

GREATER DAYTON CONSTRUCTION GROUP

APRIL 2011
NEWSLETTER

Building Addition in Full Swing



GDCG Building Addition Progress--Photo courtesy of Tom Carney

As the summer build season rapidly approaches, the GDCG building addition is already well underway. With a construction start date in early February, the 2,560 sqft building addition and renovation should be complete by late June.

Phase I of the project was the erection of the pre-engineered metal building addition (pictured in progress above) to provide parking capacity for nine of the fleet vehicles. Phase II of the renovation will see the existing demising wall between the insurance division offices and the warehouse removed, and the expansion of the existing corporate office space.

The renovation plan includes 14 new offices, a plans review room, and an additional conference room in the back half of the building. To get a more in-depth view of the renovation plan, please see Kevin Hess, and thank you for cooperation during GDCG's latest expansion.

CotYs 2011

The National Association of the Remodeling Industry (NARI), recently recognized Greater Dayton Building & Remodeling and Oberer Thompson Company with two regional Contractor of the Year (CotY) Awards for 2011.

Contractors from seven regions around the country vie for CotY Awards on an annual basis, and all regional winners will

now be eligible for National CotYs in select categories. GDBR & OTC received awards in the following categories:

Commercial Interior

Walnut Grove Country Club

Residential Exterior Specialty

Outdoor Living Space (The Eakle Project; Sugarcreek)

(pictured below)

Winners were selected from a grouping of 412 contractors across 26 categories broken up by geographic regions. This is the 10th time since 2005 a GDCG company has received regional distinctions for its work, and will now vie for national honors. The company has been awarded national CotYs three times in the past five years, most recently in 2010 under the commercial specialty category for the renovation at the Melting Pot Restaurant in Centerville.



Eakle Outdoor Living Space--Photo courtesy of Visual Edge

Kohl's Site Work Beats Harsh Winter

Construction on the 85,000 SF building pad for Kohl's newest store location in St. Mary's began in November with one goal: Deliver the project before March 1, 2011. Firmly entrenched between those two dates was one of the harshest winters in recent memory. To overcome the challenge of such a large scale exterior project during the year's coldest months, (See "Kohl's cont.")

Kohl's Site Work (cont.)

the GDCG/OTC team came together to develop a site preparation method to both protect the work from inclement weather while avoiding costly soil stabilization methods. The resulting strategy was the addition of 18"-24" of compacted clay above the pad—formally known as a "surcharge"—to allow for proper protection from the elements. Two weeks before the pad delivery date, the site contractor began excavation of the surcharge, and with a little help from Mother Nature, pad certification reports were delivered four days before deadline. The plans and progress were praised by Kohl's construction managers who visited during the site work period, and construction of the building is scheduled to begin in early April.

Project at a Glance:

Job Name: Kohl's Department Store **Size:** 85,100 sqft

Location: St. Mary's, OH

Engineer: Choice One Engineering

Project Manager: Gene Tartell / Tony Quinter

Site Superintendent: Tony Quinter



Kohl's Building Pad--Photo courtesy of Tony Quinter

Tropical Smoothie Oakwood Open for Business

The commercial division recently completed the new Tropical Smoothie location in Oakwood, and the owner couldn't be happier opening 15 days before the contract end date. The 2,000 sqft tenant improvement turned the former men's clothing store—Stock's—into an eat-in café with seating for 50. The project, once a savings and loan, began with the removal of an old bank vault door and ended with a vivid interior color palate of 9 different paints finishes (including "Tangerine Cream" and "Cherry Rose").

Project at a Glance:

Job Name: Tropical Smoothie **Size:** 2,000 sqft

Location: 2307 Far Hills Ave. (Oakwood)

Owner: Lookout Ventures **Project Manager:** John Popelar

Site Superintendent: Nate Whipp

Holtvogt Restoration Complete

In late June of 2010, a devastating fire damaged a significant portion of William & Riva Holtvogt's 3,500 sqft Piqua home. Working closely with State Farm Insurance Company, the estimating and production staff beautifully restored the home, and was able to add several upgraded design features, including the conversion of an existing two-story open-air patio into an expanded kitchen on the lower level (pictured) and master bathroom suite on the second floor.



