

## COMMERCIAL DIVISION PROJECT UPDATES

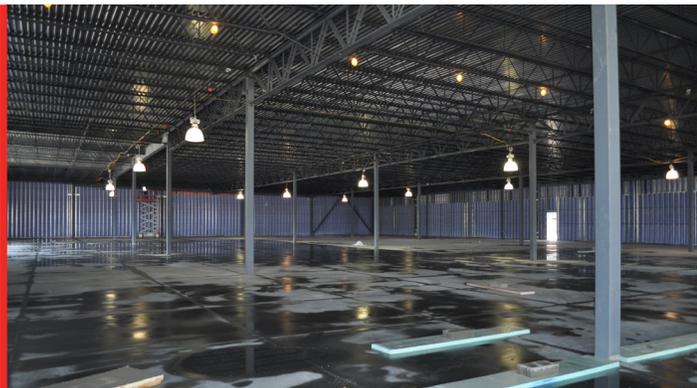
With the second quarter of 2014 underway, Oberer Thompson Company heads into summer with new and existing projects reaching milestones each week. Here is a quick update on select commercial projects in process.

### **BUILDING "T" AT THE GREENE**

After announcing plans to expand in early 2014, The Greene – owned by Olshan Properties – contracted with Oberer Thompson Company to build a 54,000 sqft. building shell (Building "T") which will soon be home to Nordstrom Rack.

OTC began construction efforts in January and is working aggressively towards Phase I completion in early May. Phase II efforts are scheduled for completion in July.

**Project Manager: Jeff Kaltenstein**  
**Superintendent: Joe Earley**



**CONSTRUCTION EFFORTS IN PROGRESS AT BUILDING "T"**  
-PHOTO COURTESY OF CAROLINE MORGAN

### **DYER, GAROFALO, MANN & SCHULTZ / BLUE DOG PRODUCTIONS**

Oberer Thompson Company is renovating Blue Dog Productions' office space located on the corner of First and Ludlow in Dayton, Ohio.

The 1,900 sqft. space will undergo significant changes to the footprint including: new carpet, curved walls, a 3form ceiling system, and 3form acrylic walls. Additionally, the space will be complemented with gray tones accented by Sherwin Williams' "Blue Blood" paint.

In conjunction with the improvements to Blue Dog's space, OTC has also been working diligently on the tenant improvement project for Dyer, Garofalo, Mann & Schultz's new office in Middletown, Ohio (previously the Dunkin' Donuts located on Roosevelt Blvd.).

Interior improvements to the space include new partition walls and select finishes. Exterior improvements include roofing replacement, the removal of traffic-calming structures, and light landscaping. The project is scheduled to be completed in May.

**Project Manager: John Popelar**  
**Superintendent: Jerry Carsner**

### **CORNERSTONE DEVELOPMENT**

In January, Oberer Thompson Company began site preparation work on the area of land (located at I-675 & Wilmington Pike) that will be the future home of the Cornerstone Development in Centerville. To date, OTC has cleared approximately 40 acres and has provided demolition services to all existing building structures.



**CORNERSTONE DEVELOPMENT IN CENTERVILLE SITE LAY  
OUT**

-MAP COURTESY OF GOOGLE MAPS

Site excavation is scheduled to begin at the beginning of May.

**Project Manager: Tony Quinter**  
**Superintendent: Kit Kitchel**

## **INSURANCE DIVISION HOSTS LADIES NIGHT OUT**

On Thursday April 10, Greater Dayton Construction Group – along with trade partners PuroClean of Dayton and CRDN – sponsored its latest social event for women in the insurance industry.



**BECKY EDGREN OF PUROCLEAN DAYTON AND JAMI SIMMS OF CRDN POSE FOR A QUICK PHOTO DURING LADIES NIGHT OUT**

**-PHOTO COURTESY OF CAROLINE MORGAN**

Hosted at the Waco Air Museum in Troy, the event featured a night of pampering and relaxing with food and beverages provided.

Spa-like services enjoyed by the event attendees included: chair massages, mini manicures, hair styling, eyebrow waxing, make-up tutorials and personal fitness training.



**EVENT ATTENDEES ARE PAMPERED WITH A COMPLIMENTARY MANICURE**

**- PHOTO COURTESY OF CAROLINE MORGAN**

Thank you to all who volunteered their services and those who came out for the event – we look forward to the next one!

## **ENERGY STAR MARKET LEADER AWARD**

Earlier this month, Greater Dayton Construction, Ltd. (GDC, Ltd.) was awarded the 2014 ENERGY STAR certified Home Market Leader Award by the U.S. Environmental Protection Agency (EPA).



STAR certified Home Market Leader Award by the U.S. Environmental Protection Agency (EPA).

The Market Leader Award is a direct result of GDC, Ltd.'s continuous commitment to energy-efficient construction and environmental protection. Since becoming an ENERGY STAR partner in 2012, GDC, Ltd. has been responsible for building over 170 ENERGY STAR certified units – with 121 of those units built from January to December 2013 alone.

Throughout 2013, residents in these certified units have saved approximately \$36,300 on utility bills, while reducing carbon dioxide emissions by 450,604 pounds. Additionally, the environmental benefits of these ENERGY STAR certified units are equivalent to the greenhouse gases:



**CERTIFIED ENERGY STAR VERSION THREE HOME IN THE TWIN TOWERS NEIGHBORHOOD**

**-PHOTO COURTESY OF CAROLINE MORGAN**

Produced by 43 passenger vehicles  
Emitted from burning 219,615 pounds of coal

The reduction is also equivalent to saving 5,203 coniferous trees, such as pines or spruces.

