

GREATER DAYTON CONSTRUCTION GROUP

JULY 2011
NEWSLETTER

Westdale, “Stimulus” Projects Come to Close

When the 111th United States Congress signed the American Recovery and Reinvestment in February of 2009, many Americans were unsure of how the nearly \$800 million “stimulus” package would affect the country economically. While results on a federal level may remain uncertain, the impact locally is clear to many companies including GDCG.

In the 30-month period since the Recovery Act was passed, GDCG and OTC have been awarded five projects made possible through ARRA funding. This project portfolio is comprised of over 60 modernized public housing units for the Dayton Metropolitan Housing Authority (DMHA), along with a stand alone structure completed for the City of Beavercreek and the Ohio Department of Transportation (ODOT). Below is an overview of projects completed that were funded in part, or in full, by the stimulus package.

Beavercreek Station: New construction of parking lot, portions of bike path, and restroom facility meant to resemble a period accurate train depot for the City of Beavercreek, ODOT and the Ohio Department of Natural Resources. Beavercreek Station was partially funded by ARRA stimulus money, and GDCG—in conjunction with architects, engineers, and consultants—acted as a compliance clearinghouse for the project’s “Buy American” guidelines.



*Beavercreek Station Restroom Facility—
Photo Courtesy of Caroline Morgan*

Lori Sue: Total renovation / modernization of a six-unit apartment complex—including one Uniform Federal Accessible Standards (UFAS) unit—for DMHA. The project, located off of Gettysburg, was completely funded by ARRA.

Malden/Hollencamp & Madrid Estates: Total renovation / modernization of seven units to UFAS guidelines for DMHA. The scattered-site project included units on the west side of Dayton as well as in Centerville and was completely funded by ARRA. GDCG completed two additional units on Hollencamp (off of W. 3rd St.) and is apparent low bid for work on a single-family residence on Malden Ave.



*Westdale Terrace Entrance from Paul Laurence Dunbar St.—
Photo Courtesy of Caroline Morgan*

Westdale Terrace: Total renovation / modernization of 33 units on W. Melba St. for DMHA. Project included seven UFAS conversions, as well as two sight & hearing units. The project was substantially funded by ARRA, and is the first of multiple phases of renovation at the Westdale location.

Woodview Phase IV: Total renovation / modernization of 16 units on Fielding Dr. for DMHA. Project included the conversion of two units to UFAS guidelines, and was substantially funded by ARRA. Woodview Phase IV was a competitive bid award that came on the heels of GDCG completing 20 Phase III units at the same location.

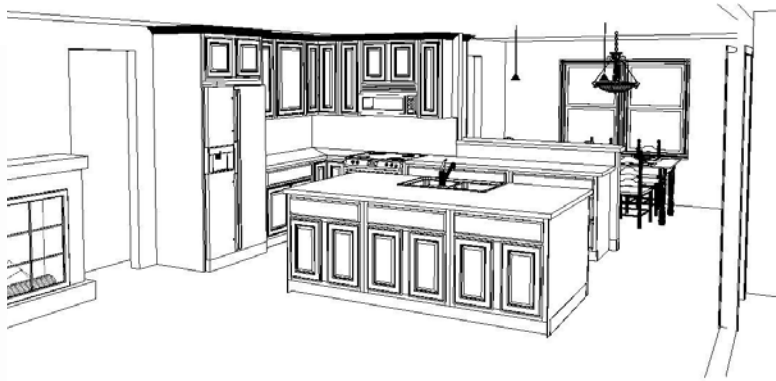
In all, ARRA projects comprised nearly \$5 million dollars of revenue for GDCG / OTC, and proved critical to growing the company’s past performance portfolio for work with other governmental organizations.

Appley Interior Transformation Underway

July 5th is the start date for the kitchen and two bathroom renovations for the Appley Family of Centerville. Everything about the house will change, from the traffic patterns, new owner's bath design, pantry closet built into the garage, fully opening the kitchen to the living areas, and new electrical system upgrade.

The project—to be run by B&R superintendent Josh Driver—will really improve the quality of the living space for a family that is always busy with school, sports, homework, etc. Functionality and storage will be increased and the open concept will make it much easier for the family to be together while performing separate tasks such as cooking, homework, and watching baseball! The bathroom will add a linen tower, 2nd sink, and larger shower to make it much nicer for Mitch and Janelle to get ready for the day.

