

GREATER DAYTON CONSTRUCTION GROUP

SEPTEMBER 2011
NEWSLETTER

Miami University Community Federal Credit Union Opens Newest Branch in Oxford

Miami University Community Federal Credit Union recently accomplished one of its long-term goals of building a community branch with the assistance of Oberer Thompson Company. Following several changes during the design phase over the last few years, the team of OTC, The Architectural Group (TAG), and our trade partners were able to value engineer this structurally complex building into a viable project.

The final design and construction incorporated the latest features in credit union design along with functional staff spaces, drive-through remote teller stations, a drive-up ATM and a second story board room.

The construction utilized structural steel, light gauge metal framing, wood truss roof system and a masonry and EIFS exterior. The roof design included conventional shingles, standing seam metal roofs and single membrane roof areas.



Front Elevation of MUCCU's Newest Branch on US-27 in Oxford—
Photo Courtesy of Dan Feldkamp, Visual Edge

The main lobby features a curve motif including curved oak teller stations, circular ceilings, arched top windows and curved customer computer stations and service areas (Pictured to right).

An additional focal point of the building is a twenty eight foot tall tower area with arched glass curtain walls that serves as a conference room.

The building has become a landmark in the community of Oxford and has helped the credit union accomplish its goal of truly becoming a community financial institution. For more information on MUCCU, please visit their website at www.muccu.org.



Main Lobby and Customer Service Stations at MUCCU—
Photo Courtesy of Dan Feldkamp, Visual Edge

PROJECT AT A GLANCE:

Job Name:	Miami University Community Federal Credit Union
Location:	5120 College Corner Pike, Oxford, OH
Building Size:	3,530 sqft.
Lot Size:	One acre
Owner:	Miami University Community Federal Credit Union (Rick Parker, President/CEO)
Architect:	Norman Butt, AIA. LEED AP The Architectural Group
Sales:	Jeff Kaltenstein/Gene Tartell

The MUCCU project was managed by Bill Hibner, with on-site supervision by Jerry Wurst.

OTC Announces Partnership with Butler Buildings

Oberer Thompson is now an official Butler Builder®. OTC joins the builder group of Butler pre-engineered steel buildings and will be marketing their products and our services in the Montgomery, Greene, Miami and Clark counties. Butler is the most recognized name in the pre-engineered building market and offers a wide range of structural, roofing and siding solutions.

Founded in 1901, Butler Manufacturing™ currently operates manufacturing, engineering, and service centers throughout the United States and around the globe. The company's products are primarily sold, installed, and serviced through independent dealers like OTC—known as Butler Builders—but also provides complete design-build construction services directly to customers with multiple sites or for projects with unusual size or complexity.

If you have any opportunities or receive calls requesting Butler Building systems for a project, please contact Bill Hibner, Gene Tartell or Matt Prenatt in the Commercial Division. We look forward to a long and mutually prosperous relationship with the leading building systems company in the world.

If you would like to learn more about the services and products provided by Butler Manufacturing, please visit their website at <http://www.butlermfg.com>.

Below, please see some of Butler Manufacturing's expansive client portfolio:

- Ace Hardware
- Anheuser-Busch
- Best Buy
- Caterpillar
- FedEx Ground
- Goodyear Tire & Rubber Co.
- Ford Motor Company
- Harley-Davidson Motor Co.
- Miller Brewing Company
- Office Depot
- O'Reilly AUTO PARTS
- PepsiCo
- Penske Truck Leasing
- Wal-Mart



Miami Township Fire Station 51 & Public Works Facility Hits Project Milestone

After a soggy project start, production is in full swing at the Miami Township Fire Station 51 and Public Works Facility, with one of the projects major milestones already accomplished. On August 31st, concrete trade partner Metcon placed the slab for the Administration wing of the Public Works facility—approximately 11,000 sqft (Pictured below). This pour is the first of four separate slabs to be installed at the Public Works Facility.

Just across the site, under slab mechanicals are nearly completed in the Maintenance Bay, which includes a car wash and vehicle maintenance lifts. This pour will be the next step in preparation for the Pre-Engineered Metal Building delivery, scheduled for the end of September.



View of the Slab for the Administration Wing of the Public Works Facility after Early-Morning Pour —Photo Courtesy of Chris Godfrey

At the location of the future Fire Station, OTC has completed the installation of the confined space manhole and training tower basement. Block foundation work at the Firehouse continues to be in progress around the training tower basement.

A final look at the site work shows the completion of the detention pond and swales around the property. August 30th marked the beginning of water piping work by Bronco Excavating. The water pipe loops completely around the property.

Installation of surveillance cameras at the site will take place in the next few weeks, and will be linked to an IP address accessible for remote PC monitoring.

Office Space at Exchange Highlights First of Multiple Fall Starts for OTC

Framing is underway on an 8,000 sqft office shell at The Exchange on 741 recently contracted with Oberer Thompson Company. The building is OTC's 12th—in addition to multiple tenant build-outs—at The Exchange, with future work currently in development.

The current project will feature a 2,200 sqft space for its first tenant—Amedysis Home Health Service—with an additional 5,800 sqft available for future leasing. Amedysis is one of the area's leading providers for home health and hospice care, and specializes in creating personalized, professional care for patients in the comfort of their own homes. Amedysis will continue to operate out of its Success Lane location (just west of Yankee St.) until the project's completion in December.