GDC, Ltd. looks forward to another energy-conscious year in 2014!

## **GDCG TEAM MEMBERS LEND A HAND TO HEROES AT HOME**

On Saturday April 26, Greater Dayton Construction Group (GDCG) participated in Rebuilding Together Dayton's (RTD) "National Rebuilding Day" for the eighth consecutive year.

This year's event, however, marks the first time that GDCG has been a part of Sears "Heroes at Home" initiative – a program that provides support to military service members, veterans and their families through joint efforts with various nonprofit organizations.

Through in-store donations from Sears and funding from MetLife, Rebuilding Together Dayton was able to help Margaret Huff – Dayton homeowner / widow and mother of two U.S. Military Veterans.

Due to a medical condition which has restricted Mrs. Huff's mobility, access to her upstairs full bathroom is limited. GDCG team members Jeff Kaltenstein (RTD house captain) and John Popelar (project manager), along with 30+ volunteers from MetLife, Standard Register and ACCO, spent the day providing the

following improvements / modifications to Mrs. Huff's home: bathroom improvements, stair lift, replacement of an exterior door, repair and patch work to walls and ceilings throughout the house, and landscape cleanup.

In addition to the Heroes at Home project, GDCG team member Brian Haines served as house captain on site at 120 Haynes Avenue, another Rebuilding Together Dayton home. Brian oversaw various exterior improvements which included: new paint, lighting, electrical, and landscaping.

GDCG would like to thank the following subcontractors / vendors for their support to this year's project: Jay's Custom Framing, AC Plumbing, Universal Electric and Med Mart



**CONGRESSMAN MIKE TURNER CAME OUT TO THANK THE VOLUNTEERS DURING NATIONAL REBUILDING DAY  
-PHOTO COURTESY OF CAROLINE MORGAN**

Rebuilding Together Dayton is the only organization in the Miami Valley dedicated to rehabbing owner-occupied homes for low-income homeowners at no cost. Through in-kind labor and donated materials, Rebuilding Together Dayton is able to expand every dollar raised into \$4. Selected projects include nominations by neighborhood groups, churches, neighborhood development corporations, city housing inspectors, priority boards, and individuals.



**RTD'S AMY RADACHI AND VOLUNTEERS PREPARE FOR A FOX 45 NEWS SEGMENT  
-PHOTO COURTESY OF CAROLINE MORGAN**

## **GDCG WELCOMES NEW EMPLOYEES**

### **Sam Stevenson | Carpenter Assistant**

GDB&R is happy to welcome Sam Stevenson, a 2011 graduate from Cedarville High School, to the company.

Sam's work for GDB&R will complement his in-progress Construction Management degree at Sinclair Community College. After completion, Sam intends on pursuing his bachelor's degree at Wright State University.

In Sam's free time, he enjoys playing piano and saxophone and watching The Ohio State University Buckeyes on the football field. Sam will primarily serve as a carpenter assistant to the Building & Remodeling division.

## **WELCOME BABY KALTENSTEIN**

OTC team member Jeff Kaltenstein – along with wife Kristen – welcomed their first child into the world at 11:07 am on March 25, 2014. Bernadette "Berdie" Jane Kaltenstein was born at Kettering Memorial Hospital, weighing in at 5 lbs 9 oz and was 19 ¾ inches long.



Congratulations to Jeff and Kristen on the newest addition to their family!

## **SCHEDULE OF EVENTS**

### **Upcoming CE Courses | June 25 & July 29**

Upcoming CE courses will be held on June 25 and July 29. Interested individuals can visit <http://www.bilbreymarketing.com/classes.php> to register. If you have any questions, please feel free to contact Kim Bilbrey at [kim@bilbreymarketing.com](mailto:kim@bilbreymarketing.com) or 937.901.7557.

### **VIP Summer Concert | July 30**

Greater Dayton Construction Group, along with

trade partner AllServ, will be teaming up to host a summer concert featuring music by hit country artists Tana Matz and Ashley Martin on July 30 from 5:30 p.m. – 9 p.m. The event will take place at Fifth Third Field (home of the Dayton Dragon's) located at 220 N Patterson Blvd.

Gates will open at 4:45 p.m. and light appetizers, cash bar and a prize drawing will be included. Attendees must be at least 21 years old and must have a ticket to attend. Contact Kim Bilbrey at [kim@bilbreymarketing.com](mailto:kim@bilbreymarketing.com) to reserve your ticket.

## **SAFETY UPDATE**

Greater Dayton Construction Ltd. recently partnered with the Bureau of Worker's Compensation (BWC) to provide two 10-Hour OSHA training sessions to GDCG/OTC field technicians, superintendents and project managers. The courses were taught by BWC Safety Consultant Scott McCormick and Industrial Hygienist Karen Phegley. The areas covered during the 10-Hour courses included:

- Introduction to OSHA
- Focus Four Hazards in Construction
  - Fall protection
  - Electrical
  - Struck-by
  - Caught-in/between
- Health Hazards in Construction
  - Lead
  - Asbestos
  - Silica
  - GHS updates
- Ladders and stairways
- Scaffolding including aerial lifts
- Personal Protective Equipment (including respirators)
- Hand and power tools
- Trenching and excavating

Greater Dayton Construction, Ltd. would like to thank the following sponsors for providing lunch during the training days: Sibco Building Products (Todd Baecker), Pro-Build (Vern Cook), Mueller Roofing (Patrick St. Jacques), and Ferguson (Matt Beck)

