

### Mill Pond Apartments Receive Hailstorm Repairs

The 25th of May marked the one-year anniversary of the notorious hailstorm that left many homes in the Dayton-area in need of repair.

The Mill Pond Apartment Community in Bellbrook, Ohio (owned by Gold Key Properties), was no exception to the rule and received extensive hail damage to each of its 39 buildings. Windows, siding, roofing, gutters and condensing units would all need to be replaced while residents remained in the nearly fully occupied complex.



*Ariel View of the Mill Pond Apartment Community  
Courtesy of MapQuest*

Greater Dayton Construction Group's Emergency Response Team was on-site the day after the storm to board up broken windows and clean up shattered glass. Once windows were repaired by the facility, GDCG began the remaining reconstruction efforts.

Repairs to the roofs of the units included the removal of 600,000 sqft of existing shingles (upon inspection, there were 2 layers of shingles on the roofs). New CertainTeed 3-tab shingles in "Weathered Wood" would replace the old shingles.

The original "Double-4" siding was removed and sent off for recycling (recycling of the existing siding was done through Fryman's Recycling) and was replaced with "Double-5" Dutchlap siding. Siding colors were selected based upon the previous color palette

(exception: units with the original "Baby-Blue" siding – shown below – were replaced with a more modern "Clay" color).



*(Before) Front Elevation of Mill Pond Unit with Blue Siding.*

*Photo Courtesy of Jerry Wurst*



*(After) Front Elevation of Mill Pond Unit with Clay Siding.*

*Photo Courtesy of Jerry Wurst*

The project came to substantial completion on February 28th once all gutters and HVAC units were replaced, and finishing touches to the additional damaged trim will be completed later this month.

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

**Project Managers:** Kevin Hess & Brian Lambert

**Name:** Mill Pond Apartments

**Superintendent:** Jerry Wurst

**Damage Type:** Hail

**Damage Location:** Windows, siding, roofing, gutters and condensing units

## Eco-Rehabaram Receives Great Turnout!

The Housing Source (a program of CountyCorp) and the Home Builders Association of Dayton (HBA) hosted “EcoRehabarama” during the first two weekends of May. Ten homes were selected throughout one of the original sections of Huber Heights to be rehabilitated and Greater Dayton Building & Remodeling was proud to present it’s finished product on the opening weekend.



*Ribbon Cutting Ceremony for Eco-Rehabarama*  
*Photo Courtesy of CountyCorp*

GDB&R’s project home, located at 4394 Leston Avenue, was transformed for those with a transitioning lifestyle in mind. Many groups who walked through the rehabilitated home found the open floor plan into the kitchen and living room to be the best feature of the house. Others commented on the spacious laundry room and master suite.



*Kitchen / Living Room of Leston Home*  
*Photo Courtesy of Caroline Morgan*

With over 2,000 walk-thrus during the two weekends, it’s not a surprise that 6 of the 10 houses from the show are now under contract.

If you have any questions about these CountyCorp homes for sale or their other listings visit <http://www.countycorp.com/>.

## OSHA Creates Campaign To Prevent Heat Illness for Outdoor Workers

With Summer heat right around the corner, the Occupational Safety and Health Association (OSHA) has started a campaign to inform outdoor workers of precautions to take to avoid suffering from heat illness such as, a heatstroke, heat exhaustion or water toxication.

**Who is affected?** Workers exposed to hot and humid conditions are at risk of heat illness, especially those doing heavy work tasks or using bulky protective clothing and equipment. Some workers might be at greater risk than others if they have not built up a tolerance to hot conditions.

**What is heat illness?** The body normally cools itself by sweating. During hot weather, especially with high humidity, sweating isn’t enough. Body temperature can rise to dangerous levels if precautions are not taken. Heat illnesses range from heat rash and heat cramps to heat exhaustion and heat stroke. Heat stroke can result in death and requires immediate medical attention.

**How can heat illness be prevented?** Remember three simple words: **water, rest, shade**. Drinking water often, taking breaks, and limiting time in the heat can help prevent heat illness. Employers should include these prevention steps in worksite training and plans. Gradually build up to heavy work in hot conditions.

This helps you build tolerance to the heat – or become acclimated. Employers should take steps that help workers become acclimated, especially workers who are new to working outdoors in the heat or have been away from work for a week or more. Gradually increase workloads and allow more frequent breaks during the first week of work. Also, it’s important to know and look out for the symptoms of heat illness in yourself and others during hot weather. Plan for an emergency and know what to do — acting quickly can save lives!

To find out more information about the OSHA outdoor safety campaign visit: <http://www.osha.gov/SLTC/heatillness/index.html>

## GDCG Earns Another Perfect Score on Contractor Connection Report

In May of 2011, GDCG was designated one of the country's top performers in the insurance restoration industry by Contractor Connection.

In December, GDCG again earned a 5 out of 5 on the Performance Objective Monitoring System (POMS) and has done so again for the month of April.

The POMS score is determined by time in process and quality assurance. POMS scores are given each month and then averaged up at the end of each year.

For 2010, GDCG had an average POMS score of 4.46 and in 2011 had a POMS score of 3.72. Contractor Connection has sited overall POMS scores being lower than usual during this span due in part to the extreme weather and high assessment volume.

Thanks to all who take the time and make the effort to ensure we are meeting all of our customer's needs. Continue the great work!