*Slab Poured for 8,000 sqft Office Space at The Exchange on 741—
Photo Courtesy of Joe Earley*

The office space is one of several starts this fall for OTC in both the private and public sectors. The Commercial Division is currently in the process of expanding Black Stone Home Care's space on Kettering Blvd. after having completed the initial tenant improvement work in 2007 (with a second remodel in 2009). Olentangy Crossing—the new construction of 20 affordable senior housing units in Delaware County, OH—is slated to begin in October for the Franklin Foundation. The project will be the fourth multi-unit project completed for the Southwest Ohio agency.

Three jobs will kick-off for the Dayton Metropolitan Housing Authority at the end of September, including the new construction of two, 3-unit apartment buildings on Misty Lane in Huber Heights. The buildings will be some of DMHA first EnergyStar Version 3 compliant units, and will feature units with UFAS and Sight & Hearing considerations.

Insurance Division Provides Continuing Education Opportunity at State Farm AFO

As part of a continuing effort to provide the most comprehensive services possible to agents and clients alike, the Greater Dayton Construction Group's Insurance Division recently offered the continuing education course, "Residential Real Property Evaluation," at State Farm's Agency Field Office (AFO) in Centerville.

More than twenty local agents were present for the three-hour course that focuses on construction practices, code updates on information that may affect State Farm's client base, and a brief overview of the replacement cost estimating process for single-family homes.

Special thanks to State Farm's Suzy Bell, Kim Bilbrey, and all attendees for making the class a success.

New Addition: Dave Wilson

The Greater Dayton Construction Group is happy to welcome one of its newest additions, Dave Wilson. A product of Xenia High, Dave has served in the Army as a Military Police Officer with the 101st Airborne Division and did 3 tours overseas (Somalia, Iraq and Afghanistan). After an honorable discharge in 2006, Dave moved back to the Miami Valley where he completed various coursework at the American Military University as well as Sinclair.

In addition to his military background, Dave has over five years of experience with single-family construction and renovations, and will primarily serve as an estimator for the Insurance Division.

Dave and his wife, Jennafer, currently reside in Xenia, and have a 3-year-old son, David. The Wilsons are expecting a second child in late February (perhaps a "leap year" baby!).

September / October Birthdays & Milestones

September Birthdays:

- Rick Creditt 9/19
- Mike Jaskolka 9/27

October Birthdays:

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

September Milestones:

- Gene Tartell (15 Years)
- Jason Conley (6 Years)
- Rick Creditt (1 Year)

Good Things Come in “Threes” for Building & Remodeling Division

Greater Dayton Building & Remodeling is set to begin three separate room additions during a traditionally slower season for the remodeling industry. The projects will showcase a variety of B&R specialties, including outdoor living spaces, recreation rooms and garage/multi-purpose space.

The Wehmeyers of Kettering, a previous customer, are adding a sunroom to their home (see rendering below), in addition to a bath remodel and electrical system upgrade. The project intent is to make their home as “retirement friendly” as possible to prolong their enjoyment of the space. Site preparation has already begun, with October marking the first full month of production.



*Wehmeyers Sunroom Rendering—
Rendering Courtesy of David Higham*

The second project is an addition for John and Linda Murray of Waynesville. While the proposed addition measures just under 150 sqft, the challenge will be adapting the 2nd-floor space in the Murray’s 100-year-old home to create a look consistent with the existing structure. The addition will allow for a new owner’s bath suite along with a common bath for the upstairs’ space. Underneath the addition, GDBR will create a covered porch on the existing deck. Production is scheduled to begin in October.

The third addition is for the Cooks of Springfield, who will add an 1800 sqft garage/recreation room with an attached walkway to their existing back porch. Again the design challenge was to match the existing structure using a custom brick and replicating dormers from the home. Footers have already been poured—with slabs to follow—putting GDBR on pace to meet the aggressive December 21st deadline requested by the homeowners.

The B&R Team of Jennifer Luckoski, Scott Backer, Josh Driver, and Nate Whipp will be working on these three projects to insure successful completion and customer satisfaction.

Investment Reminders Important as Market Volatility Continues

With the news full of stock market ups and downs, along with uncertainty in our social security system, many are confused on what to do when planning for retirement. Most investment gurus will tell you to keep investing and stay in for the long term. Here are a few tips from ING that may be of some interest. You may want to consider these simple steps to help you grow your savings and achieve your goal of a financially secure retirement.

Start small: Keep your goal realistic

If your goals for saving aren’t realistic you’re not as likely to stick to them, so start small. Try adding 1% of your salary to what you’re already saving. Then take some time to see how the increase fits before deciding whether or not you’re ready to try to save more.

Take a good look at your spending

Track how much you spend for a month, and then look for ways to free up some money for investing. It may not be hard to find a few extra dollars each week to contribute to your plan without feeling deprived.

Review your investment strategy

Your investment portfolio will serve you best if it mirrors your goals, financial objectives, and lifestyle.

Fine-tune your approach

Look at your mix of investments and decide whether you would be willing to accept more risk in part of your portfolio in exchange for potentially higher returns. Try to be as aggressive as you are reasonably comfortable with - even a small increase in returns can have a dramatic effect over the long run.

Keep up the pace

As your investment time horizon, comfort level with risk, and overall financial situation change over time, your portfolio needs to be updated regularly to keep pace with your life changes and goals. Be sure to review your portfolio once or twice a year to make sure it really reflects what’s important to you.

If you are currently enrolled or considering enrolling in the Company sponsored ING 401K plan, we have professional financial advisors that can look at your unique situation and provide information to help with your investment goals. Our local representative is Don Reynolds of Morgan Stanley Smith Barney. He can be reached by phone, 937-223-4072, or email: donald.e.reynolds@mssb.com.