

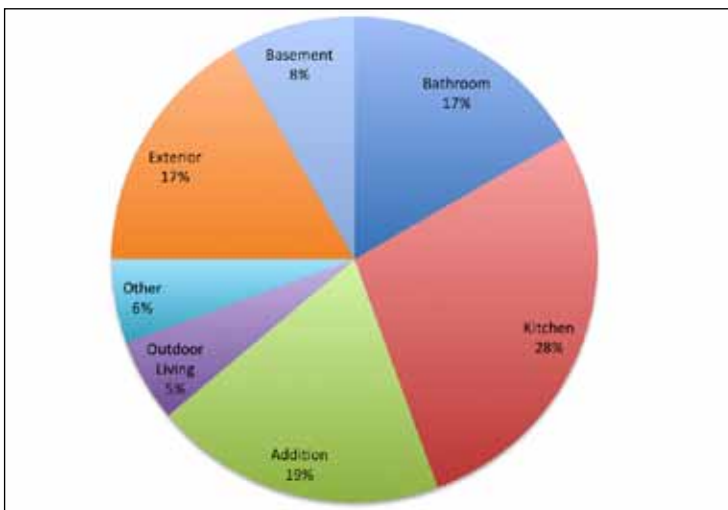
HomeWorld 2012 Brings More Leads for B&R

HomeWorld 2012, which took place during the first two weekends of February, opened more doors to new leads for the Remodeling Division.



*HomeWorld 2012 Display Booth for B&R Division
—Courtesy of Caroline Morgan*

Greater Dayton Building & Remodeling worked through the consecutive weekends promoting services and discussing remodeling projects ranging from general exterior updates (siding, windows etc.) to full basement and kitchen remodels.



*Prospective Leads For Both Weekends From HomeWorld 2012
—Courtesy of Caroline Morgan*

Kitchen remodels are overwhelmingly where more homeowners are looking to invest their money; additions and bathroom remodels are close seconds.

During the months of March & April, the remodeling division will also be hosting a series of open houses/workshops at the Design Centre. Workshops featuring sessions on paint DIY, drywall repair and energy efficient lighting will take place during the weekends.

In addition to the Design Centre events, Greater Dayton Building & Remodeling will have a booth at the Dayton Home and Garden Show the weekend of March 23rd. In partnership with the Dayton Society of Interior Designers (DSID) and on-staff interior designer, Jennifer Luckoski, GDB&R will have a display featuring products and services provided.

“Ask the Expert” to Appear in Newspapers

Beginning in March, Greater Dayton Building & Remodeling will be featuring an article in the *Beavercreek Times* and *Oakwood Life Magazine* called, “Ask the Expert.”

Written by GDB&R’s Production Manager, Matt Jones, this article will be a collection of FAQs (submitted by subscribers to the “Ask the Expert” email, AskTheExpert@GDCG.com), home improvement tips and general homeowner advice. Other periodicals in the pipeline for publication of the article include the *Centerville-Washington Times* and *Oakwood Register*. A sample of the article is below.

“THERE IS WATER ALL OVER THE FLOOR, THE FURNACE IS SPITTING FIRE, AND I THINK THERE IS A RACCOON IN THE LIVING ROOM!”

Believe it or not, I have heard these words said about my own home. I was right in the middle of an extensive renovation and it seemed as though nothing else could possibly go wrong. I was struck with a strange combination of emotions that left me wanting to scream, laugh, and cry all at the same time...

For the rest of the article, see Matt Jones, or any of the listed publications.

Division Wide Safety Sessions Start up 2012

Safety training and increased emphasis on project safety has been at the forefront of the early 2012 construction season. In the office, GDCG has made changes to the quarterly safety meetings. Safety Coordinator, Chris Godfrey, has broken the safety meetings down to a focus on residential construction and a focus on commercial construction. The major topics that have been discussed at these meetings include: residential roofing, ladder tie offs, safety training, and the OSHA Top Ten cited violations from 2011, which are listed below.

OSHA Top Ten

1. Scaffolding
2. Fall Protection
3. Hazard Communication
4. Respiratory Protection
5. Lockout/Tagout
6. Electrical, Wiring Methods
7. Powered Industrial Trucks
8. Ladders
9. Electrical, General Requirements
10. Machine Guarding

Another area of concentration for this year's safety program is OSHA and equipment training. In the month of February, the OTC superintendents became certified in ariel lift operation at Volvo Rents. The training that they received covered scissiors lifts, aerial boom lifts, and rough terrain forklifts. An OSHA 10-Hour training course will be scheduled for Spring, and updates will be available. GDCG/OTC aims to not work only diligently but safely as well. We appreciate everyone's effort in making our jobsites safe.

