

FRANKLIN HIGH SCHOOL: A STORY OF VISION, TRANSFORMATION, AND ENDURING LEGACY

A Clear Vision for Light, Learning, and Community

For generations, students in Franklin, Ohio, walked the halls of aging school buildings marked by darkness, tight corridors, and outdated infrastructure. The Franklin School District had a bold vision to change that narrative—to create a high school that celebrated light, space, and openness while embracing the community’s deep roots.

Conger Construction Group was selected as the Construction Manager at Risk to bring that vision to life. From day one, the project demanded more than technical excellence—it required reverence for the past, innovation for the future, and the kind of partnership that builds more than buildings.

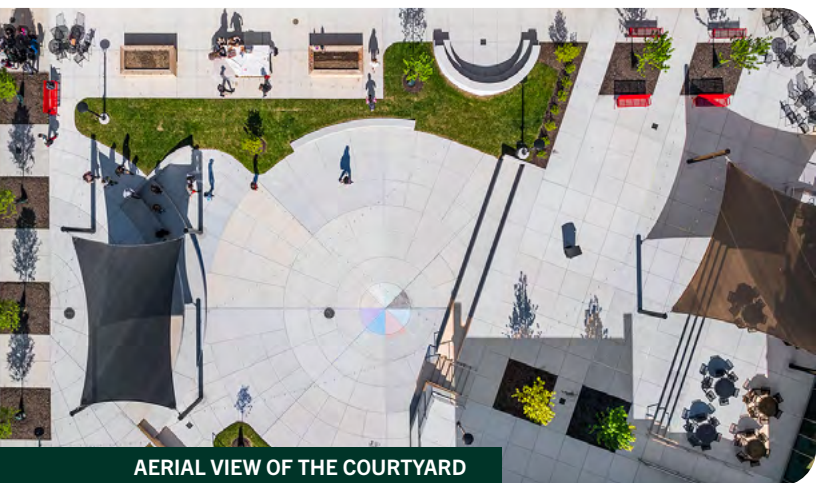


COURTYARD



Working around a historic site, managing complex demolition and environmental remediation, and dealing with unexpected procurement delays were no small tasks. Yet, Conger Construction Group handled each obstacle with unwavering dedication and problem-solving expertise.

DR. MICHAEL SANDER
SUPERINTENDENT | FRANKLIN CITY SCHOOLS



AERIAL VIEW OF THE COURTYARD

A Guide with a Plan: Innovation Anchored in Heritage

Working in close collaboration with the district, Conger and the design team developed a plan that transformed Franklin’s traditional educational facilities into a bright, modern campus centered around connectivity, flexibility, and function.

The centerpiece of the design is a stunning open-air courtyard. Surrounded by the school’s academic wings, the courtyard floods the interior with natural light and provides a multifunctional space for learning, gathering, and celebrating. Students and teachers now benefit from constant visual access to the outdoors—a subtle but powerful shift that supports mental well-being and enhances engagement.

Overcoming Obstacles with Tenacity and Precision

Constructing a state-of-the-art facility on a site rich with history required more than just design innovation—it required perseverance.

PRESERVING LEGACY WHILE CREATING THE FUTURE

The project began with the demolition of two landmark structures: the former Franklin High School (originally built in 1908) and the Hampton Bennett building, which had served students for more than 70 years. These buildings were not only functionally outdated—they carried a century's worth of construction practices that required care, precision, and environmental diligence to remove safely.

Thick masonry walls and aging materials meant that standard demolition methods would not suffice. The presence of asbestos and lead paint mandated specialized remediation crews who performed abatement in compliance with strict EPA and OSHA guidelines. Removing these structures became the first of many challenges the team met with discipline and care.

CONFRONTING A FLOODPLAIN AND BUILDING UP—LITERALLY

As if historic demolition wasn't enough, the site also sat squarely on a 100-year floodplain with a creek bisecting the property. To ensure safety and viability for decades to come, the entire building pad had to be elevated by three feet. This massive civil engineering effort required significant fill, grading, and drainage improvements before vertical construction could even begin.

These site constraints could have easily derailed the timeline—but with coordinated planning between engineers, subcontractors, and project leadership, grading was completed on time, laying a firm foundation for the future.