Holtvogt Kitchen Renovation-- Photo courtesy of Tom Carney

Project at a Glance:

Location: Piqua, Ohio **Size:** 3,500 sqft

Owner: Mr. & Mrs. William Holtvogt

Estimator: Mike Jaskolka

Site Superintendent: Earl Wyatt

County Corp Open House Held at Wayne Meadows

On March 10th, County Corp Development Corporation held its latest neighborhood open house at the recently-renovated Wayne Meadows project completed by Greater Dayton Construction Group. Representatives of various local organizations, including Huber Heights City Council and local media, were in attendance to tour the 4-unit property.

Renovated in fewer than 150 days, the 3,412 sqft complex features new high-efficiency Energy Star appliances and mechanical systems, two visitable units, and two fully UFAS compliant units scheduled to be occupied this month.

The project was funded by the Neighborhood Stabilization Program (NSP) which promotes the ideal of long-term / low maintenance sustainable housing options. NSP funds have also partially or completely funded several other GDCG/OTC projects, including: Twin Towers Housing, Dayton View II, West Carrollton and Clarke County Demolition projects, and the renovation of Marvin Gardens.

Renovated Marvin Gardens Highlights City's South Entrance

Located prominently on one of Dayton's highest traffic entrances to the city, Marvin Gardens was in desperate need of a facelift. Saint Mary Development Corporation purchased the foreclosed building originally built in 1910 utilizing funds available through the NSP2 (Neighborhood Stabilization Program 2) with plans to redevelop it as low to moderate income housing. After selecting GDCG/OTC to perform the work, the highly challenging renovation project got off to a slow start due to issues with tenant eviction and "squatters." Once the renovation was underway, the project team also encountered the additional obstacles of mold and asbestos discoveries, and insect infestations.

Working closely with SMDC and the Oregon Group Architects, GDCG/OTC completed work on the renovations, which included restoration of the original clay roof tiles and brick veneer. The interior scope was highlighted by adaptive reuse methods, which included: salvaging original hardwood floors, plaster walls, and glazed tile fireplace surrounds. Other new amenities were added including energy efficient fixtures, vinyl flooring, and kitchen cabinets.



Marvin Gardens Front Elevation--Photo courtesy of Chris Godfrey

Project at a Glance:

Job Name: Marvin Gardens **Size:** 19,496 sqft
Location: 202-212 Warren St. (Oakwood)
Owner: Saint Mary's Development Corporation
Project Manager: Jeff Kaltenstein
Site Superintendent: Kristian Adkins

Home Shows Prove Promising for Remodeling Division

As the local economy continues its efforts to turn the page on one of the toughest economic times in history, the Remodeling Division saw a few more signs of life from homeowner's during the recent home show circuit.

Between January and early March, GDBR took part in three local home shows—Hara Arena Home Show, HomeWorld, and Dayton Convention Center Home & Garden Show—where perspective remodeling clients could visit GDBR's showcase (pictured below), speak with sales representatives, and view our award winning project portfolio. Of the many interested onlookers, more than 60 promising leads were generated as a result of the show, with six jobs already sold.



Photo courtesy of Ray Bell

April Birthdays & Milestones

Birthdays:

- Jeff Ward 4/2
- Troy Rosenberg 4/4
- Joe Moore 4/21
- Tom Carney 4/22
- Matt Jones 4/24
- Chris Godfrey 4/29
- Shawn Creech 4/30
- Kelly Fields 4/30
- Jeff Kaltenstein 4/30

Milestones:

- George Couch (10 Years)
- James Skipper (7 Years)
- Joe Moore (5 Years)
- Ben Patrick (5 Years)
- Todd Conley (3 Years)
- Rick Reed (3 Years)
- Troy Rosenberg (2 Years)
- Tony Quinter (1 Year)

New Addition: Scott Backer

The Greater Dayton Construction Group is happy to welcome its newest member, Scott Backer. Scott brings nearly 20 years of experience to the Building & Remodeling division, specializing in kitchen and bath remodels. Scott graduated from Kent State University in 1989 with a Bachelor's degree in Science and Aeronautics, and has worked extensively with several supply houses and remodeling companies throughout the Miami Valley.

