

GREATER DAYTON CONSTRUCTION GROUP

JULY 2012 | NEWSLETTER

After what seemed to be a relatively dry and HOT start to the Summer season, the end of June and early July brought with it severe thunderstorms to the Southeastern Ohio Area.

On Friday, June 29th, violent storms ripped through the Miami Valley leaving many homes with hail and wind damage. On Sunday night, July 1st, a second round of storms came through increasing loss totals and leaving more Ohio residents with damages to their property.

Roger Peters, a local business owner, received extensive damage (see photo below) when high winds from the storms caused part of a tree to break off and land on the roof / back porch of his Beaver creek home.



Wind / Tree Damage to Peters' Residence

-Photo courtesy of Michael Jaskolka

Greater Dayton Construction Group's Emergency Response Team received the call from the homeowner and responded the same day to assist in tree removal and temporary board up.

GDCG Estimator, Michael Jaskolka, reported that upon inspection Peters' home had received damage to the roof, fascia board, gutters, deck and outdoor kitchen area. Final restoration arrangements for Peters' home are in the works.

Greater Dayton Construction Group – and its Emergency Response Team – has worked countless nights

and weekends since the storms to respond to over 130 calls and has performed over 40 temporary board-ups for homeowners that have suffered damage to their property.



Temporary Repairs to Roof of Peters Residence

-Photo courtesy of Michael Jaskolka

In addition to substantial storm damage, Ohio also experienced extensive power loss. Dayton Power & Light (DP&L) reported approximately one million of its customers were without power after the 6/29 storm and brought in crews from Indiana, Kentucky, Tennessee, Georgia, Pennsylvania, Oklahoma and Wisconsin to assist in the restoration process. DP&L reported that within 24 hours they had over 1,000 tradesmen working to repair downed power lines from the storms.

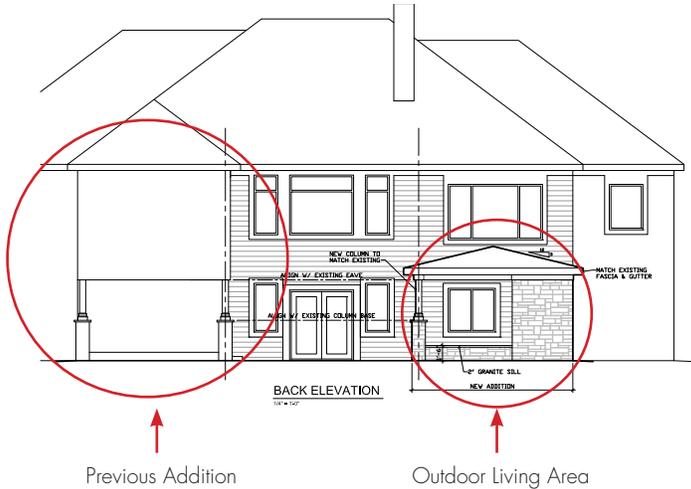
DP&L cited the wind storm from September 2008 (a residual storm from Hurricane Ike) prepped the Utility for outages of this magnitude.

The storms and power outages came during a time when Ohio had set records for the longest consecutive days with a temperature of 90+ degrees. Cooling shelters were setup for families that were without power for excessive days.

The lack of power and excessive heat became additional obstacles for GDCG crews to navigate during multiple restoration projects. Through good team work, GDCG has maintained a constant pace keeping renovation efforts running on schedule.

Returning Customer Pursues Outdoor Living Space

The Klopfensteins of Springfield – a previous customer of Greater Dayton Building & Remodeling – recently entered production phases of a new outdoor living area.



Rendering of Klopfenstein Outdoor Living Space
- Rendering courtesy of GDB&R

The new outdoor living space will be approximately 240 square feet, furnished with granite tops, a stone façade, fireplace, refrigerator and built-in gas grill.

The previous addition - built by GDB&R - to the Klopfenstein's home was completed in 2005 and functions as a sun room and entertainment space for the family.



Room Addition at Klopfenstein Residence
-Photo courtesy of Dan Feldkamp, Visual Edge

PROJECT AT A GLANCE

Homeowners: Mark & Suzanne Klopfenstein
Location: Springfield, OH
Scope: Covered Patio
Superintendent: Matt Jones
Projected Completion: September 2012

The Top Ten OSHA Violations

The ten most frequently cited violations of OSHA regulations cover a range of hazards that could lead to serious construction injuries and other job-site accidents. See Steve Maloy or Chris Godfrey if you have any questions about the following list.

Scaffolding: OSHA's general requirements for scaffolding mandate specific weight requirements, use of counterweights, connections to roofs and floors and other factors to keep workers safe when working high above sidewalks and other surfaces.

Fall protection: Guardrails, safe walking surfaces, safety nets and harnesses must be employed under certain conditions to prevent injuries from falls.

Hazard communication: Workers must be informed of chemical hazards via container labeling, material safety data sheets and employee training.

Respiratory protection: Employers must provide appropriate respirators and prevent atmospheric contamination to guard against occupational diseases caused by harmful dust, gases, smoke and vapors.

Ladders: Portable and fixed ladders must meet strict guidelines regarding weight-bearing capacity, space between rungs and surface materials.

Lockout/tagout: Machines and equipment that require servicing and maintenance must be guarded by procedures and tags that prevent accidental startup.

Electrical wiring methods: All wiring conduits must be grounded or bonded to ensure electrical continuity and prevent severe shock or electrocution.

