coordination required to meet air quality standards. Our understanding of the unique needs in healthcare construction ensures that every project promotes a safe, efficient, and healing environment for patients and staff alike.

**\$1.1**  
BILLION  
in Healthcare projects  
managed worldwide



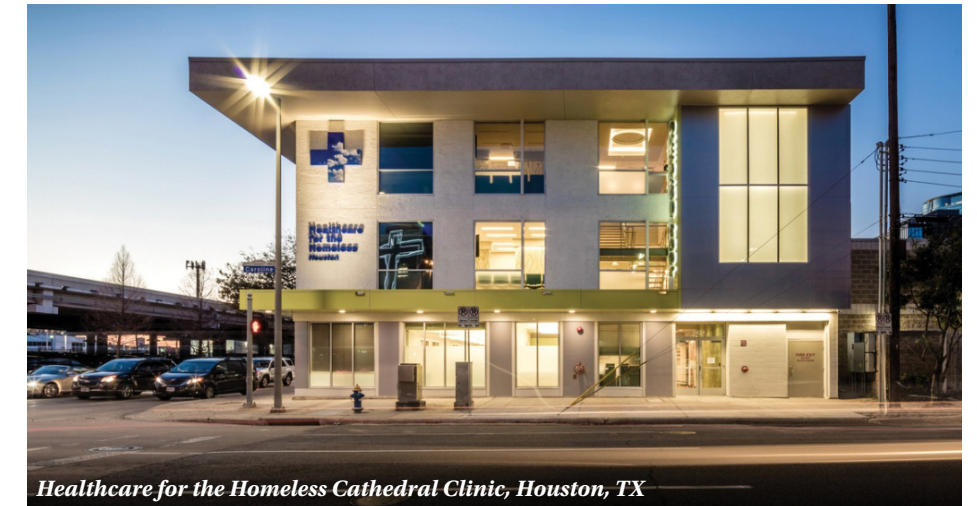
*Walter Reed Hospital, Washington, DC*



*Hernando Health Department Building, Spring Hill, FL*



*PBC Health Department Building, West Palm Beach, FL*



*Healthcare for the Homeless Cathedral Clinic, Houston, TX*



*Praxair Cancer Center, Danbury, CT*



*Greenwich Hospital, Greenwich, CT*



*MANN Research Center, Port St. Lucie, FL*



*Danbury Hospital NICU, Danbury, CT*





# Higher Education

Morganti has extensive experience in the higher education sector, having successfully completed a wide range of construction projects on occupied campuses. Our portfolio includes academic buildings, student housing, research facilities, and campus infrastructure. With a deep understanding of the unique challenges associated with working in active campus environments, we have consistently delivered projects that meet the needs of students, faculty, and staff while minimizing disruptions to daily operations.

**\$1.5**  
BILLION  
in Higher Education  
projects managed  
worldwide







# K-12 Education

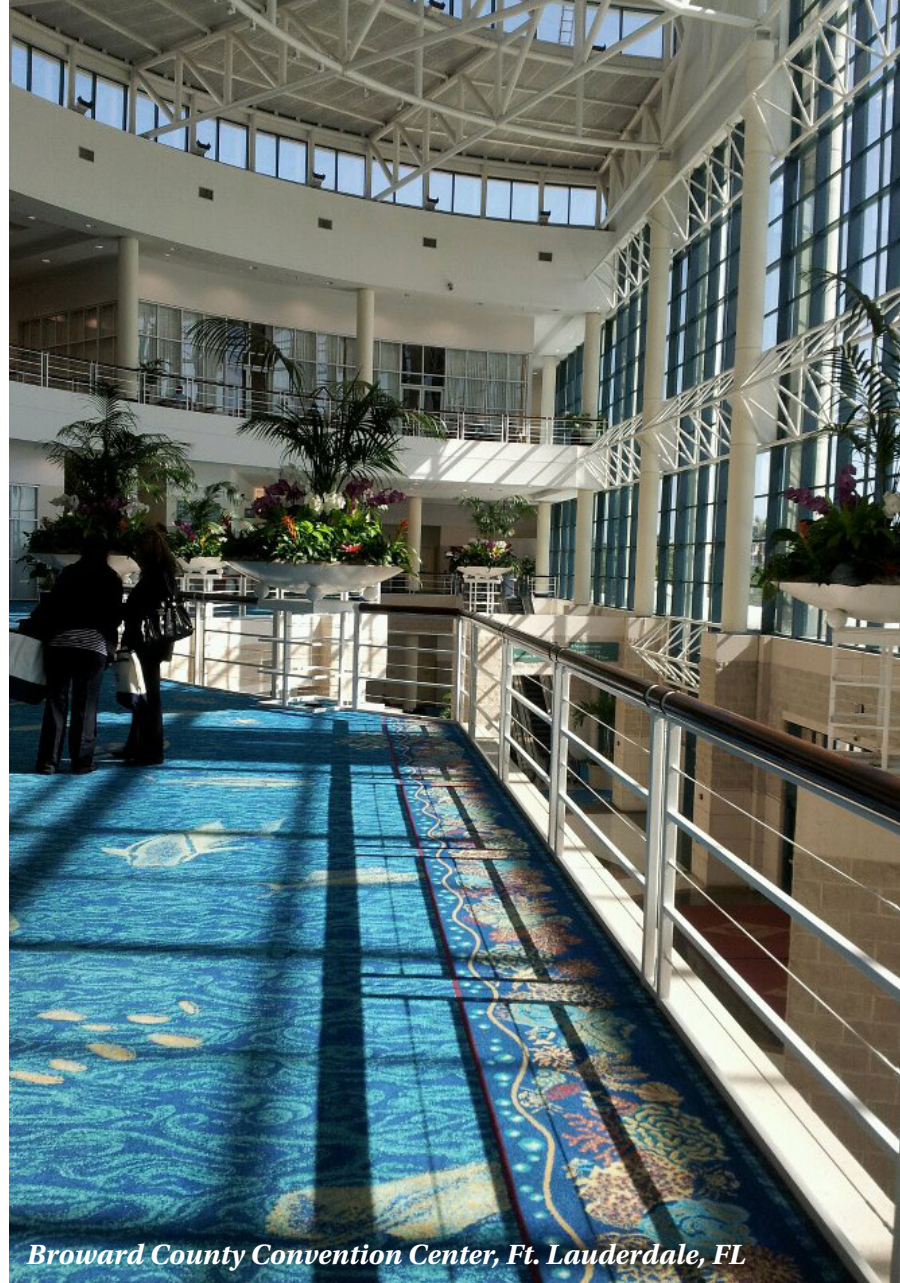
Morganti has extensive experience and a deep understanding of the complexities involved in executing projects on occupied school campuses. This level of coordination requires careful planning, communication, and execution to ensure that construction activities minimize disruption to daily school operations while maintaining the safety and security of students, faculty, and staff.

