

# GREATER DAYTON CONSTRUCTION GROUP

JANUARY 2013 | NEWSLETTER

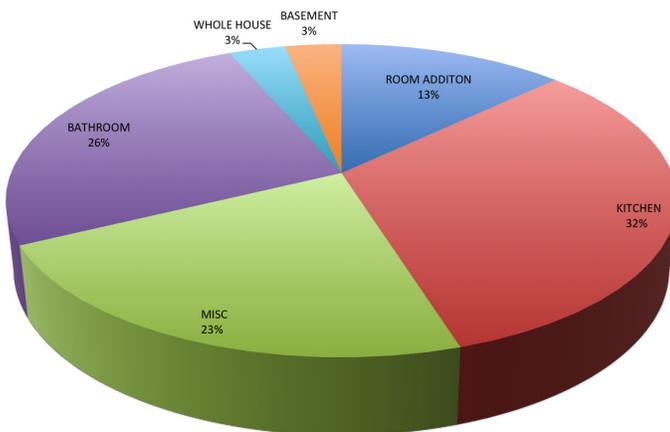
## GDB&R Generates Prospective Leads at Hara Arena Homeshow

The annual Miami Valley Home Improvement Show was held earlier this month at Hara Arena and the four-day event was an opportunity for Greater Dayton Building & Remodeling to meet prospective customers and discuss possible remodeling opportunities.

With an upgraded booth space and location, GDB&R worked through the weekend promoting services and discussing remodeling projects ranging from general exterior updates (siding, windows etc.) to full basement and kitchen remodels.

In addition to quality leads generated, GDB&R was a recipient of the 2013 Gold Award for their new booth space.

2013 Hara Arena Homeshow Leads



## Prospective Leads by Project Type from Miami Valley Home Improvement Show

—Courtesy of Caroline Morgan

The second round of Homeshows for B&R will take place the first and second weekends (1st-3rd & 8th-10th) of February at HomeWorld. Discounted tickets are available at Kroger for \$5.00 (\$2.00 off the price at the door.) For additional information on the homeshow and its exhibitors, visit: [mvhomeworld.com](http://mvhomeworld.com).

## CotY Awards Highlight NARI President's Party

On Tuesday January 22nd, members of all divisions attended the Contractor of the Year Awards Ceremony / President's Party hosted by Miami Valley NARI at the Dayton Grand Hotel.

During the event, NARI recognized Dayton area remodelers who had completed award-winning projects submitted under the CotY program.

GDB&R was recognized in three award categories, including: Residential Exterior (Herres Residence), Residential Historical Renovation/ Restoration (634 Oak St.) and Commercial Specialty (Walker Chrysler Dodge, Jeep, Ram).



Project Manager John Popelar Poses With 634 Oak St. Owner, Theresa Gasper, After the Awards Ceremony  
—Photo Courtesy of Kristen Kaltenstein

In addition to three Local CotY awards, NARI has awarded GDB&R two Regional CotY awards for exceptional renovations.

## Residential Kitchen Under \$40,000 Greene/Berkey Residence

## Commercial Specialty (Local winner) Walker Chrysler Dodge Jeep Ram.

National CotY winners will be announced in early April.

## Fort McKinley Holds Ribbon Cutting Ceremony

On January 14<sup>th</sup>, the Fort McKinley neighborhood, located in Harrison Township, held a ribbon cutting ceremony to kick off neighborhood improvement efforts.



*Ribbon Cutting Ceremony at Fort McKinley*  
—Photo Courtesy of Jerry Woodruff

By Spring 2013, 25 Energy Star Homes (with Enterprise Green Community Certifications) will be available for rent to families earning 50% of the area median income and will feature leasing options starting at \$600.00 a month. Oberer Thompson Company was awarded the construction contract in Fall of 2012 and has already turned over five homes to Gold Key Realty for occupancy.

Each of the homes have four bedrooms, two bathrooms and are equipped with the following amenities: covered front porch, one-car attached garage, full basement, Energy Star rated windows, central air conditioning, full-size Energy Star appliances, fully accessible kitchen, computer loft, and walk-in closet. Of the 25 homes, six are ADA accessible and feature a first-floor bedroom and lowered cabinet heights for easier accessibility.



*Fort McKinley Home Rendering*  
—Rendering Courtesy of Gold Key Realty

## House Fire in Bellbrook Under Construction

Greater Dayton Construction Group's Insurance Division has a number of small, medium and large projects in production this month. Among those projects is a large fire loss in Bellbrook that is in the early stages of construction.

On December 5<sup>th</sup> around 4:00 AM, a motion sensing light on the family's front porch ignited, causing a fire to spread quickly throughout the home.

GDCG, along with trade partners Puroclean and A-1 Fabric Restoration, were on site quickly and ready to help with immediate restoration efforts.



*Ulmer Residence Fire Damage*  
—Photo Courtesy of David Wilson

GDCG has turned the project over to its production team and is moving swiftly to complete the restoration.

The fire resulted in over \$200,000 in damage and left little to be salvaged from the home's existing structure.

To date, a new truss system and roof have been installed with project completion scheduled for July 2013.

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

Location: Bellbrook, Ohio

Estimator: David Wilson

Superintendent: Ben Cook

Damage Type: Fire Loss

Size: 2500 SQFT.