The project will begin with the kitchen and owner's bath while the family shares the hall bath. Once the owner's bath is completed, the hall bath will be remodeled. Performing the project in the summer will be an advantage to the Appleys as they will be able to set up an outdoor kitchen during construction. The project will take about eight weeks to complete.



*Rendering of New Appley Kitchen Layout—
Design by Scott Backer*

July Birthdays & Milestones

Birthdays:

- George Couch 7/2
- Tony Quinter 7/17
- Sean Tucker 7/3
- Jim Hodge 7/20
- Shawn Miller 7/11
- Keith Truesdale 7/20
- Morgan Tullis 7/13
- Kathy Flannagan 7/26

Milestones:

- Tom Carney (One Year)
- Jim Hodge (One Year)
- Tom Lee (One Year)
- Brad Blacker (One Year)

Walker Toyota Showroom Reopens for Holiday Weekend

Oberer Thompson Company recently completed the showroom expansion and renovation of Walker Toyota / Scion / Mitsubishi in Miami Township just in time for one of the automotive industry's strongest sales weekend—the Fourth of July. Prominently placed on 741 just south of 725, the updated dealership is one of OTC's highest-visibility projects to date.



*Façade of Walker Toyota / Scion / Mitsubishi on 741—
Photo Courtesy of Caroline Morgan*

The project scope left little of the existing showroom, with the building's metal frame and roof system serving as the only original components scheduled to remain. From there, the commercial division completely transformed the façade of the showroom, constructing an eye-catching "portal" along the building's front elevation. During the day, this "portal" appears metallic (see photo above), but at night creates a unique look of backlit translucent glass.

In conjunction with the 9,988 square foot showroom renovation, OTC was also responsible for constructing a 1,015 square foot addition on the north end of the building that will function as the new vehicle delivery area for buyers. The scope of work also included features like new overhead doors for the service bays and minor renovations to services/parts counter.

The Walker Toyota renovation is OTC's second major dealership project of 2011 in the Miami Valley. In April, the commercial division delivered the newly remodeled Jeff Schmitt Cadillac showroom located just off of US-35 on Orchard Lane, after having constructed a temporary sales office that will serve as a Kubota Tractor Corporation dealership in the future.

OTC is also in the design phases of the Walker Chrysler / Dodge / Jeep / Ram showroom renovation located on Loop Rd. in Centerville, with a construction start date tentatively scheduled for late summer.

GDCG/OTC to Participate in OSHA Safety Program

This Fall Greater Dayton Construction Group and Oberer Thompson Company will participate in the OSHA “Onsite Consultation Program,” administered by the Bureau of Worker’s Compensation. As part of the program, a volunteer inspector will make site visits and inspections at select sites. After the inspections, Mrs. Paula Buerleson—volunteer inspector for Ohio—will provide a written analysis of the jobsites to GDCG/OTC. As a company, we then have up to a month to respond to her findings with a plan of action to address the concerns she has with our jobsites.

The program helps to give our company a 3rd-party perspective on potential safety hazards on the job. By participating in this program, GDCG/OTC believes it will improve the occupational safety and health management systems both in the office and on jobsites. Superintendents at potential inspection sites will be notified of visit times in early Fall. If you would like more information about this program please contact Chris Godfrey, or visit the OSHA website:

<http://www.osha.gov/dcsp/smallbusiness/consult.html>

New Additions: Ben Cook & Tim Greany

The Greater Dayton Construction Group is happy to welcome two of its newest members, Ben Cook and Tim Greany.

Ben brings five years of residential production building experience to GDCG, along with two years of commercial construction project management and estimating experience at WPAFB. He will primarily serve as a project supervisor for the insurance division.

Ben received a bachelor’s degree in Organizational Communication from Wright State University, and resides in Dayton with his wife Amanda, and their daughter Audrey.

Tim Greany joins the Greater Dayton Construction Group staff with over 20 years experience in the accounting field. Tim most recently served as the Controller for a holding company with ownership in the long-term care industry.

“I look forward to being part of a growing organization and helping with many accounting functions,” Greany said of his new role. “While my current focus is working in the insurance division, I still look forward to working with all departments over time.”

Tim and his wife, Christie, live in Cincinnati, and have four children ranging in age from 17 - 24.

Burke Fire Restoration from the Ground Up

In early March, a fire devastated Jamie Burke’s home in New Carlisle. After initially providing temporary emergency services for the State Farm customer, Greater Dayton Construction Group demolished the majority of the structure, leaving only the existing foundation and floor joist system in the 1,000 square-foot home (see picture below).