NAVIGATING PROCUREMENT DELAYS WITH CREATIVITY

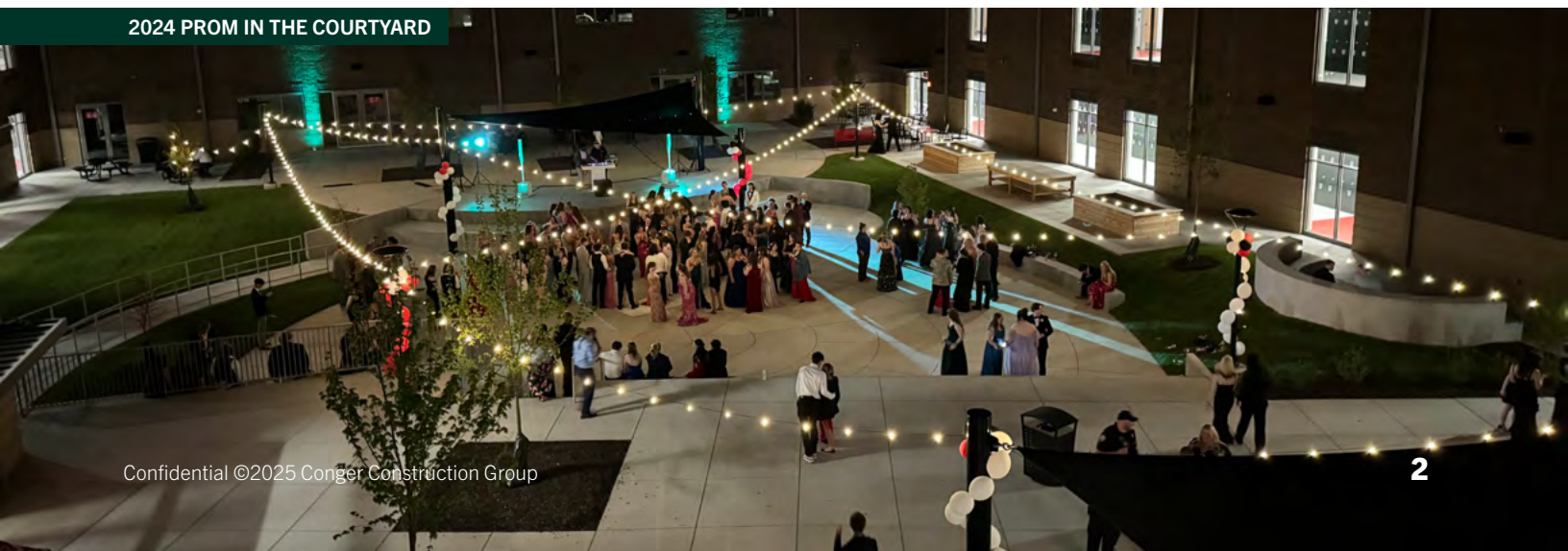
Throughout construction, national equipment shortages placed constant pressure on the schedule. Of particular concern were the HVAC air handlers—critical systems for any educational facility. While most units were delayed three months, one essential unit arrived ten months late. Unfortunately, this unit served the central area of the school.

Rather than halt progress, Conger developed a temporary roofing solution that allowed interior finishes and mechanical systems to continue while the roof was kept accessible. Once the unit finally arrived, the roof was reopened, the equipment was safely installed, and weatherproofing was restored with minimal disruption.

Similar strategies were used when delays impacted the chiller and switchgear deliveries—some by as much as six months. Through resourcefulness, temporary workarounds, and detailed coordination, Conger kept construction on track and ensured all systems were fully operational in time for the school's grand opening.

Through all of these challenges, one unwavering commitment guided every decision: delivering Franklin High School in time for the Class of 2024 to graduate from their new campus. That milestone was met with weeks to spare.

2024 PROM IN THE COURTYARD



Innovative Solutions That Delivered Value

From day one, Conger Construction Group brought a value-driven mindset to the Franklin High School project, identifying creative solutions that enhanced performance, reduced costs, and maximized the impact of every dollar spent—all while honoring the school's vision for a welcoming and modern learning environment.



PRECAST PLANK CONSTRUCTION FOR SPEED AND SUSTAINABILITY

To meet the ambitious timeline, Conger recommended the use of precast structural planks. This construction method reduced on-site labor, accelerated floor installation, and eliminated excess material waste. The result was faster dry-in, earlier interior starts, and long-term durability—an ideal fit for an active school facility built to last generations.

MODERN TOOLS FOR A MODERN BUILD

Conger deployed Procore® construction management software to streamline collaboration, enhance accountability, and maintain real-time access to project data. Stakeholders—from the district to the architect to subcontractors—could track progress, review RFIs, and manage documentation with full transparency.

This was the first Conger project with Project Engineers and Administrators embedded full-time on-site, allowing for tighter coordination. QR codes were introduced to track procurement items and punch list completion, allowing field teams and architects to verify installations and resolve issues efficiently.

The project also became a proving ground for Conger's intern-to-leadership pipeline: a college intern joined the Franklin team, advanced to Field Engineer, and eventually became a Superintendent—an investment in talent that reflected the team's commitment to excellence and development.

CONSTRUCTION OF FRANKLIN HIGH SCHOOL





Honoring the Past: A Gateway of Legacy

Perhaps the most powerful symbol of this project's meaning came in the form of three brick entry arches—majestic, glowing structures inspired by Franklin's original high school.

These arches were not part of the initial scope. Midway through construction, the district expressed a desire to incorporate something symbolic of Franklin's history. Thanks to tight budget control and available contingency funds, Conger made that dream a reality. Working collaboratively with the architect, the arches were added to the front entry plaza one year into construction.

They now stand as a luminous beacon for the community and a unifying design element for the campus. The arch motif was also incorporated into the auxiliary gym's windows and will be featured at the football stadium's future entry—tying past and present into a cohesive, inspiring identity.

Quality Control and Transparency at Every Turn

Throughout construction, Conger leveraged Procore®—the leading construction management platform—to ensure real-time updates, open communication, and accurate documentation. With cloud-based access for all stakeholders, the team was able to streamline RFIs, submittals, drawings, and schedules in one cohesive system.

This transparency fostered trust between Conger and Franklin High School, turning what could have been a complex, stressful process into one of collaboration and clarity. Field staff used tablets and mobile devices to document progress, close punch list items, and manage changes instantly—minimizing risk, reducing rework, and driving accountability.

A Legacy for the Next Generation

Franklin High School is more than a campus—it's a cornerstone of the community's future.

Every design decision—whether structural, aesthetic, or symbolic—was made with students in mind. The courtyard encourages exploration and movement. Flexible learning environments empower educators to teach creatively. The entry arches connect students to a proud legacy. And thanks to Conger's strategic leadership, the project remained on budget, on time, and true to its vision.

Conger Construction Group didn't just construct a school—they delivered a lasting legacy, grounded in heritage and built for the future.



FRANKLIN

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