

**RECREATION**







# STATE OF THE ART FACILITIES

Engage students and inspire community pride with a partner from day one

## OUR COLLABORATIVE APPROACH:



“ Conger was right there with us from day one. The process was very seamless, very transparent, and very much allowed our community to feel empowered in the process to make this wonderful campus come to life.



**Marlon J. Styles Jr., Superintendent, Middletown City School District**



“ Communication is everything. Being able to solve problems and communicate clearly, for everyone to buy into the idea that this is something that’s really important and we’re providing value to the school district, is critical.”



– Vonda Alberson



**Reduces timeline**



**Saves on costs**



**Limits school disruption**



## Executive Summary / General Team Information

Conger Construction Group, an Ohio corporation based in Lebanon, Ohio, was established in 1992 for the purpose of constructing quality commercial facilities with a resolve to offer a higher standard as the norm. Conger’s philosophy is “**BUILD A SOLID FUTURE**” for our employees and our clients. We do this by leveraging our 3 Pillars of Solid Commitment, Solid Communication, & Solid Performance. This shows up in everything we do, from Day 1 to Day Done! We leverage the latest technologies coupled with our CongerBuilt BASEdocs to help our team provide out-of-this-world communication with Owner, Architect, Sub Contractors, and Suppliers. This enables our Team to perform at a level higher than our competition and ensure we construct quality projects on time and within budget!

What truly sets Conger Construction Group apart from the competition? Two words: Commitment & Communication. We believe that a commitment to providing a high-level construction experience starts with Great Communication! Great communication starts from the very 1st meeting until final completion. Commitment means going the extra mile to ensure all project participants understand the requirements and are working to complete a top notch project. Commitment to properly communicating with the Owner, Architect, and Subcontractors drives successful project schedules.

**BUILD A SOLID FUTURE**

- 1 By Building **SOLID** Lives
- 2 While Building **SOLID** Families
- 3 Which Build **SOLID** Communities
- 4 Through Building **SOLID** Structures

### Responsibility on the Project Team

Conger Construction Group is actively managing over **\$161 Million** of projects utilizing the construction management at risk delivery method and encompassing over **200,000 SF**. Our firm’s understanding of the construction management process along with our processes help ensure the seamless delivery of every project.

**10<sup>TH</sup>** LARGEST CONSTRUCTION FIRM IN SW OHIO

**30** YEARS

**500+** PROJECTS COMPLETED

## THE TEAM

**5** PROJECT MANAGERS

**3** PROJECT ENGINEERS

**2** ESTIMATORS

**1** LEED DIRECTOR

**1** SAFETY DIRECTOR

**3** ACCOUNTING

**12** JOB SITE SUPERINTENDENTS

**16** SKILLED CARPENTERS & LABORERS

### SELF PERFORM

- Site & Selective Demolition
- Concrete Footers & Foundations
- Rough Carpentry
- Finish Carpentry
- Casework / Millwork
- Signage
- Doors & Hardware Installation
- Division 10 Specialties
- General Requirements
- Siding
- General Labor

### OFFICE LOCATION

2020 McKinley Blvd  
Lebanon, OH 45036

### PROJECT TEAM LEAD

Justin Conger  
President  
513.932.1206  
justin@congerbuilt.com







Strengthened thru

# FAMILY

# CONGER CONSTRUCTION GROUP



Linked by DEDICATION



Built with PRIDE



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036

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## PROJECT QUALIFICATIONS



### ROLE

CMR

### Owner

Warren County Port Authority

### Year Completed

2018

### Contract Amount

\$15,226,487.00

### Size

4,617,360 SF

## Warren County Sports Park

Lebanon, Ohio 45036

The Warren County Sports park consists of moving over 300,000 cubic yards of dirt to create 2 playgrounds, 12 natural grass soccer fields, and 2 synthetic turf championship soccer fields. There are also 2 synthetic turf championship baseball and softball infields along with 4 natural grass baseball fields. All natural grass athletic fields are fully irrigated, pulling water from neighboring Armco park. Additionally, there are 2 concession stands constructed with masonry and metal roofs. Both stands include restrooms with over 3,000 lineal feet of sanitary force main.

