

GREATER DAYTON CONSTRUCTION GROUP

OCTOBER 2011 | NEWSLETTER

Wasmuth Fire Restoration Gives Nearly 140-Year-Old Structure a Facelift

In February of this year, Ron & Vickie Wasmuth's residence in Farmersville was ravaged by a fire that started in the kitchen and rapidly damaged or destroyed most of their almost 140-year-old home. Hours later, the Greater Dayton Construction Group's Emergency Response Team was on-site to help secure the single-family home and assess the extent of the damage.

What estimator Mike Jaskolka found during his initial trip to the site was a home clad in asbestos-containing siding, out-dated mechanical systems, and insurance coverage restrictions that presented unique challenges for the reconstruction efforts.

Working with State Farm's Steve Winn, GDCG's Insurance Division was able to adapt the reconstruction project to give the Wasmuth's a completely restored home within the limited budget.



Front Elevation of Restored Wasmuth Residence in Farmersville—Photo Courtesy of Adam Rose

The project began with the abatement of the asbestos siding, and the removal of the boiler/chiller system that serviced the home. Next, smoke-damaged plaster walls were removed, and framing changes were made to the second floor of the home to accommodate a third bedroom, along with an enlarged common bath.

Mechanically, the house was updated with a 92%+ AFUE HVAC system and an upgraded electrical service that meets the 2008 NEC Code. Trade partners Universal Electric and Airtron HVAC were instrumental in making the aggressive restoration schedule possible.



*Wasmuth Kitchen/Utility Area After Fire Damage
— Photo Courtesy of Adam Rose*

The first-floor finishes included upgraded kitchen cabinetry and flooring provided by Flooring America, while a standing-seam metal roof and new vinyl windows and siding provided by Sibco completed the exterior restoration.

At project's end earlier this month, GDCG had helped the homeowner's overcome the limitations of their Actual Case Value policy, upgraded their home to current residential code, and increased the functionality of the space in just under six months.

For more photos of the Wasmuth project, please access the Insurance Restoration Photos located under 2011 Data on the S: Drive.

PROJECT AT A GLANCE:

Job Name: Wasmuth Fire Restoration

Location: 18 W. Walnut St. Farmersville, OH

Year Built: 1872

Building Size: 1,900 sqft.

Owners: Ron & Vickie Wasmuth

Estimator: Mike Jaskolka

Supervisor: Adam Rose

GO ONLINE TO READ THE NEWSLETTER AT :

[HTTP://WWW.GDCG.COM/COMPANY-NEWS/COMPANY-NEWSLETTER](http://www.gdcg.com/company-news/company-newsletter)

Revised Building Code, Material Price Increases Headline Industry-Wide Change

As in years past, the Ohio Building Code will undergo select changes effective November 1. The new 2011 Ohio Building Code and related codes will be implemented without a grace period* (see ADA exception below), as architects and engineers will reference these codes on construction documents and permit applications submitted to building departments on or after November 1, 2011.

The only grace period that remains in effect until March 15, 2012 is the 2010 ADA Standards for Accessible Design. While publishers have been slow to respond to the new effective date, the new adopted rules are available from the website of the Ohio Board of Building Standards as pdf's.

Here is a list of valuable links:

Ohio Building Code: http://com.ohio.gov/dico/docs/dic_bbst_entireOBCJuly2011.pdf

Ohio Mechanical Code: http://com.ohio.gov/dico/docs/dic_bbst_entireOMCJuly2011.pdf

Ohio Plumbing Code: http://com.ohio.gov/dico/docs/dic_bbst_entireOMCJuly2011.pdf

The Ohio Board of Building Standards also plans to adopt the 2009 International Energy Conservation Code beginning January 1, 2012. The 2009 IECC will increase regulations on energy conservation, including envelope sealing, insulation and air infiltration packages, and higher efficiency requirements for HVAC and plumbing systems. These changes, along with the adoption of EnergyStar Version 3, will continue to create higher-efficiency, more sustainable projects.

