Identify, Hire & Retain the Best People to ACHIEVE MORE
Proud of the Past... Thriving in the Present and Focused on the Future
THE FRANJO STORY

Franjo is more than a construction company, we are a relationship partner. We live building all types of facilities and enjoy building relationships even more!

As a client-oriented firm, we focus on delivering the highest quality product, relying on our wide range of experience and long-term relationships with leading industry and local trade partners. We offer a fresh approach, where handshakes still hold immense value and customer satisfaction is at the heart of all that we do.

We are very passionate about our work and every member of our staff is an expert in their field. For us, a finished project isn’t just another job in the books, but an expression of our commitment to provide the best quality craftsmanship.

We love what we do, and we aspire to “be the best” at it. We do this by retaining people who want that for themselves, their co-workers, and the company they proudly work for. People are our greatest strength.

We expect a high level of achievement and work toward that every day by never waiving from our core values, by doing things right the first time, being direct and honest, promoting teamwork, watching concerns, learning, questioning, listening, understanding and making lives better, for all parties involved.

HISTORY

Franjo Construction Corporation ("Franjo") is a locally recognized general contractor, construction manager and design/build firm, headquartered in Homestead, PA. We are a privately-owned corporation servicing the needs of clients through our building, restoration and construction management operating divisions.

Franjo is a leader in the Pittsburgh region in building innovative and cutting-edge projects. Today, more than 100 trade employees work for the company in the field and in the office where employee retention is high, with a number celebrating ten or more years with the company. Although the company was incorporated in 1997, 2002 was the company’s first year of revenue. Joseph Leonello Jr., with the assistance of his father, started working full time at Franjo in 2002 after a successful career at H. J. Heinz as one of its leading sales managers. Supplemented by their efforts behind-the-scenes was Frank Leonello, who at that time held the position of Vice President of Estimating for Dick Corporation, a Pittsburgh-based top 40 ENR construction company with revenues reaching $100 million dollars. Frank Leonello joined Franjo full time in April, 2003, assuming an executive management position with the company.
Since 2002, countless organizations in multiple industries have depended upon Franjo to turn their vision of quality construction into reality. From innovative renovations to new building projects, Franjo delivers superior construction services that reflect our skilled craftsmanship, create timeless appeal and meet our clients’ highest expectations.

Our solid foundation of expert knowledge, attention to detail and focus on relationships continues to shape our legacy of strength. We are passionate about our work, passionate about our employees, passionate about our reputation in doing it right, and passionate about our clients. We place a high value on relationships and understand the importance of providing a successful, rewarding project. Our deeply rooted core values of quality craftsmanship, and integrity form the bedrock of each Franjo project.

From our proven past to our vibrant future, Franjo is synonymous with strength, stability and lasting relationships. Together, we believe we can achieve enormous goals and transform ideas and visions into successful projects.
CORE VALUES

RESPECT
Appreciating every individual and situation.

ACCOUNTABILITY
Delivering on promises and standing behind our product.

EFFICIENCY
Performing with competency.

EMPOWERMENT
Inspiring development and personal growth.

CREATIVITY
Transcending traditional ideas.

LOYALTY
Committing to our people, our process, and the results.
CHOOSING THE RIGHT PARTNER FOR A CONSTRUCTION PROJECT, BE IT SIMPLE OR COMPLEX, REQUIRES CONSIDERABLY MORE THAN WHAT IS PRESENTED/SUBMITTED IN A PROPOSAL.

WHY FRANJO CONSTRUCTION

It’s been our experience that creativity, versatility, attention to detail and hard work are needed on every project, regardless of size or cost.

That’s why we go “all-out” to meet and exceed client expectations by consistently improving our products and services. We believe exceptional people deliver exceptional results, so every employee is treated as family and is dedicated to the company core values of respect, accountability, efficiency, empowerment, creativity and loyalty.

We look to our knowledgeable team of professionals to be proactive and ask the tough questions before a project begins, then look at solutions and opportunities from every angle. We investigate, we analyze, we plan. We ask, “What if?” Then, we repeat the procedure until we’re certain we’ve met and exceeded client expectations.