February/March Birthdays & Milestones

February Birthdays

Jamie Perkins 2/13
Dave Wilson 2/21
Scott Backer 2/28

March Birthdays

Jeff Goldman 3/8
Caroline Morgan 3/9
Cody Winning 3/15
Josh Driver 3/18
Ben Cook 3/22
Kristian Adkins 3/25
Joe Earley 3/26

February Milestones

Scott Backer – 1 Year

Spring Time Vehicle Maintenance

With Spring right around the corner, GDCG will perform its annual Spring check-up for all fleet vehicles to ensure proper performance and safety. Listed below are items to consider when inspecting personal vehicles.

Wiper blades. You'll want to replace old blades or clean newer ones that have gone through the rigors of winter. Wiper blades should be replaced every six months anyway, so doing it during your spring clean up is perfect timing.

Washing. The salt that is used to melt ice on roads can be very damaging to your car, so now that spring is here, give it a thorough washing from top to bottom. Make sure you rinse the undercarriage as well, since this is where a lot of rust happens without you noticing.

Waxing. This is the perfect time to wax your vehicle so it will last for a while and be easier to clean next time. You should also repair any chips in the paint at this time.

Tires. Check your tire pressure and top up if needed. Keeping your tires at optimum pressure will save you hundreds of dollars in gas and tire wear, so this should be a regular thing, not just for spring maintenance.

Engine Maintenance

Oil. You should change your oil every 3 to 4 months, so an easy way to remember that is to simply change with the change of seasons. Your spring vehicle maintenance is the ideal time to do this.

Tune up. Get a tune up now, to make sure that your vehicle is in great condition for summer driving, when most longer trips are taken. This will allow for safer travels during vacation

Fluid levels. A quick check of all fluid levels is a good idea at this point, too. Make sure everything is topped off so your engine will be running at top efficiency and you won't have to deal with problems in this area later on.

Other Vehicle Maintenance

Interior. Now that the weather is warmer, you'll be able to get out the vacuum and get rid of the clutter and garbage that built up over the winter! Clean out your car's interior and vacuum for a nicer driving atmosphere.

Brakes. A break check should be done every spring to ensure that they are in perfect working order. You may not even realize that your brakes aren't working properly, since we tend to get used to them as time goes on. This can end up being very dangerous, so get them checked before you head into spring.

PUI Audio Addition Utilizes Butler Building

PUI Audio, Inc. in Vandalia is a division of Projects Unlimited that specializes in the design, manufacture and distribution of audio devices for the medical, aerospace and electronics industries.

PUI Audio's facility was being fully utilized and required expansion. OTC looked at several options for them and eventually settled on a 3,100 square foot addition. The existing building was a pre-engineered structure which offered the perfect opportunity for the commercial division to build its first Butler® Building.

OTC utilized the "Liberty" line of Butler that provides the most cost efficient construction, but is still designed and built by Butler with many of their features. As part of the addition, OTC matched the end of the existing building and extended it 60-feet to more than double PUI, Inc.'s warehouse/production area and expanded offices into a portion of the existing warehouse.



*Butler® Building Pre-Engineered Structure Being Erected
—Courtesy of Bill Hibner*

In addition, the owners wanted to improve the site circulation and parking conditions. OTC worked with the City of Vandalia to provide a secondary entrance, expand the parking and provide for an efficient truck delivery area.