Please be conscious of these code changes as you continue to estimate and produce projects into the winter.

Price Increases

After a period of relative consistency for material prices, several suppliers have warned of increases on key building products. The most notable, and severe, of these increase comes from the wall-board industry, which will implement a 35% increase on drywall effective January 1, 2012.

Sherwin-Williams, who has already applied an 8% price increase on paint products this month, is scheduled to add an additional 10-15% to material costs to begin the new year. Again, please consider this information while estimating / producing projects heading in to the New Year.

Insurance Division Participates in Annual Blue Goose Golf Outing

For the second consecutive year, Greater Dayton Construction Group's Insurance Division took part in the Blue Goose Golf Outing hosted by Moss Creek Golf Course in Clayton, OH. GDCG was well-represented at the event, sending golfers: Greg Thompson, Kevin Hess, Tom Carney, Mike Jaskolka, Troy Rosenburg and Mike Jonas, along with hole hostesses Shauna Conley and Jane Feltner.



Marketing Specialist Jane Feltner and Estimator Mike Jaskolka Pose in Front of GDCG's "Indian Casino" Themed Teepee

—Photo Courtesy of Shauna Conley

GDCG sponsored the par-five first hole, and constructed an "Indian Casino" themed scene where Shauna and Jane met the golfers dressed as Pocahontas. Commercial superintendent Nate Whipp was responsible for constructing the teepee and assistant project manager Mike Voellmecke pitched in on delivery and setup duties. At the awards banquet, GDCG took 1st Place for best hole sponsor "Presentation."

Blue Goose is a fraternal organization of individuals who work in the insurance related industry. Typically home office executives, field claims reps, auditors, underwriters, general adjusters, agents, investigators, and contractors (to name a few). The group meets socially, and not as a part of any insurance or industry group.

The "Honorable Order of The Blue Goose, International," has local groups, called Ponds, throughout the United States, Canada and Switzerland, with officers carrying titles such as "Most Loyal Gander," "Wielder of the Goose Quill," "Guardian of the Pond," and "Keeper of the Golden Goose Egg."

GDCG's Kim Bilbrey is the "Most Loyal Gander" of the Dayton-area Pond.

Hickman Bath Renovation Creates More Luxurious Master Bath

Greater Dayton Building & Remodeling has made a habit of referral business from neighbors and family—but rarely does a lead fit into both categories. LaDawn and Delbert Hickman, however, came to GDBR as a referral from Christy Norvell—LaDawn’s aunt and neighbor on Horrell Rd. in West Dayton.

After completing a multi-faceted remodel (kitchen, three baths, laundry and flooring) for Mrs. Norvell last year, the Hickmans invited GDBR back for their Master Bath transformation.

With their active daily life, and high levels of involvement in health and fitness training, the Hickmans knew they would not have the time to devote to remodeling their two bathrooms. They wanted someone they could trust to come in and manage their project.

The GDBR team provided a budget-conscious proposal, complete with updates to all fixtures and finishes to renew and refresh their bathrooms. Additionally, the design concept features the elimination of portions of the closet in the master bedroom to create a larger shower. Finally, the new layout removes the water closet wall to create a more spacious owners bath.

The project is scheduled to begin the first week of November and will take four weeks to complete.



Existing Hickman Bath (shown left) with Proposed Rendering (right)

—Photo & Rendering Courtesy of Jennifer Luckoski

Staying Health-Conscious Key to Changing Seasons

The flu season is now upon us. It typically starts in October and usually peaks in January or February. Listed to the right is information from the CDC, Center for Disease Control & Prevention, on the flu and ways to try and avoid it.

What is Influenza?

The flu is a contagious respiratory illness caused by influenza viruses that infect the nose, throat, and lungs. It can cause mild to severe illness, and at times can lead to death. The best way to prevent the flu is by getting a flu vaccine each year.