#### KEY PROJECT CONTACT – CUSTOMER

MATT SCHNIPKE | WARREN COUNTY PORT AUTHORITY  
406 Justice Drive  
Lebanon, Ohio 45036  
513.695.2090  
matthew.schnipke@co.warren.oh.us

#### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036

## PROJECT QUALIFICATIONS



### ROLE

GC

### Owner

Archbishop Moeller High School

### Year Completed

2021

### Contract Amount

\$3,180,519.00

### Size

51 Acres

## Moeller Athletic Complex

Loveland, Ohio 45140

The Moeller Athletic Complex consists of a new synthetic turf baseball field. The project included site work, utility and pavement removal, the construction of new dugouts, backstop, fencing, site concrete and pavement, as well as the installation of all landscaping plantings, and lighting.

#### KEY PROJECT CONTACT – CUSTOMER

DAVID BEIERSDORFER | DIRECTOR OF FACILITIES  
9001 Montgomery Road  
Cincinnati, OH 45242  
513.791.1680 ext. 1040  
dbeiersdorfer@moeller.org

#### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036



## PROJECT QUALIFICATIONS



### ROLE

CMR

### Owner

City of Mason

### Year Completed

2021

### Contract Amount

\$19,807,512.00

### Size

14,116 SF

## Mason Municipal Aquatic Center

Mason, Ohio 45040

Conger Construction Group was chosen as the Construction Manager at Risk for the Mason Municipal Aquatic Center Project. The Project, a \$20 million facility, will consist of three (3) pools; a “splash” pool, a leisure pool, and a 10 lane, 50 meter / 20 lane, 25 yard competition pool. The aquatic center will seat 900 people, and includes a pre engineered metal building that will include restrooms, and a community room.

#### KEY PROJECT CONTACT – CUSTOMER

STEVE CADDELL, PROJECT COORDINATOR | CITY OF MASON  
6000 Mason-Montgomery Road  
Mason, OH 45040  
513.229.8520x2024  
scaddell@masonoh.org

#### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036

## PROJECT QUALIFICATIONS



### ROLE

CMR

### Owner

Countryside YMCA

### Year Completed

2018

### Contract Amount

\$6,414,028.00

### Size

278,000 SF

## Countryside YMCA

Lebanon, Ohio 45036

The Countryside YMCA is the largest YMCA in the country in terms of square footage, so undertaking a complete renovation of a facility this large requires a tremendous amount of planning and coordination. Not to mention, the facility is open from 5:00 am to 11:00 pm seven days a week.

This 16-month, five phase project has required a great deal of effort in pre planning and coordination with the owner, its various internal teams, user groups, and outside vendors.

Another critical success factor is the safety of the employees, workers, vendors, visitors, and children that use this facility day-in and day-out. Creating, communicating, and enforcing strict safety policies and procedures has enabled this project to continue with zero lost days due to injury.

#### KEY PROJECT CONTACT – CUSTOMER

RENEE LAY, CONTROLLER  
1699 Deerfield Road  
Lebanon, OH 45036  
513.932.1424  
renee.lay@ymcastaff.org

#### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
lconger@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036



## PROJECT QUALIFICATIONS



### ROLE

CMR

### Owner

Warren County Port Authority

### Year Completed

2019

### Contract Amount

\$3,170,908.00

### Size

17,500 SF

## Warren County Event Center

Lebanon, Ohio 45036

The Warren County Event Center is the centerpiece of the redeveloped fairgrounds and serves a variety of activities ranging from annual fair activities to weddings and corporate events. This 17,500 SF pre-engineered metal building includes event space, administrative space, a catering kitchen and restrooms as well as outside event areas.