*Burke Residence “Before” Picture Following Total Fire Loss—
Photo Courtesy of Mike Jaskolka*

From there, it was up to the Insurance Division’s production team to completely reconstruct the home as efficiently as possible while Mrs. Burke relocated minutes away in a temporary rental home.

With the help of estimator Michael Jaskolka and site superintendent Earl Wyatt, framing and cladding was quickly accomplished to protect the existing structural components. Complete mechanical upgrades and interior finishes were installed soon thereafter to keep pace with the aggressive schedule. In total, the Burke renovation—awarded through the State Frame Preferred Service Provider Program— is scheduled for completion July 22nd, less than 120 days after production began.



*Burke Residence “After” Picture Following Restoration Efforts—
Photo Courtesy of Earl Wyatt*

Thomas Residence Remodel Blends Subtle with Dramatic

Pam and Ron Thomas of Beavercreek had updated their main level with beautiful teak floors and elegant furnishings but had lost steam when it came to the home's upper level. Their master bath was dated and lacked function and the hall bath was in need of a facelift. After selecting Greater Dayton Building & Remodeling for the project, designer Jennifer Luckoski went to work on a plan to make the master bath feel bigger.

The large existing corner jet tub occupied much of the room, allowing for only a small shower. The removal of the tub provided space for a "his and hers" vanity area (pictured below) and an elegant makeup vanity that became the focal point of the room. Glass and stone mosaic tile was applied from the counter to the ceiling and a matching linear border was added to the new larger corner shower. The room now provides the spa experience that Pam was looking for.



*"His and Hers" Vanity in Newly Remodeled Thomas Master Bath—
Photo Courtesy of Caroline Morgan*

Before tackling the Master Bath remodel, GDBR focused its attention on the hall bath. While the footprint of the space remained unchanged, the new finishes are all first class. Unique crema bordeaux granite was the inspiration for the cabinet glass, stone mosaic tile and the calm green/gray wall color. Brushed nickel hardware and faucets add a bit of shine to the room.

Rounding out the multi-room remodel, the Thomas' decided to update their kitchen countertops. After living with the previously installed black galaxy granite in their kitchen for a bit, Ron and Pam thought the tops could be a little more dramatic. Great care was taken to find the customer something that looked like it belonged with the granite so that it did not appear as an after thought. The yellow onyx octagon with black granite mosaic was the perfect fix!

Safety in the Summer Heat

We are now in the middle of summer and have encountered some hot and humid days. As a reminder of how to deal with the heat during work and play, here are some tips and information available from OSHA you may find useful.

Exposure to heat can cause illness and death. The most serious heat illness is heat stroke. Other heat illnesses, such as heat exhaustion, heat cramps and heat rash, should also be avoided.

Heat stroke occurs when the body's temperature regulating system fails and body temperature rises to critical levels (greater than 104°F). ***This is a medical emergency that may result in death!*** The signs of heat stroke are confusion, loss of consciousness and seizures. Individuals experiencing heat stroke have a very high body temperature and may stop sweating. If someone shows signs of possible heat stroke, ***seek medical help immediately.***

Until medical help arrives, move them to a shady, cool area and remove as much clothing as possible. Wet them with cool water and circulate the air to speed cooling. Place cold wet cloths, wet towels or ice all over the body or soak their clothing with cold water.

Heat Exhaustion is the next most serious heat-related health problem. The signs and symptoms of heat exhaustion are headache, nausea, dizziness, weakness, irritability, confusion, thirst, heavy sweating and a body temperature greater than 100.4°F. Individuals with heat exhaustion should be removed from the hot area and given liquids to drink. Remove unnecessary clothing including shoes and socks. Cool them with cold compresses to the head, neck, and face. Encourage frequent sips of cool water. Someone with signs or symptoms of heat exhaustion should be taken to a clinic or emergency room for medical evaluation and treatment. If symptoms worsen, call 911 and get help immediately.

Some factors that may cause heat-related illness:

- Direct sun exposure and high temperature and humidity
- Physical exertion and low fluid consumption
- Limited air movement (no breeze or wind)
- Poor physical condition or ongoing health problems
- Some medications or previous heat-related illnesses

To prevent heat illness you should:

- Keep cool water available and close to you
- Try and drink at least one pint of water per hour
- During searing direct heat, seek some shade periodically
- Protect your skin from the sun by use of preventative measures such as sunscreen and clothing that covers your skin
- Watch out for others around you and be aware of heat stress symptoms