

## **OBERER THOMPSON COMPANY WRAPS UP CONSTRUCTION ON LATEST AUTO DEALERSHIP IN OHIO**

Oberer Thompson Company is wrapping up construction on the new Brunswick Volkswagen auto dealership in Brunswick, Ohio. The project was awarded as a result of OTC's continued relationship with Pantech Properties, LLC (the owner of Medina Auto Mall).



**FRONT ELEVATION OF BRUNSWICK VOLKSWAGEN'S NEW AUTO DEALERSHIP – FEATURING THE “WHITE FRAME” DESIGN  
–PHOTO COURTESY OF BRUNSWICK AUTO MART**



**AERIAL VIEW OF BRUNSWICK VOLKSWAGEN LOCATION  
–COURTESY OF GOOGLE EARTH**

The new construction contract was awarded to OTC in March of 2013 with construction beginning in early May. The new dealership has a 4,000 sqft showroom / sales area and a service area that totals approximately 17,000 sqft.

OTC's construction contract included: the structure, signage, artwork, computer and phone system installation.

Prior to the construction of the new building, the Volkswagen dealership operated out of the Brunswick Auto Mart (located across the street).

The dealership complies with Volkswagen's new branding guidelines and features the modern "White Frame" Design. The dealership totals approximately 35,000 sqft.

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### **PROJECT AT A GLANCE:**

**CUSTOMER: BRUNSWICK VOLKSWAGEN**

**PROJECT MANAGER: JEFF KALTENSTEIN**

**SUPERINTENDENTS: JIM HODGE & GREG RANDOLF**

**SQFT: 35,000**

**COMPLETION DATE: JANUARY 2014**

**ARCHITECT: DAVID SABOL, ARCHITECT LLC.**



## **GREATER DAYTON CONSTRUCTION HOSTS ANNUAL HOLIDAY OPEN HOUSE, COMPANY BREAKFAST & WHITE ELEPHANT GIFT EXCHANGE**



**GDCG TEAM MEMBERS HANS SCHAFFNIT (WITH WIFE NOVA) ALONG WITH DAVE WILSON (WITH WIFE JENNAFER) AND NICHOLE LEE POSE FOR A QUICK PHOTO  
-PHOTO COURTESY OF SHAUNA CONLEY**

Kohler Catering and GiGi's Cupcakes again provided food and services for the festivities. The dessert tray proved to be a hit among GDCG employees. As in the past, Kohler Catering delivered on their promise to provide "exceptional service and unparalleled menu selections." Thanks again to Kohler Catering and Gigi's Cupcakes for their help in making the evening a success.

After indulging in dinner and drinks, the party kicked up a notch with dancing and competitive games of cornhole – a game tailored to the wide-open spaces in the GDCG warehouse.

More than 200 employees, family, and friends celebrated Christmas a little early as Greater Dayton Construction Group hosted its annual Holiday Open House on Saturday, December 14th. The event, which kickoffs the Holiday Season at GDCG, was hosted on-site for a 4th consecutive year.

Warehouse space typically reserved for job resources, shipments, and vehicles, was again transformed by the GDCG production team into a Holiday scene, complete with garland, lighting, and a 20' Christmas tree. Special credit to Dave Hinchee, Jason Conley, Todd Conley, and Uriah Miller for preparing the space (along with all those who helped create the party environment).



**GDCG PARTY GO-ERS, LINDA & TIM BLEVINS, STEVE THOMPSON, TARA CREECH, SHAWN CREECH, DICK THOMPSON, DONNA THOMPSON AND JASON CONLEY ENJOY FOOD AND DRINKS DURING THE PARTY!  
-PHOTO COURTESY OF SHAUNA CONLEY**



**GDCG EMPLOYEES GATHERED FOR THE ANNUAL HOLIDAY APPRECIATION BREAKFAST  
-PHOTO COURTESY OF CAROLINE MORGAN**

In addition to the Open House, GDCG held its Holiday Breakfast on Friday, December 20th, to thank employees for their year of hard work and dedicated service.

During the breakfast, yearly Service Awards were presented to Steve Maloy (15 Years), Kristian Adkins (10 years), Todd Conley (5 years), Rick Reed (5 years), and Jerry Wurst (5 years).

To complete the Holiday season, 20+ of GDCG's employees participated in the annual White Elephant gift exchange. All participants had the option to unwrap a new gift or "steal" a previously opened gift from another player.

## ICE DAM PREVENTION

With the continued threat of ice and snow in the Miami Valley, preparation and prevention of ice damming is critical for the longevity of your roof. GDCG seeks to provide valuable, updated literature to their employees, and recommends keeping this information in mind when speaking to insurance adjusters and homeowners.

**What is an Ice Dam?:** An ice dam is a build up of ice that forms at the edge of a roof, in the valleys, or in the gutters and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak through the roof into a home and cause damage to walls, ceilings, insulation, and other areas.