Industrial trucks: Forklifts, tractors, platform lifts, motorized hand trucks, and other specialized equipment must meet design requirements for fire protection, design and maintenance.

General electrical requirements: Electric equipment must be free of recognized hazards based on strength and durability, connection space, electrical insulation, heating and arcing effects, and other factors.

Machine guarding: Operators and other employees in the area must be protected using appropriate barriers and electronic safety devices to avoid nip points, rotating parts, flying chips and sparks.

Ribbon Cutting Ceremony for GDPM Misty Lane Project

Greater Dayton Premier Management (GDPM) held a ribbon cutting ceremony on Monday July 23, 2012 to celebrate the completion of two new Enterprise Green Communities multi-family units.



Pictured Right to Left: Al Prude GDPM Interim CEO, Rosa Carter GDPM Board member, Tawana Jones Department of Community Development, Shawn Farrell GDPM Construction Manager, John Popelar GDCG Project Manager and Jonathan Schaaf RDA Group Principal Architect.

-Photo courtesy of Caroline Morgan

The new apartment buildings, located at 5469 and 5556 Misty Lane in Huber Heights Ohio, are approximately 3,070 square feet, have 6 total units and are made up of, three (3) one bedroom units, two (2) three bedroom units and one (1) four bedroom unit.



Exterior of 5471 Misty Lane Apartment Unit

-Photo courtesy of Caroline Morgan

To obtain the Enterprise Green Communities title, the units were tested by GDCG's 3rd-party energy trade partner, Certified Energy Raters, LLC. All six passed ENERGY STAR Version 3.0 with HERS (Home Efficiency Rating System) scores ranging from 63-65. Code built homes have a baseline score of 100; the lower the score, the better the performance.



Certified Enterprise Green Communities Plaque

-Photo courtesy of Caroline Morgan

Green components in all units include: Spider (wet applied) blown in fiberglass wall insulation, 96%+ AFUE furnaces, and CertainTeed Solaris shingles. Center-ville Landscaping, an OTC trade partner, installed the irrigation systems which are programmed to water the lawn based upon weather conditions and precipitation frequency.



Kitchen / Dining Area of the Four Bedroom Unit

-Photo courtesy of Caroline Morgan

In addition to being ENERGY STAR certified, all six units are fully UFAS (Uniform Federal Accessibility Standards) compliant.

PROJECT AT A GLANCE

Project Manager: John Popelar

Superintendent: Joe Earley / Chip Hills

Owner / Rental Agency: Greater Dayton Premier Management (formerly DMHA)

GO ONLINE TO READ THE NEWSLETTER AT :

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

GDB&R EcoRehabarama Article in Housetrends Magazine

A recently completed project for Greater Dayton Building & Remodeling is featured in the July/August issue of Dayton's *Housetrends* Magazine.

In an effort to sell 12 newly remodeled, neighborhood stabilization program (NSP) homes, EcoRehabarama was hosted two weekends in the month of May by CountyCorp and the Housing Source.

Housetrends wrote articles about the home's kitchens citing the unique qualities of each space.

To view the digital version of *Housetrends* Magazine visit: http://issuu.com/housetrends/docs/htda_0712?mode=window&backgroundColor=%23222222

To view EcoRehabarama homes that may still be available for purchase, visit the Housing Source's website at: <http://www.thehousingsource.org/available-properties-2>

Birthdays & Milestones

July Birthdays

Sean Tucker 7/3

Shawn Miller 7/11

Tony Quinter 7/17

Jim Hodge 7/20

Kathy Flanagan 7/26

Mike Jonas 7/27

Victor Rooney 7/30

August Birthdays

Kevin Hess 8/1

Robin Collier 8/7

Jason Conley 8/8

Todd Conley 8/12

Jerry Woodruff 8/12

Chip Hills 8/19

John Pollock 8/23

David Wilson 8/30

July Milestones

Brad Blacker - 2 years

Jim Hodge - 2 years

Tom Lee - 2 years

Dave Mackintosh - 1 year

Mike Jonas - 1 year

UD Student Housing Comes to Completion

As students at the University of Dayton prepare for their return back to college from summer vacation, Greater Dayton Construction Group is checking off punch-list items and turning over the keys to the four new homes that were built on the 400-block of Lowes Street. In January, GDCG started construction on four 2,500 square foot student homes in the University's south student neighborhood. Each of the soon-to-be student occupied homes has five bedrooms, three full bathrooms and is fully UFAS (Uniformed Federal Accessibility Standards) compliant.

All of the units have been ENERGY STAR Version 3.0 certified and have a HERS (Home Efficiency Rating System) rating of 48. A tankless, on-demand water heater, Spider (wet applied) blown in fiberglass wall insulation and a 96%+ AFUE furnace will all contribute to a reduction in utility costs for the University.



New Student Houses on the 400-Block of Lowes St.

-Photo courtesy of Caroline Morgan

The University of Dayton took to their Facebook page to update friends and Alumni of the new construction in the student neighborhood. Comments on the new houses included: "Beautiful!" and "LOVE the deep front porches!"

In addition to the construction of four new homes, GDCG redesigned an existing parking lot behind the houses and increased student parking space by approximately 35%. Student move-in for the 2012-2013 school year begins August 19th for the University.

PROJECT AT A GLANCE

Location: Lowes St. (Dayton, Ohio)

Project Manager: John Popelar

Superintendent: Joe Early / Chip Hills

Owner : The University of Dayton