## Shoppes at the Exchange, Massage Envy Opens!

In January, The Shoppes at the Exchange (9536 Springboro Pike) announced that Massage Envy, one of two new businesses for this development, would be opening its doors for business in the Spring.

Massage Envy, one of the country's largest massage therapy providers, opened its doors to this new location for customers on May 31st and is now open from 8:00am - 10:00pm Monday through Friday, 8:00am - 8:00pm Saturday, and 10:00am - 6:00pm on Sundays.

The commercial division at GDCG worked steadily to build a state-of-the-art 4,000 square-foot clinic that includes 14 therapy rooms and a couples therapy section.

Founded in 2002, Massage Envy has more than 700 locations in 45 U.S. states, with new centers opening every month. The company was recently named a top AllBusiness (a D&B company) AllStar Franchise, and is a member of the International Franchise Association (IFA). For more information, visit [www.MassageEnvy.com](http://www.MassageEnvy.com).

## Herres Carriage House in Completion Stages

The carriage house for Steve and Natalie Herres is rapidly approaching the finish line. The detached structure, approximately 1,500 sqft, will be complete with furnishings in early July.

For the interior; the kitchen features ceiling-height Wellborn Forrest cabinets in a "Spanish Moss" glaze, granite counter tops in a "Verde Sombra", natural slate floors, oil-rubbed bronze fixtures/hardware and all stainless steel appliances (the stainless steel refrigerator is concealed behind cabinet panels).



*Finished Kitchen of Herres Carriage House*

*Photo Courtesy of Jennifer Luckoski*

The upstairs of the Carriage house features a bar/kitchenette with "Onyx" cabinets and granite tops in a leathered "Golden Lightning". Both bathrooms feature natural slate tiling, oil-rubbed bronze fixtures and Toto toilets and washlet seats.



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

**Customers:**  
Steve and Natalie Herres

**Location:** Bellbrook, OH

**Project Manager:**  
Gene Tartell

**Superintendent:**  
Ben Patrick

**Designer:**  
Jennifer Luckoski

*(to the left) Finished Main Bathroom of Herres Carriage House*

*Photo Courtesy of Jennifer Luckoski*

## OSHA Raises Awareness for Falls

OSHA has partnered with the National Institute for Occupational Safety and Health and National Occupational Research Agenda (NORA) to raise awareness among workers and employers about common fall hazards in construction, and how falls from ladders, scaffolds and roofs can be prevented and lives can be saved. Here's how:

### **PLAN ahead to get the job done safely**

When working from heights, such as ladders, scaffolds, and roofs, employers must plan projects to ensure that the job is done safely. Begin by deciding how the job will be done, what tasks will be involved, and what safety equipment may be needed. When estimating the cost of a job, employers should include safety equipment, and plan to have all the necessary equipment and tools available at the construction site.

### **PROVIDE the right equipment**

Workers who are six feet or more above lower levels are at risk for serious injury or death if they should fall. To protect these workers, employers must provide fall protection and the right equipment for the job, including the right kinds of ladders, scaffolds, and safety gear.

### **TRAIN everyone to use the equipment safely**

Falls can be prevented when workers understand proper set-up and safe use of equipment, so they need training on the specific equipment they will use to complete the job. Employers must train workers in hazard recognition and in the care and safe use ladders, scaffolds, fall protection systems, and other equipment they'll be using on the job.

If you have any questions about safety measures or precautions on the jobsite, please see your Safety Coordinator, Chris Godfrey.

## **GDCG/OTC Welcomes Rob Sum!**

The Greater Dayton Construction Group is happy to welcome one of its newest commercial project managers, Rob Sum.

Rob comes to GDCG from Turner Construction (out of their Cincinnati office) and brings extensive design and construction experience with him.

Rob's previous work included working on various site, utility, retail, private, municipal, water treatment, wastewater treatment, streetscape, educational facilities and hospital projects.

He is from upstate New York but currently lives in Springboro with his wife Rosie and (now senior in high school) daughter Emma. Rob expects his summer to be filled with college visits, as well as a canoe camping trip to the Quetico wilderness in Canada.

Welcome to the GDCG/OTC team, Rob!

## **Insurance Information Institute**

The Insurance Information Institute is an online resource center that provides information on insurance of all kinds.

Each year the I.I.I. works on more than 3,700 news stories and handles more than 6,000 requests for information. The I.I.I. publishes a host of helpful books and pamphlets ranging in subjects from 9 Ways to Lower Your Auto Insurance Costs to the I.I.I. Insurance Fact Book.

The I.I.I. can be found online at: [www2.iii.org](http://www2.iii.org) and can also be found on Facebook, Twitter, LinkedIn, Google+, YouTube, and Flickr.

Keep this information in mind when renewing any kind of insurance policies.

### **June Birthdays & Milestones**

#### **June Birthdays**

Ben Patrick 6/1  
Laura Moore 6/4  
Travis Earnhart 6/18  
Matt Prenatt 6/29

#### **June Milestones**

Kristian Adkins – 9 years  
Shauna Conley – 8 years  
Joe Earley – 5 years  
Chris Godfrey – 5 years  
Ryan Moore – 3 years  
Jamie Perkins – 3 years  
Chip Hills – 2 years  
Matt Prenatt – 2 years  
Earl Wyatt – 2 years  
Tim Greany – 1 year

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