

GREATER DAYTON CONSTRUCTION GROUP

JUNE 2011
NEWSLETTER

OTC Ranked #7 Among Local Commercial Construction Firms

The Oberer Thompson Company was recently listed as the #7 ranked local commercial construction firm by the Dayton Business Journal in its annual review of Dayton-Area companies. The ranking is OTC's highest to date and represents the third time since 2005 that the commercial division has been listed in the area's Top 10.

Ranked 12th in the 2010 edition, OTC was able to improve its local position by completing anchor projects like the 185-unit new construction of student housing apartments in Bloomington, IN, as well as program work for various local firms like the Dayton Metropolitan Housing Authority, The Connor Group, and the Franklin Foundation.

The list of contractors is based on companies' reported local billings, and includes additional information such as: building specialties, recent projects completed, year founded, and percentage of work awarded through bids, negotiated contracts, and sub-contracts.

Since the merger with Oberer Commercial Construction in 2003, OTC has held the positions shown below in the listing compiled by the DBJ Research Staff:

Oberer Thompson Company Ranking by Year:

- <u>2011</u> : 7 th	- <u>2006</u> : 12 th
- <u>2010</u> : 12 th	- <u>2005</u> : 10 th
- <u>2009</u> : 15 th	- <u>2004</u> : 11 th
- <u>2008</u> : 12 th	- <u>2003</u> : 13 th
- <u>2007</u> : 10 th	

The 2011 Top 5 includes:

- #1 – Shook Construction (Dayton)
- #2 – Danis Building Construction Co. (Miamisburg)
- #3 – Ferguson Construction Company (Sidney)
- #4 – Messer Construction Company (Dayton)
- #5 – Synergy Building Systems (Beavercreek)

Hail Storm Continues Rough Weather for Miami Valley

After one of the wettest Aprils ever, May brought its own brand of treacherous weather with a wind and hail storm that wreaked havoc throughout the Miami Valley. In the aftermath, everything from roofs and siding to windows, skylights and even vehicles showed how damaging the storm had proved.



*Example of High Winds Damage to the Miles Residence in Dayton—
Photo courtesy of Tom Carney*

In the days following the May 25th event, the GDCG Insurance Division—and its Emergency Response Team—received more than 200 phone calls regarding property damage claims. The ERT temporarily secured nearly 40 properties, while estimators worked with the production staff to triage damage and section off areas affected most by the storm.

Telling the Dayton Daily News that “Dayton was definitely one of the harder hit parts of the state,” Blake Zito, a spokesman for State Farm Insurance, reported an initial claim list of over 1,200 damaged properties—a number, he said, that was “sure to grow.”

After two weeks, GDCG is still working diligently with its partners in the insurance field to evaluate and provide estimates for repairs to customers throughout Centerville, Bellbrook, Xenia, and Kettering.

Fields Fire Restoration & Renovation

A devastating fire caused nearly \$150K of damage to the Field's residence during December of 2010. After having the initial board up and content pack out performed by A.E. Fickert, the GDCG Insurance Division was awarded the complete restoration contract for the 2,100 sqft. Franklin home through the State Farm Preferred Service Provider (PSP) program.



*Fields Residence's New Open Living Space from Kitchen—
Photo Courtesy of Tom Carney*

Highlighted by the demolition of three existing additions, the replacement of a significant portion of the foundation, and a truss design by Jason Conley, GDCG was able to create a more consistent look to both the interior and exterior of the home.

In addition to all new mechanical systems, the Fields' project included complete code upgrades, a more open floor plan (see kitchen / living space pictured above) and new flooring throughout by Flooring America.

Project at a Glance:

Owners: Edward and Angela ("Angie") Fields

Location: 4789 Todd Rd. (Franklin, OH)

Size: 2,100 sqft.

Type of Loss: Fire Damage

Estimator: Mike Jaskolka

Site Superintendent: Jeff Ward

Code Update: Residential Roofing

OHSA has recently changed its policies and standards regarding fall protection for residential construction. One of the most notable changes to the guidelines concerns workers on roofs more than six feet off the ground, regardless of whether they are in the commercial or residential setting. For complete information on fall protection guidelines, please see safety coordinator Chris Godfrey.

Bell Retires From B&R Division

After almost 16 years with Greater Dayton Building & Remodeling, Ray Bell has retired from the B&R Division and will be moving to Maryville, TN (just outside of Knoxville). Ray and his wife, Ladonna – who made the move earlier in May – will join their son Josh, his wife and their three children in the Volunteer State.

A 30+ year veteran of the building and remodeling industry, Ray was an active member—and past officer—of the Miami Valley NARI, the HBA of Dayton, and various other industry and trade associations. Ray received numerous awards for his design-build projects while at GDBR, garnering regional "Contractor of the Year" awards eight times since 2005.

"Ray was a tremendous asset to the Building & Remodeling Division," Kevin Hess, V.P. of Sales said. "His role within our company will be difficult to replace, but we wish him the best with his family in Tennessee."

Best wishes to Ray and his entire family from GDCG!



*Ray Bell Shows Off His Cake at the Going Away Party—
Photo Courtesy of John Popelar*

June Birthdays & Milestones

Birthdays:

- Ben Patrick 6/1
- Laura Moore 6/4
- Nate Whipp 6/15
- Matt Prenatt 6/29

Milestones:

- Kristian Adkins (Eight Years)
- Shauna Conley (Seven Years)
- Joe Earley (Four Years)
- Jamie Perkins (Two Years)
- Matt Prenatt (One Year)
- Chip Hills (One Year)
- Earl Wyatt (One Year)

Miami Township Fire Station Ground Breaking

Miami Township recently held the official groundbreaking ceremony for its Fire Station 51 & Public Works Facilities project. The event took place at the new location for both buildings on Wood Rd. (just south of Austin Pike).