This is the approach we’ve taken for the past 20+ years on every project type, from K-12 and higher education, hospitality and healthcare, industrial, automotive and retail, to multi-family and senior assisted living. We’re proud of our portfolio. We invite you to explore our work and solutions. Get inspired and rely on our expertise for your next project!
We are very passionate about our work and every member of our staff is an expert in their field. For us, a finished project isn’t just another job in the books, but an expression of our commitment to provide the best quality craftsmanship.
PRE-CONSTRUCTION
Before the first shovel hits the ground, owners, designers and builders need one thing – a well-conceived and thoroughly reviewed set of construction documents.

At Franjo Construction, we recognize that creating a feasible budget and project schedule is crucial to the success of any construction project. That’s why we offer expert pre-construction services, developing a budget and project schedule that makes the most of the client’s investment and presents a realistic picture of expected project completion.

Strong pre-construction experience makes a huge difference. With it, you can identify and solve a problem before the project begins rather than deal with it at the peak of construction activity. Our pre-construction team is highly experienced in delivering a host of pre-construction services, accurate cost estimates, including value-engineering suggestions and timelines during early design.

DESIGN-BUILD
For those unfamiliar with the design-build process, it’s a construction method in which the design and construction of a building are contracted and controlled by one source – the design-builder. Whereas traditional construction methods require the client to occasionally function as a mediator between the general contractor and the architect, design-build involves a single point of accountability, creating a more organized and controlled project. This helps prevent unnecessary delays in schedule and added costs due to unforeseen design discrepancies.

Design-build forms a meaningful portion of our work. By reducing our clients’ dependence on multiple vendors, including designers and engineers, Franjo has earned a reputation as a reliable, all-encompassing, builder of innovative projects throughout the region.
ESTIMATING

Accurate estimating is a vital element in our ability to forecast costs. Even with a limited amount of input, we can provide a detailed, accurate estimate to build a new facility or modify an existing one. Our estimating team maintains a database of information on present regional labor and material costs while continually assessing historical data from comparable projects to determine the best methods and materials available to finish the project on time, on budget.

This forward-thinking approach allows us to map out the logistics of the entire project well in advance of any construction. Aided by a computerized estimating system based on years of experience in the design and construction of a wide variety of projects, our estimators can create cost estimates representing the true market picture.

Put simply, our estimates provide a complete, detailed breakdown of how, why and where funds are to be allocated.

SELF-PERFORMANCE

Franjo has 100+ highly skilled foremen and tradesmen - carpenters, masons and laborers - who self-perform key elements of our work, including demolition, concrete, masonry, rough and finished carpentry, millwork and casework, including fabrication, miscellaneous metals and structural fabrication, structural steel erection and painting.

Frankly, our self-performance capabilities are what makes us a true contractor and not simply a construction manager, although we can service in a CM capacity. It’s the backbone of who we are because our employees are not only hands-on in the construction process, but they also provide invaluable creativity, know-how and support to our project management staff.
SAFETY

Policies do not ensure a safe work environment, people do. At Franjo Construction, we believe safety is everyone’s responsibility. That said, we take every possible measure and precaution to ensure the safety of those on our job sites. From each project’s kick-off, our teams lay out a safety plan during the planning process, ensuring safety issues are addressed early on, and long before work even begins.

We know our safety manager is among the best in the business. But we also realize we can’t depend merely on one individual’s know-how and passion to ensure safety on the job site. That’s why our total approach to safety is rooted in teamwork and the connections we build with our trade partners, as well as with one another.

The reality is that our commitment is only a part of a company-wide safety culture driven by a genuine passion for building personal relationships, cross-room accountability and a commitment by every worker to watch one another’s back because they want to, not because they have to.

QUALITY ASSURANCE

Quality can be most simply defined as “conformance with requirements.” In other words, it’s not necessarily the disparity between granite and plastic countertops but, rather, an evaluation of whether the material chosen was installed correctly, in conformance with requirements.

Fact is, quality goes beyond bricks and mortar. Whether found in our precision scheduling, detailed estimating or forthright communication, our management style stands as a symbol of quality and first-class work, long after the craftsmen have left the job.