"I'm glad to be a part of the GDCG team," Baker says. "My design philosophy is 'form follows function'. I think this mindset, along with the personal development opportunities available here, will help me not only meet, but exceed, customers' expectations."

Scott lives in Centerville with his wife, Jean, and two children Meghan (attending Ohio State), and son Jordan (attending Centerville High School).

Miami Township Awards Oberer Thompson \$8+ Million Project

After significant work by the Oberer-Thompson estimating department, along with the efforts of Oberer's main office, OTC was awarded the \$8+ Million Miami Township Fire Station 51 and Public Works Facility project.

The site, just over 25 acres in size, is located on Wood Rd. at the southern most edge of Montgomery County. Proposed site work for the project includes both private and public utilities, drives, detention areas, paving, fencing, and extensive landscaping and hardscaping.



Rendering of Miami Township Fire House—C+R Architects

The buildings include a new public works facility (53,000 sqft), and a new 13,200 sqft fire station (rendering shown above). Both buildings are masonry bearing with structural steel frames and roofs. The public works building will incorporate vehicle storage and maintenance areas, along with wash bays and administrative offices.

The fire station will feature three truck bays, dormitories for township firefighters, a fitness room, and kitchen facilities. In addition to these areas, the space will also include training and classroom settings with administrative offices. The building also has a tower and confined space area for training purposes.

A third building rounds out the total scope of the project. This 4,800 sqft, fabric covered structure will serve as a salt storage facility for the Township.

The project is scheduled to start in mid April.

Project at a Glance:

Job Name: Miami Township Fire Station & Public Works Facility

Size: 71,000 sqft (plus site development & landscaping/hardscaping)

Location: Wood Rd (Miamisburg)

Site Superintendent: James "Skip" Skipper

GDBR/OTC to Participate in Two Upcoming Service Events

Greater Dayton Building & Remodeling is happy to announce its involvement in the Dayton Philharmonic Volunteer Association's "2011 Designers' Show House & Gardens" event. One hundred percent of the proceeds of this event support The Dayton Philharmonic Orchestra Youth Music Education Programs.

GDBR's own Jennifer Luckoski designed the new bathroom and secured donations from suppliers, including: Kohler fixtures from Ferguson, Tile from Florida Tile and labor from Ken Hudak. The newly remodeled rooms will be photographed and included in the show program. Touring of the house will begin on May 1st and will continue for two weeks. Presale tickets are \$15.00 and the show is open from 11:00-5:00 daily.

The Oberer Thompson Company will again participate in Rebuilding Together Dayton's "National Rebuilding Day," on April 30th. OTC project manager, and House Captain, Jeff Kaltenstein will lead a group of volunteers as they add an accessible ramp, concrete repairs, landscaping, and additional renovations to the Heid residence located at 41 Stoddard Ave. near the Dayton Art Institute.

"Oberer Thompson Company has a longstanding relationship with Rebuilding Together Dayton, and this will be my fifth year involved with event," Kaltenstein says. "We've always been able to accomplish a lot of change in a short amount of time for the homeowners, and look forward to helping Marianne this year."

If you would like to donate your time as part of National Rebuilding Day, please see Jeff anytime before April 30th.

Rosenburg Joins Miami Valley NARI's Board of Directors

The insurance division's Troy Rosenburg was introduced as one of the Miami Valley NARI's newest Board of Directors members during a ceremony held earlier this year. Troy is an active member of MVNARI, but 2011 marks his first election to serve a two year-term on the board.

"I'm excited about being part of the Board of Directors for MVNARI," Troy says of his new role. "I'm focused on the further development of relationships with some of our existing vendors and trade partners throughout the Miami Valley, and look forward to growing and developing new relationships with some of the other members."