GDCG makes Strides in Recycling Efforts

In an effort to reduce waste, and limit the size of their Carbon Footprint, GDCG implemented a Recycling Program in the early quarters of 2008. For 2011, GDCG has been informed that because of group recycling efforts the company was able to divert 4,300 lbs of cardboard, paper and aluminum waste from landfills. That's a natural savings of :

- 35 Mature Trees
- 8,559 Kilowatt Hours of Energy
- 14,613 Gallons of Water
- 793 Gallons of Oil
- 25 Cubic Yards of Landfill Space

Since 2008, GDCG has recycled over 16,000 pounds of materials and continues to reduce its Carbon Footprint, while preserving natural resources. Thank you to all who remain conscious and thoughtful towards recycling in the office. For more information on how to reduce our Carbon Footprint visit: <http://sustainability.publicradio.org/consumed/tips.html>

GDC Ltd. Becomes an ENERGY STAR Certified Building Partner

GDC Ltd. has become an ENERGY STAR Certified Building Partner. By doing so, all three divisions within GDC, Ltd. can rightfully use the ENERGY STAR Logo on specific marketing material, as well as produce homes and buildings that can carry the official, registered E-Star Certification. Ratings will be accomplished by working with GDCG's/OTC's third party verification partner, Certified Energy Raters.

The ENERGY STAR website, www.energystar.gov, defines the program as:

"ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

Results are already adding up. Americans, with the help of ENERGY STAR, saved enough energy in 2010 alone to avoid greenhouse gas emissions equivalent to those from 33 million cars — all while saving nearly \$18 billion on their utility bills. "

For more information on obtaining the appropriate ENERGY STAR logo for marketing materials please see Caroline Morgan. Additional information on the benefits of ENERGY STAR can be found on their website (listed above).

ENERGY STAR: Heating & Cooling Efficiently

In light of the new ENERGY STAR certification obtained by GDC Ltd. and with the Spring weather rapidly approaching, ENERGY STAR has provided consumers with a list of ways to heat and cool their homes more efficiently.

Change your air filter regularly: Check your filter every month, especially during heavy use months (winter and summer). If the filter looks dirty after a month, change it. At a minimum, change the filter every 3 months. A dirty filter will slow down air flow and make the system work harder to keep you warm or cool — wasting energy. A clean filter will also prevent dust and dirt from building up in the system — leading to expensive maintenance and/or early system failure.

Tune up your HVAC equipment yearly: Just as a tune-up for your car can improve your gas mileage, a yearly tune-up of your heating and cooling system can improve efficiency and comfort. Learn more:

Install a programmable thermostat: A programmable thermostat is ideal for people who are away from home during set periods of time throughout the week. Through proper use of pre-programmed settings, a programmable thermostat can save you about \$180 every year in energy costs.

Seal your heating and cooling ducts: Ducts that move air to-and-from a forced air furnace, central air conditioner, or heat pump are often big energy wasters. Sealing and insulating ducts can improve the efficiency of your heating and cooling system by as much as 20 percent — and sometimes much more. Focus first on sealing ducts that run through the attic, crawlspace, unheated basement, or garage. Use duct sealant (mastic) or metal-backed (foil) tape to seal the seams and connections of ducts. After sealing the ducts in those spaces, wrap them in insulation to keep them from getting hot in the summer or cold in the winter. Next, look to seal any other ducts that you can access in the heated or cooled part of the house.

Consider installing ENERGY STAR qualified heating and cooling equipment: If your HVAC equipment is more than 10 years old or not keeping your house comfortable, have it evaluated by a professional HVAC contractor. If it is not performing efficiently or needs upgrading, consider replacing it with a unit that has earned the ENERGY STAR. Depending on where you live, replacing your old heating and cooling equipment with ENERGY STAR qualified equipment can cut your annual energy bill by nearly \$200. But before you invest in a new HVAC system, make sure that you have addressed the big air leaks in your house and the duct system. Sometimes, these are the real sources of problems rather than your HVAC equipment.

For more information on how to heat and cool your home more efficiently visit the website: http://www.energystar.gov/index.cfm?c=heat_cool.pr_hvac

Carriage House Makes Final Selections before Interior Installations

Final selections are being made for the Herres' Carriage House, a unique project for GDB&R. The detached structure, approximately 1,500 sqft, will feature a full kitchen, bath and slate fireplace on the first floor. A game room, powder room and kitchenette will complete the second floor.



Side Elevation of Herres Carriage House

—Courtesy of Caroline Morgan



Rendering of First Floor Kitchen for Carriage House

—Courtesy of Jennifer Luckoski

Other selections include, Granite countertops, stainless steel appliances and ceiling height cabinets. Exterior finishes include the installation of an infinity pool, complete with a stone fireplace and landscaping.

PROJECT AT A GLANCE:

Customers: Steve and Natalie Herres

Location: Bellbrook, OH

Project Manager: Gene Tartell

Superintendent: Ben Patrick

Designer: Jennifer Luckoski