Moreover, a far-reaching pre-qualification of our sub-contractors helps demonstrate we work only with those who share our commitment to quality. We are passionate about our work and take pride in what we do, and we expect all entities who work for and with Franjo to do likewise.

Buildings by Franjo Construction stand the test of time – members of the sub-contracting, community, architectural and engineering firms, and our clients will testify to the quality of our work.
CONCEPT DEVELOPMENT

Our conceptual design process is a critical step for our construction management team. Individual building areas can be very complex places involving the coordination and movement of large quantities of materials as well as high-value products and people. By effectively and accurately laying out distinct areas, our experienced staff can help ensure that the forthcoming and proposed construction are undertaken efficiently and safely.

Most construction firms do not have design team members on staff. We’d like to think this service adds another personal touch in working with both clients and co-workers alike.
At Franjo, we recognize the value of efficiency. While we learn from methods and architecture applied throughout history, we realize that new technologies are available to provide our customers with sustainable, economical and low maintenance structures. These buildings are extremely flexible and customized to suit your needs. PEMB structures are typically utilized when a columnless enclosure is necessary. With online delivery companies such as Amazon growing rapidly, the Pittsburgh area is in need of warehouses, industrial facilities and distribution centers to accommodate online customer sales and deliveries. The PEMB system can also be used when building retail shopping centers, hospitality groups, automotive dealerships, corporate facilities, airport hangars, sports and recreation complexes and government buildings.
MARKETS

WE SPECIALIZE IN DIVERSITY
As baby boomers move out of suburban homes, many are flocking to multi-family housing. Likewise, there is a growing need for senior assisted-living as these boomers approach an age where they can no longer live independently.

Franjo Construction understands the specific requirements of multi-family and senior assisted living. We help senior living and multi-family development operators to create attractive, affordable and sustainable new “homes” for community living.

Multi-family buildings are one of the most in-demand and constantly evolving commercial real estate markets across the landscape. Fuelled by a decidedly competitive marketplace, developers are under added pressure to provide wide-ranging amenity packages with smaller but modern units.

Franjo Construction is in a perfect position to deliver everything from metropolitan apartment towers to suburban garden-style condos and everything in between. Our aim is to deliver high value residential buildings safely, on time and, ultimately, make each occupant proud to call these spaces “home.”

For assisted-living providers, nothing is more important than maintaining a positive relationship with residents.

That’s why building responsibility in the assisted-living market requires a highly personal perspective. Contractors must recognize that the needs of the senior population, their families and their care-givers are as varied as the individuals themselves. On the surface, building assisted-living facilities may appear somewhat comparable to the construction of a hotel. But as a responsible contractor, we are mindful of the key differences. Considerations like safety, security and the need to provide an efficient, highly functional healthcare element are crucial.

Above all, with assisted living facilities, we understand and appreciate that we are building someone’s home. And we believe it should feel like a home.
There’s no learning curve when it comes to building or renovating facilities for clients in the K-12 and higher education spectrum.

Today more than ever, education administrators are being challenged to balance budgets with the need for quality learning environments. They’re constantly in search for intelligent answers to tough questions — and advice to make the best decisions possible. Today’s classrooms integrate new tools and resources every day, making it vital that education facilities be innovative as well, both at the K-12 level and in higher education.

At Franjo Construction, we take pride in making sure today’s schools meet tomorrow’s needs, whether it’s an elementary school or a private university. Our unique resources include seasoned design build, preconstruction and operations with extensive experience in the programming of new facilities as well as planning for professional complex, phased renovations.
Nowhere is the maxim “time is money” truer than in the hospitality world. After all, a room out-of-service is a room-night revenue forever lost.

Franjo Construction has completed a variety of new construction and renovation projects for the Pittsburgh area’s finest hotels and restaurants. Our portfolio ranges from elite eateries and boutique hotels to local restaurants and major hotel chains.

We understand the unique requirements of hospitality clients. We focus on expediting schedules to reduce downtime and ensure the maximum revenue possible. We do so by offering a variety of project-specific delivery methods including full design-build capabilities or we can partner with outside A/E firms to deliver a range of construction management services.

