

## GDCG ENTERS FINAL PHASE OF MULTI-FAMILY RENOVATION IN KETTERING



**FRONT ELEVATION OF 551/557 CORONA AVE. AFTER MODERNIZATION EFFORTS**

**-PHOTO COURTESY OF CAROLINE MORGAN**

Greater Dayton Construction Group is in the final stages of modernizing four 4-family buildings located at 538 Telford Ave., and 550/551/557 Corona Ave. in Kettering, Ohio.



**AFTER PHOTO OF KITCHEN AT 557 CORONA AVE.**

**-PHOTO COURTESY OF CAROLINE MORGAN**

The four +/-3,700 sqft. buildings now feature new vinyl plank flooring, solid surface countertops, high-efficiency appliances, new HVAC systems, water heaters, and centralized fire alarm systems.

Exterior improvements included: concrete flatwork and driveways, new roofs, windows and doors, as well as updated landscaping.

Over the past decade, GDCG has substantially modernized or completed new construction of 250+ housing units for Greater Dayton Premier Management — totaling nearly \$20 million in production.

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

**Project Manager:** John Popelar

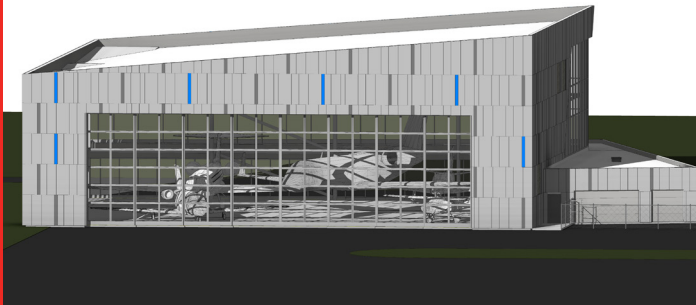
**Superintendent:** Steve Weisenbarger

## **IN THIS NEWSLETTER**

- SCHEAR RESIDENCE RENOVATION
- NEW EMPLOYEE WELCOMES
- CONNOR GROUP AIRPORT HANGAR
- SCHEDULE OF EVENTS
- PROJECT C.U.R.E. RIBBON-CUTTING
- APARTMENT COMPLEX RESTORATION

## **OTC BEGINS CONSTRUCTION AT CONNOR GROUP HANGAR BUILDING**

Oberer Thompson Company has started construction on a +/- 17,200 sqft. airport hangar for The Connor Group.



**PROPOSED RENDERING OF CONNOR GROUP AIRPORT HANGAR**  
**-RENDERING COURTESY OF MOODY-NOLAN, INC.**

Located next to the real estate investment firm's headquarters in Springboro, Ohio, the hangar is scheduled to feature a conventional steel frame, ACM panels, and storefront glass.

The structure will also feature a 30'x100' biparting glass hangar door, ACM panel lighting, a High-X fire suppression foam system, a 12,000 gallon fuel dispenser tank, and two large air circulation fans.



**AERIAL PHOTO OF THE CONNOR GROUP HEAD-QUARTERS AND PROPOSED HANGAR LOCATION (OUTLINED IN RED)**  
**-PHOTO COURTESY GOOGLE MAPS**

This is the latest project OTC has performed for The Connor Group, having previously completed improvements and renovations to numerous apartment communities in Ohio and beyond.

### **PROJECT AT A GLANCE**

**Project Manager:** Gene Tartell  
**Assistant Project Manager:** Geno Tartell  
**Superintendent:** Mike Beam  
**Location:** Springboro, Ohio

## **PROJECT C.U.R.E. RIBBON-CUTTING CEREMONY**

On Thursday, November 2<sup>nd</sup>, Project C.U.R.E., Inc. hosted a ribbon-cutting ceremony to celebrate the opening of its new location, in Moraine, Ohio.



**PROJECT C.U.R.E. RIBBON-CUTTING CEREMONY**  
**-PHOTO COURTESY OF MONTGOMERY COUNTY SHERIFF'S OFFICE**

The +/- 25,000 sqft. drug rehabilitation treatment facility — completed by OTC in June of this year — features administrative offices, client service areas, medical exam/testing areas, conference rooms, private outpatient counseling rooms, a kitchenette, and several patient waiting areas.



**FRONT RECEPTION AREA AT PROJECT C.U.R.E.'S NEW TREATMENT FACILITY**  
**-PHOTO COURTESY OF CAROLINE MORGAN**

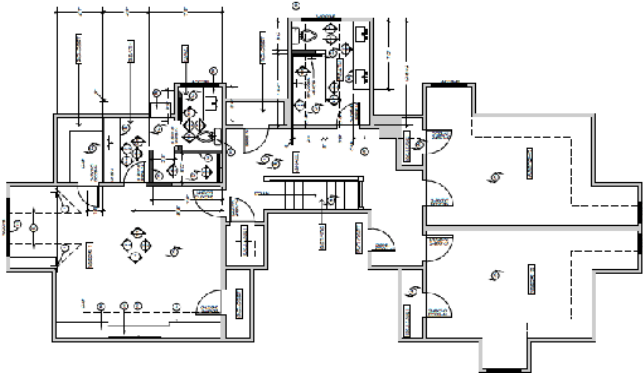
### **PROJECT AT A GLANCE**

**Project Manager:** Gene Tartell  
**Superintendent:** Michael Beam  
**Location:** Moraine, Ohio

## **GDB&R BEGINS THIRD FLOOR RENOVATIONS AT SCHEAR RESIDENCE**

In early Fall, the Schears of Oakwood came to Greater Dayton Building & Remodeling with an extensive wish list for a third-story renovation.