As education construction represents the largest sector in our portfolio, we have honed a proven approach to delivering projects that meet the unique challenges of this environment.

\$2.5  
BILLION  
in K-12 Education  
projects managed  
worldwide







*Broward County Convention Center, Ft. Lauderdale, FL*

## Mixed Use & Retail

Morganti understands that the mixed-use and retail market demands attention to detail and a sharp focus on lease-driven deadlines. Morganti has created vibrant, functional spaces that align with our clients' branding and design needs, within diverse spaces such as retail outlets, malls, convention halls, and community spaces. Whether constructing standalone retail stores or urban residential neighborhoods with communal amenities, Morganti's dedicated management process ensures every project is delivered with precision, quality, and an unwavering commitment to client satisfaction.

**\$1.3**  
BILLION  
in Mixed Use & Retail  
projects managed  
worldwide



*Jai-Alai Fronton, Bridgeport, CT*



*Macy's at Danbury Fair, Danbury, CT*



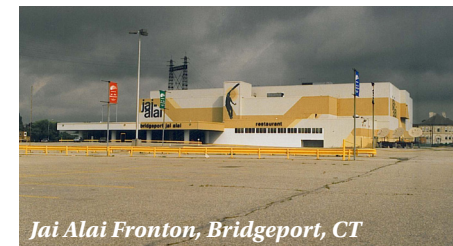
*South Florida Expo Center, West Palm Beach, FL*



*Marriott Convention Center, West Palm Beach, FL*



*Carlo's Bake Shop, Orlando, FL*



*Jai Alai Fronton, Bridgeport, CT*



*Broward Convention Ctr, Ft. Lauderdale, FL*



*Wortham Center Stage, Houston, TX*





*One Hermann Place, Houston, TX*

# Residential & Hospitality

With extensive experience in residential and hospitality construction, Morganti has successfully delivered projects ranging from apartment towers and condominium complexes to renowned hotel chains and luxury resorts. Our portfolio reflects a deep understanding of the unique demands of these sectors, from creating inviting, functional living spaces to crafting high-end accommodations that meet the highest standards of comfort and elegance. Morganti's commitment to quality and attention to detail ensures that every project becomes a standout addition to its community.

**\$5.1**  
BILLION  
in Residential &  
Hospitality projects  
managed worldwide



*Robinhood Condos, Houston, TX*



*Dusit Thani Hotel, Abu Dhabi, UAE*



*Park Square West Luxury Apartments, Stamford, CT*



*One Hermann Place, Houston, TX*



*Adams Mill River Condos, Stamford, CT*



*Cleme Manor, Houston, TX*



*Northbrook Apartments, Atlanta, GA*



*Vista Grande at Tampa Palms, Tampa, FL*





*Well Station & Saer Booster Pump Stations, Palestine*

# Utility & Infrastructure

Morganti's Utility & Infrastructure expertise spans decades and continents, with a presence in the United States and an extensive portfolio of projects in the Middle East. On the U.S. East Coast, the Morganti brothers built a reputation for excellence through heavy civil construction projects during the mid- to late-1900s, including municipal wastewater treatment plants and DOT bridge and roadway developments. Expanding globally, Morganti has undertaken numerous challenging and innovative projects in the Middle East for USAID, including water and wastewater treatment facilities, power plants, and sustainable energy initiatives.

**\$1.3**  
BILLION  
in Utility & Infrastructure  
projects managed  
worldwide



*Vero Beach Power Plant, Vero Beach, FL*



*Wadi Ma'in, Zara & Mujib Water Treatment & Conveyance, Jordan*



*As Samra Wastewater Treatment Plant, As Samra, Jordan*



*John Oliver Wastewater Treatment Plant, Danbury, CT*



*Qabatiya-Al-Jalameh Road, Jordan*



*Dura Cluster Water Storage, Palestine*



*SW Jenin Water Project, Jenin, Palestine*



*Salt Water Treatment Plant, Salt, Jordan*





[www.morganti.com](http://www.morganti.com)

CT | FL | NY | TX | INT'L