Whether it’s a new facility or expansion, we deliver hospitality results that meet or exceed our clients’ expectations. With a portfolio that includes both new construction and renovation, as well as everything in between, we have a single-minded focus on client satisfaction as much as our clients are on their guests.
Retailers know what they want and they want it fast. With advertising commitments in place and other grand opening commitments, not to mention the need to generate sales as soon as possible, retailers operate with critical completion dates, leaving the contractor with little choice but to deliver on time and on budget. What’s more, we are always mindful that a retail store’s appearance can be the difference between keeping a loyal customer base or going out of business.

Importantly, too, we understand the uniqueness of retail construction. Our retail construction teams are proficient in fast-track schedules, meticulous in attention to detail and attentive to critical opening dates that drive retail success.

Whether it’s buildouts, remodels or rollouts, retailers can count on our team from budgeting to bidding to turnover and closeout.
At Franjo Construction, we know automotive facilities. We’ve worked with a variety of brands and owners in the Pittsburgh region to meet and exceed their expectations. From showrooms and additional storage facilities to repair facilities, we’re clearly aware of how these spaces need to function together.

We work closely with dealership owners to create a schedule that accomplishes their goals on-time and within budget while minimizing the impact of our work on their customers and business. In fact, many of our automotive construction projects have been built while business remained operational. In these instances, special care is taken to separate our work from the sales, service and operable showroom while managing noise, dust and construction debris.

In brief, we have the resources, experience and know-how to quickly, effectively and affordably place your plans for auto dealership construction into reality.
Today, after years of local universities losing graduates to larger cities, many upbeat, young professionals are deciding to stay and make Pittsburgh home. Did you know that between 2000 and 2014, the number of young college graduates in Pittsburgh grew by 53%, or almost 15,000? Why this change? Because the city is offering them a variety of opportunities. STEM careers are particularly in demand as tech giants like Google, Facebook, Apple and Uber maintain offices here. In fact, livability.com recently included Pittsburgh on its list of the best places to put an engineering degree to work.

Moreover, tech start-ups keep growing in the incubators of universities such as Carnegie Mellon and the University of Pittsburgh. Jobs in information, education and healthcare all have outperformed national averages as the city’s reputation grows.

Pittsburgh also offers an eclectic mix of arts, architecture, history and business, giving younger people what they want and need in an open, genial atmosphere. Museums, parks, bike trails, artistic events and affordable housing fashioned out of former industrial buildings are appealing to young people setting out on their own. At Franjo Construction, we are in tune with the needs of this younger generation of high-tech workers and are committed to participate in both the residential and commercial markets to serve this new workforce.
Today’s government agencies are under ever-increasing pressure to accommodate the increasing needs of our communities while working with limited financial resources. At Franjo Construction, we work closely with city, county, state and federal agencies to build spaces that bring value to our clients and the communities they serve.

We offer a range of experience constructing government projects. Taking advantage of our familiarity with the unique features in these sectors such as QA/QC requirements and security considerations as well as permitting, licensing, and registration terms allows us to maximize return on investment.

Being a good steward of the dollars entrusted to us by our fellow citizens or the respective government agencies is a distinct honor and it’s our civic duty to deliver the best value.
Entertainment facility construction can be anything but entertaining if your contractor lacks the essential know-how. Fortunately, we’re quite well-versed.

As your entertainment construction partner, we recognize that the key to success is to create conditions that will produce new experiences and delight each person who walks through your doors.

In this highly competitive market, visitor experience is everything. Few construction projects take on a life larger than themselves like entertainment-based facilities. Clearly, it’s where the physical environment can play a major role in guest satisfaction. Franjo understands the attention to detail and level of quality these projects command. We work to produce not just a building, but a complete experience that visitors can not only take home with them but will bring them back again and again.

Let us put our know-how to work for you as your entertainment builder.
Our people truly form the backbone of our success.

Our management team

Franjo Construction benefits from an energetic and creative management team at its helm, bringing a distinct set of skills and experience, ensuring a balanced perspective on company operations. Although from varied backgrounds, they all share a common vision and values; they possess a passion for building, a devotion to clients, a dedication to ensuring the company’s and our peoples’ continued growth and prosperity, as well as an enthusiasm for strengthening our communities.
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