## Luckie's Open House

Full Circle Development will be hosting an open house on February 11th from 5:00-8:00 PM to celebrate the completion of some much needed renovations to the old Luckie's Check-into-Cash building located at 1207 Wayne Avenue in the Historic South Park District (next to Ghost Light Cafe).



*Exterior Commercial Space of Luckie's Before Renovations*

*—Photo Courtesy of Full Circle Development*

The current building houses a commercial space downstairs as well as a residential apartment upstairs (both of which have, or are scheduled to, receive renovations).

Improvements to the apartment include raised ceilings, new cabinets, flooring, deck and mechanicals.



*Kitchen in Renovated Apartment at 1207 Wayne Ave.*

*—Photo Courtesy of Caroline Morgan*

For more information about Full Circle Development and their philanthropic message, visit: [www.fullcircledayton.com/](http://www.fullcircledayton.com/) or visit their Facebook page.

## What is an Ice Dam?

An ice dam is a build up of ice that forms at the edge of a roof, in the valleys, or in the gutters and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak through the roof into a home and cause damage to walls, ceilings, insulation, and other areas.

### What Causes Ice Dams?

For ice dams to form, two conditions must exist:

- There must be snow on the roof
- Portions of the roof's outside surface closer to the ridge must be above freezing, while lower surfaces are below freezing

The snow on the roof's surface that is not frozen will melt. As water flows down the roof it reaches the portion that is colder and solidifies. Voila!—an ice dam. The dam grows as it is fed by the melting snow above, allowing water above to back up behind the ice dam and remain a liquid. This water finds cracks and openings in the exterior roof covering and flows into the attic space. From the attic it could flow into exterior walls or through the ceiling insulation and stain the ceiling finish.

### Dealing with ice dams

Immediate action:

- Remove snow from the roof. This eliminates one of the ingredients necessary for the formation of an ice dam. A "roof rake" and push broom can be used to remove snow, but may damage the roofing materials.
- In an emergency situation where water is flowing into the house structure, making channels through the ice dam allows the water behind the dam to drain off the roof. Hosing with tap water on a warm day will do this job. Work upward from the lower edge of the dam. The channel will become ineffective within days and is only a temporary solution to ice dam damage.

Long-term action:

- First, make your ceiling air tight so no warm, moist air can flow from the house into the attic space. Nonuniform roof surface temperatures lead to ice dams.
- After sealing air leakage paths between the house and attic space, consider increasing the ceiling/roof insulation to cut down on heat loss by conduction.

## **GDCG makes Strides in Recycling Efforts**

In an effort to reduce waste, and limit the size of its carbon footprint, GDCG implemented a Recycling Program in the early part of 2008. Since then, GDCG has recycled over 21,000 pounds of materials and continues to reduce its carbon footprint, while preserving natural resources.

For 2012, GDCG has been informed that because of group recycling efforts the company was able to divert 5,020 lbs of cardboard, paper and aluminum waste from landfills. That's a natural resources savings of :

- 39 Mature Trees (up from 35 in 2011)
- 9,420 Kilowatt Hours of Energy (up from 8,559 in 2011)
- 16,083 Gallons of Water (up from 14,613 in 2011)
- 873 Gallons of Oil (up from 793 in 2011)
- 28 Cubic Yards of Landfill Space (up from 25 in 2011)

For more information on how to reduce our carbon footprint visit: <http://sustainability.publicradio.org/consumed/tips.html>.

Thank you to all who remain conscious and thoughtful towards recycling in the office.

### **Birthdays & Milestones**

#### **January Birthdays**

Jerry Wurst - 01/01  
Steve Maloy - 01/06  
Tim Greany - 01/19  
Starr Rogers - 01/25  
Josh Mumpower - 01/29

#### **February Birthdays**

Rob Sum - 02/01  
Dave Wilson - 02/21  
Jimmy Berry - 02/24

#### **January Milestones**

Bill Hibner - 2 years  
Victor Rooney - 1 year

## **Employee Income Tax Review**

Each new year as income tax filing season opens, some employees like to reevaluate their personal deductions for state and local taxes. If you want to change your deductions, you can obtain the needed form(s) from either Steve Maloy or Rob-in Collier. Once you have the completed form(s), return it and it will be submitted to payroll.

## **Disability Insurance Update**

Thank you to all for reviewing and considering the GDCG Disability Insurance plan. We recently held a company meeting that was open to all employees with our Principal representative that produced numerous good questions.

We searched several companies and felt that Principal was best positioned to offer our employees competitive plans for their consideration. The onetime enrollment period has now closed and we are happy to report that over 60% of employees chose to participate.

The applications have been sent in for review and once all is deemed satisfactory we will receive confirmation that the policy is effective on February 01, 2013. Remember if you did enroll, keep the booklet from your original packet in a safe place for future reference. If you have any questions see HR Manager, Steve Maloy.

## **GDB&R to Host Breakfast Open House at Design Centre**

On Saturday, February 23, Greater Dayton Building & Remodeling will host an open house at the Design Centre on Miamisburg-Centerville Rd. between the hours of 9:00 AM - Noon.

The open house, entitled "Design & Donuts", will be a great opportunity to discuss possible remodeling projects with potential/existing customers while indulging in breakfast sweets.

If you have any questions about the event, or would like to attend, see a B&R division member. Invitations are available to handout to customers from Victor Rooney or Matt Jones.

**GO ONLINE TO READ THE NEWSLETTER AT :**

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