**What Causes Ice Dams?:** For ice dams to form, two conditions must exist:

- There must be snow on the roof
- Portions of the roof's outside surface closer to the ridge must be above freezing, while lower surfaces are below freezing

The snow on the roof's surface that is not frozen will melt. As water flows down the roof it reaches the portion that is colder and solidifies. Voila!—an ice dam. The dam grows as it is fed by the melting snow above, allowing water above to back up behind the ice dam and remain a liquid. This water finds cracks and openings in the exterior roof covering and flows into the attic space. From the attic it could flow into exterior walls or through the ceiling insulation and stain the ceiling finish.

**Dealing With Ice Dams:** For immediate action, remove snow from the roof. This eliminates one of the ingredients necessary for the formation of an ice dam. A "roof rake" and push broom can be used to remove snow, but may damage the roofing materials. In an emergency situation where water is flowing into the house structure, making channels through the ice dam allows the water behind the dam to drain off the roof. Hosing with tap water on a warm day will do this job. Work upward from the lower edge of the dam. The channel will become ineffective within days and is only a temporary solution to ice dam damage.

For long-term action, make your ceiling air tight so no warm, moist air can flow from the house into the attic space. Nonuniform roof surface temperatures lead to ice dams. After sealing air leakage paths between the house and attic space, consider increasing

the ceiling/roof insulation to cut down on heat loss by conduction.

Additional information on how to protect your home can be found at: [www.gdcg.com/resources-links](http://www.gdcg.com/resources-links)

## REMODELING DIVISION COMPLETES BEAVERCREEK KITCHEN

Greater Dayton Building & Remodeling has finalized remodeling efforts at the Stauffer's residence in Beavercreek and have turned over the project to the happy homeowners.



**STAUFFER KITCHEN BEFORE RENOVATIONS**

**-PHOTO COURTESY OF MATT JONES**

Through collaborative efforts, GDB&R was able to design a kitchen that created the beauty and functionality the Stauffers desired in their space.

GDB&R Sales Representative Matt Jones presented the Stauffers with a design concept that provided the additional needed storage, an open floorplan, and a food preparation island. Additionally, the design plan included the removal of the existing soffit and the installation of new floor-to-ceiling cabinetry.



**STAUFFER KITCHEN AFTER RENOVATIONS**

**-PHOTO COURTESY OF MATT JONES**

Selections used in the kitchen remodel included: Americana Capital Cabinetry, Ornamental granite, a tumbled travertine backsplash and new wood floors.



## **GDB&R WINS FIVE LOCAL CONTRACTOR OF THE YEAR AWARDS**

Every Fall, the National Association of the Remodeling Industry (NARI) sponsors the “Contractor of the Year” (CotY) Awards program. This year GDCG/OTC/GDB&R brought home awards for five exceptional renovations.

GDCG/OTC/GDB&R earned awards for the following projects:

- 1. Medina Auto Mall**  
Commercial Specialty
- 2. Salar Restaurant & Lounge**  
Commercial Interior
- 3. 1207 Wayne Ave.**  
Commercial Exterior
- 4. 1209 Wayne Ave.**  
Historical Renovation/Restoration
- 5. Becker Residence**  
Residential Kitchen \$60,000–\$75,000



**BECKER RESIDENCE AFTER AWARD WINNING KITCHEN REMODEL**

**– PHOTO COURTESY OF DAN FELDKAMP, VISUAL EDGE**



**FRONT ELEVATION OF MEDINA AUTO MALL**

**– PHOTO COURTESY OF DAN FELDKAMP, VISUAL EDGE**

Mr. & Mrs. Becker wanted to create a kitchen that complimented the existing design of their house by working with colors and textures in surrounding rooms. The new kitchen was created with consideration of the existing fixture locations, wall placement and overall size.

Medina Auto Mall’s project scope included a 1,632 sqft. addition (for the new Cadillac showroom) and 12,000 square feet of renovations to the existing showroom (now Buick/GMC), service area, front offices and facade. Renovations were done as part of a larger dealership re-imaging effort by the Cadillac & Buick/GMC corporations.

Renovations at Salar Restaurant and Lounge included: a reconfigured footprint, new flooring, lighting, bar tops, signage, improvements to back of house and office areas, as well as the installation of a water feature, bubble wall, and texture walls.



**SALAR RESTAURANT AND LOUNGE AFTER FRONT OF HOUSE RENOVATIONS**

**– PHOTO COURTESY OF CAROLINE MORGAN**

Full Circle Development, which is owned and operated out of Beavercreek Ohio, has a company wide mission to restore and revitalize older homes/commercial spaces in the Historic South Park District located in Dayton, Ohio.

Theresa Gasper, owner and president, worked extensively with GDCG to renovate a commercial space (lower level) and residential apartment (upper level) in the building located at 1207/1209 Wayne Avenue. Collectively, improvements to the building included: exterior repairs, new store front glass, upgraded mechanical systems, a deck installation, new windows, raised ceilings, new cabinetry and flooring.



**FRONT ELEVATION OF 1207/1209 WAYNE AVENUE AFTER RENOVATIONS**

**– PHOTO COURTESY OF CAROLINE MORGAN**