#### KEY PROJECT CONTACT – CUSTOMER

GENE STEINER  
406 Justice Drive  
Lebanon, OH 45036  
413.616.4086  
gsteyner61@gmail.com

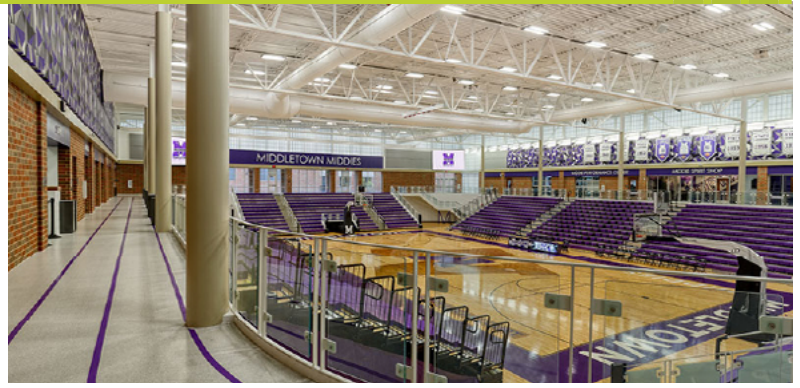
#### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



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## PROJECT QUALIFICATIONS



### ROLE

CMR

### Owner

Middletown City School District

### Year Completed

2018

### Contract Amount

\$76,401,635.00

### Size

463,000 SF

## Middletown City Schools

Middletown, Ohio 45042

The Middletown High School and Middle School projects are both OFCC and CMR (including the renovation) and under GMP. The project included a 133,000 SF new learning system, a large-scale, bistro-like cafe area, and light wells incorporated throughout the inner core to bring in natural light.

330,000 SF of addition and complete renovation, the first since 1966, encompasses the Middletown High School. This includes a new arena, new science wing, new addition for music as well as a new community center, classroom spaces and offices.

The site work was inclusive of a retention pond, the demo of another school on the property, **a new track and field with stadium**, expanded parking, drive and the doubling of bus routes.

#### KEY PROJECT CONTACT – CUSTOMER

GEORGE LONG  
601 N. Breiel Rd.  
Middletown, OH 45042  
513.200.3707  
glong@middletowncityschools.com

#### KEY PROJECT CONTACT – RESPONDENT

LARRY CONGER, CEO  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
lconger@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036





## ROLE

Design / Build

## Owner

MetroParks of Butler County, OH

## Year Completed

2017

## Contract Amount

\$3,150,010.00

## Size

6,194 SF

# Voice of America MetroPark Fieldhouse

## West Chester Township, Ohio 45069

The VOA Field house included a 3,400 square foot facility to house the office for UC Health personnel, a trainer's room, press box, restrooms, and concession area. The project encompassed a 1-acre lawn/terrace for outdoor events and food trucks during sporting events. Overlooking two synthetic turf fields the facility will provide ample outdoor seating space. The project also added over 400 paved parking spaces.

### KEY PROJECT CONTACT – CUSTOMER

MATT LATHAM, PARK PLANNER/PROJECT MANAGER  
2051 Timberman Road  
Hamilton, OH 45013  
513.867.5835  
mlatham@YourMetroParks.net

### KEY PROJECT CONTACT – RESPONDENT

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



## PROJECT QUALIFICATIONS



### ROLE

Design / Build

### Owner

The Sisters of the Transfiguration

### Year Completed

2017

### Contract Amount

\$2,100,229.00

### Size

13,000 SF

## St. Monica Recreation Center

### Cincinnati, Ohio 45215

The St. Monica Recreation Center was a 13,000 square foot gymnasium / multi-purpose addition to the existing center. The recreation center provides numerous before and after school programs for at risk children in the Lincoln Heights community.

This facility provided not only a gymnasium and large meeting space, but also included, locker rooms and showers, coaches offices, and concession area, along with ample outdoor space for community events.

#### KEY PROJECT CONTACT – CUSTOMER

MIKE PEARL, DIRECTOR  
10022 Chester Rd.  
Lincoln Heights, Ohio 45215  
mpearl21@gmail.com  
513.771.7806

#### KEY PROJECT CONTACT – RESPONDER

JUSTIN CONGER, PRESIDENT  
2020 McKinley Blvd.  
Lebanon, OH 45036  
513.932.1206  
justin@congerbuilt.com



www.congerbuilt.com - 513.932.1206  
2020 McKinley Blvd, Lebanon, OH 45036





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### **COLLABORATION**

From budget & procurement to closeout, a collaborative approach ensures that projects stay on budget and on schedule – even amidst high market volatility.



### **Mike Glen**

Dir. of Bus. Development  
[mglen@congerbuilt.com](mailto:mglen@congerbuilt.com)  
513.932.1206 x1004