People who have the flu often feel some or all of these signs and symptoms:

- **Fever or feeling feverish/chills**
- **Cough**
- **Sore throat**
- **Runny or stuffy nose**
- **Muscle or body aches**
- **Headaches**
- **Fatigue (very tired)**

Some people may have vomiting and diarrhea, though this is more common in children than adults. Seven steps to help protect you, your family...and others

1. Get vaccinated. A yearly vaccine is the No. 1 line of defense against the flu. It’s recommended for most people ages 6 months and older.
2. Wash up. Put a stop to viruses and other germs with regular hand-washing. If soap and water aren’t available, use an alcohol-based hand sanitizer instead.
3. Don’t be too touchy-feely. Try not to touch your eyes, nose and mouth with your hands.
4. Wipe ‘em out. Viruses can survive on surfaces for days. So, regularly use a household disinfectant to clean objects that people handle frequently — such as doorknobs, remote controls and computer keyboards.
5. Steer clear. As much as possible, avoid people who are ill.
6. Lay low. Except for medical visits and other necessities, avoid going out until you’re better. A general guideline: Stay home until you’re fever-free for at least 24 hours — without the help of a fever-reducing medicine.
7. Cover it! Cough or sneeze into a tissue or your arm. And, follow up with a thorough hand-washing.

This information is a partial reprint from the CDC. Greater Dayton Construction does not make any specific recommendations regarding your personal decision whether to obtain the flu vaccine. If you would like additional information, you can visit the website, www.flu.gov.

GDCG & Certified Restoration Dry Cleaning to Co-Host Networking Event

The Greater Dayton Construction Group and Certified restoration Dry Cleaning Network are set to host a Happy Hour Thursday, November 10th at Bar Louie's in Beavercreek (at the Greene).

The networking event is part of GDCG's continued effort to better serve and communicate with Dayton-area agents and adjusters. The event is scheduled to run from 5:00—7:00 p.m.

For more information, or to RSVP, please contact Lauren Lange by Wednesday, November 9th. Lauren can be reached at (937) 232-1253, or by e-mail at Lauren.Lange@crdn.com.

New Addition: Cody Winning

The Greater Dayton Construction Group is happy to welcome one of its newest additions, Cody Winning. Cody is a graduate of West Carrollton High School, and has completed coursework at Sinclair in the field of Construction Management. Cody will primarily work with the field production team in Insurance Division.

Cody currently resides in Washington Township, and enjoys baseball, softball and Texas Hold 'Em when away from the office.

October / November Birthdays & Milestones

October Birthdays

Gene Tartell 10/2
Shauna Conley 10/11
Dave Mackintosh 10/29
Rick Reed 10/31

November Birthdays

Bill Hibner 11/18
John Popelar 11/19
Jane Feltner 11/20
Greg Thompson 11/21
Dave Hinchee 11/24
Brad Blacker 11/25
James Skipper 11/29

October Milestones

Greg Thompson (25+ Years)
Robin Collier (25+ Years)
Laura Moore (16 Years)
Josh Driver (4 Years)
Matt Jones (4 Years)
Jerry Woodruff (2 Years)

A Job Well Done!

Here's what a few of our customers had to say lately about their experiences with GDCG...

"Everyone that we came in contact with in your company was excellent. Each person actually understood that we were the customer. There was not an instance in the whole process where we were treated unfairly or without respect. Thank you again!"

"Everyone we worked with at GDCG was extremely helpful. The work was excellent. You handled our only concern very promptly"

"Quite simply the best!"

A sincere thank you to all of our employees that work so hard to ensure each of our customers are their first priority.

GDBR Sponsors Open House at the Appley Residence to Showcase Remodel

On October 20th Greater Dayton Building & Remodeling co-hosted an Open House event to showcase a finalized remodeling project for customers Mitch and Janelle Appley.

Included in the remodel was a kitchen, master bath and half-bath. New cabinets, counter tops, appliances and lighting fixtures were used to update the existing structure. Formica EFX laminate tops were a hit among the attendees as many were "fooled" by the granite appearance.

Attendees included GDCG employees, friends and family of the owners, as well as several neighbors.



Remodeled Kitchen at Appley Open House

—Photo courtesy of Scott Backer