The ceremony was attended by Miami Township Elected Officials and employees from the fire station and public works department. Also in attendance were CR Architecture + Design, CESO Civil Engineers, and representatives from Oberer Thompson Company.

Miami Township Administrator, Greg Hanahan, opened the event with a series of remarks that included praise for the Oberer Companies bidding of the job and stressed his anticipation for a “successful project.”



Mel King (Miami Township) Leads the Invocation at the Fire Station Ground-Breaking Ceremony — Photo courtesy of Kyle Hienkelman

New Addition: John Pollock

The Greater Dayton Construction Group is happy to welcome one of its newest members, John Pollock. With over 25 years in the industry John is an experienced commercial superintendent, who has completed various tenant improvements and new construction projects throughout the Midwest, most notably for the Panera Bread Company.

John is OSHA certified (30-hour card) and is experienced in site management and surveying. He was awarded the Builder’s Exchange “Craftsmanship Award” for a 7’ x 9’ wall sculpture he completed in 2009.

John lives in Washington Courthouse and has two grown children who reside in Pennsylvania.

Healthcare & HSA Plan

Just as 2011 started, healthcare is still a major topic for most Americans. In the next few months, GDCG will be reevaluating our current healthcare plans and investigating what options may be available for 2012.

This was the first year we offered an HSA Health Savings Account health plan along with a traditional PPO plan. This HSA plan allows participants to enroll in a lower cost plan than the traditional PPO. There are distinct differences to both plans that allow enrollees to evaluate and pick which works best for them. (See highlights of HSA accounts listed below).

If you have questions regarding the two different plans please see Steve Maloy to discuss. Open enrollment for healthcare is in December, so now is a great time to research what works best for you.

In order for HSA assets to retain their tax-free status, they may only be withdrawn and used for certain “qualified medical expenses” permitted under federal tax law. These expenses include:

- Most medical care and services, including doctor visits, prescriptions, over-the-counter drugs, transportation to get to medical care, and dental and vision care
- Long-term care insurance
- Healthcare coverage when unemployed and collecting unemployment compensation
- Certain health insurance after age 65

Additional HSA conditions:

- HSA contributions are tax-free up to the maximum allowable amount.
- Dividends earned are tax-free.
- If used for qualified medical expenses, withdrawals are tax-free.
- After age 65, HSA assets may be used to pay for non-qualifying expenses, however, the amount withdrawn will be taxable as income. Prior to age 65, HSA assets used for non-qualifying expenses will be subject to ordinary income tax plus a 10% penalty.
- Funds in your HSA remain in the account from year to year. There are no “use it or lose it” rules for HSAs. You can keep your HSA even if you change jobs, change your medical coverage, become unemployed, move to another state, or change your marital status.

Bethany Village Renovations Continue to Thrive

Oberer Thompson Company is currently working with Graceworks Lutheran Social Services on interior renovations at its Bethany Village Property—a 100-acre, nationally accredited Continuing Care Retirement Community located off of Far Hills near I-675.

OTC currently performs two main types of renovation projects for Bethany Village: One includes a complete interior demo including relocation of mechanicals. The other is an interior upgrade that modernizes millwork and cosmetic finishes.



*Interior Finishes at a Completed "Sanibel" Contemporary Cottage—
Photo Courtesy of Graceworks Lutheran Social Services*

The goal of each upgrade is to modernize the floor plans and make the units more accessible. Major options include Corian or granite countertops, as well as sunrooms and master suite additions.

To date, OTC has completed 23 total remodel units with one currently under construction, and has begun construction on seven interior upgrades.

In addition to this work for Graceworks, OTC has constructed an 80-ton salt barn, installed 90 bollards, remodeled three apartment interiors, and performed work at their Lawrenceburg, IN campus.

GDCG Again Earns A+ Rating from the Better Business Bureau

Greater Dayton Construction Group has again earned the highest rating possible from the Better Business Bureau after having only three customer complaints registered in the last three years.

Ratings are based on a number of factors, most notably:

- Length of time a business has been operating
- Responsiveness to complaints filed against the business

BBB Rating (cont.)

- Successful resolution of complaints
- Sufficient background information on the business in question

To find out more about the rating system, or to view current information on Greater Dayton Construction Group, please visit www.GDCG.com and look for the "BBB Accredited Business" logo on the menu bar on the left side of the page.

B&R Hosts DSID Meeting

The Building and Remodeling division hosted the monthly chapter meeting for the Dayton Society of Interior Designers at the Design Center in Centerville on May 25th. Over 30 professional interior designers met in the early evening hours and toured the facility with hosts Jennifer Luckoski and Scott Backer.

Our guest enjoyed food and beverages while Jennifer and Scott both spoke about the award-winning capabilities of Greater Dayton Building and Remodeling and its staff. During Jennifer's presentation she noted the story and photo presentation of the Eakle project in the current "HouseTrends" magazine. The Eakle project received a 2010 Regional Contactor of the Year Award from NARI for the Building and Remodeling division.



*May Meeting of the Dayton Society of Interior Designers—
Photo Courtesy of Scott Backer*

To view the complete HouseTrends feature article on the Eakle Outdoor living space electronically, please visit <http://www.housetrends.com/Housetrends/Dayton/May-2011/Outdoor-Arcade/>. The article features commentary from the Eakles, the GDBR design team, and vivid pictures of the finished space.

www.GDCG.com