GDB&R sales representative, Matt Jones, designed a reconfigured floorplan that would enlarge two bathrooms and provide the necessary updates to adjacent guest bedrooms.



**PROPOSED FLOORPLAN OF SCHEAR THIRD FLOOR RENOVATIONS**

**-FLOORPLAN COURTESY OF MATT JONES**

The project scope is scheduled to include the installation of new showers, shiplap wood siding, tile flooring, cabinetry, doors, trim and paint.



**BEFORE PHOTOS OF GUEST BATHROOM AT THE SCHEAR RESIDENCE**

**-PHOTO COURTESY OF CAROLINE MORGAN**

The renovations at the Schear residence are scheduled to be completed in 2018.

### **PROJECT AT A GLANCE**

**Sales Representative:** Matt Jones

**Project Manager:** Sean Tucker

**Location:** Oakwood, Ohio

## **CENTERVILLE APARTMENT COMPLEX RESTORATION UNDERWAY**

Earlier this month, Greater Dayton Construction Group's Emergency Response Team (ERT) responded to a fire loss at a 12-unit apartment complex in Centerville, Ohio.



**INTERIOR DAMAGE AT CENTERVILLE APARTMENT COMPLEX AFTER FIRE LOSS**

**-PHOTO COURTESY OF JOSH EVERSOLE**

Upon inspection, GDCG estimator — Josh Eversole — reported the complex had suffered extensive damage to half of its units — with three requiring full reconstruction.

The restoration scope is scheduled to include spray seal, new framing, flooring, paint, and drywall.



**FRONT ELEVATION OF CENTERVILLE APARTMENT COMPLEX AFTER FIRE LOSS**

**-PHOTO COURTESY OF JOSH EVERSOLE**

To date, demolition is underway and full-scale production is scheduled to begin early next month.

### **PROJECT AT A GLANCE**

**Estimator:** Josh Eversole

**Property Owner:** Vic Green Realty

**Location:** Centerville, Ohio

## **SCHEDULE OF EVENTS**

### **EMPLOYEE HOLIDAY BREAKFAST**

**Friday, December 22<sup>nd</sup> — 7:30 A.M.**

GDCG/OTC will be hosting its annual Employee Holiday Breakfast on Friday, December 22<sup>nd</sup> beginning at 7:30 a.m.

We hope to see everyone there!

### **COMPANY GIFT EXCHANGE**

**Friday, December 22<sup>nd</sup> — 4:30 P.M.**



The annual “White Elephant” Gift Exchange will be held on Friday, December 22<sup>nd</sup>, beginning at 4:30 p.m.

Any employee who would like to participate in the exchange needs to bring a wrapped, \$15-\$25 gift.

See Steve Maloy if you have any questions about the gift exchange.

### **BLUE GOOSE HOLIDAY OPEN HOUSE**

**Wednesday, December 13<sup>th</sup>**

Blue Goose Dayton Pond will be hosting its annual Christmas Open House on Wednesday, December 13<sup>th</sup> from 5:30 p.m.-9:00 p.m. at JD Legend’s in Franklin, Ohio.

The night will include an open bar, appetizers, a visit from Santa, an interactive DJ, and raffle items.

If you would like more information about the event and possible sponsorships, please contact GDCG’s marketing representative, Kim Bilbrey, at 937.901.7557.

### **ADDITIONAL DATES TO REMEMBER**

With the holidays right around the corner, here are a list of dates to be mindful of:

#### **HOLIDAYS/COMPANY EVENTS**

##### **GDCG HOLIDAY PARTY**

**Saturday, December 16<sup>th</sup> from 6 p.m. – 10 p.m.**

##### **CHRISTMAS DAY**

**GDCG office closed Monday, December 25<sup>th</sup>**

##### **NEW YEARS DAY**

**GDCG office closed Monday, January 1<sup>st</sup>**

## **STAUB CLEANING HOSTS GDCG HAPPY HOUR**

On Friday, November 3<sup>rd</sup>, Staub Cleaning Services hosted a “Happy Hour” at Beef O’Brady’s for GDCG and OTC employees.



The event featured beverages and – of course – good company. Thank you to Staub Cleaning for hosting such an enjoyable event!

### **GDCG/OTC/GDB&R WELCOMES NEW EMPLOYEES**

#### **Tim Denlinger - Project Coordinator**

OTC is happy to welcome Tim Denlinger to the company!

Tim is from Brookville, Ohio, and comes to OTC with over 30 years of industry-related experience. In his free time, Tim enjoys watching his son play travel baseball and basketball.

Welcome to the OTC family, Tim!

#### **Jeff Burke - Customer Service Specialist**

GDCG is happy to welcome Jeff Burke to the company!

Prior to coming to GDCG, Jeff worked as a Senior Production Operations Engineer for Lexis-Nexis.

In his free time, Jeff enjoys spending time with his family, pursuing his passion in music, and assisting others in artistic development.

Welcome to the GDCG family, Jeff!

#### **Amanda Wills - Administrative Assistant**

GDB&R is happy to welcome Amanda Wills to the company!

Amanda comes to GDB&R with over 10 years of industry-related experience.

In her free time, Amanda enjoys watching her kids play sports, hanging out with friends and family, and spending time outdoors.

Welcome to the GDB&R family, Amanda!