

# GREATER DAYTON CONSTRUCTION GROUP

MARCH 2012 | NEWSLETTER

## OTC Breaks Ground at Olentangy Crossing

In early March, the commercial division broke ground on a new project for the Franklin Foundation at Olentangy Crossing in Columbus, Ohio. The Franklin Foundation provides residences for seniors in a modern, safe and inviting environment.



*Site Work Begins at Olentangy Crossing*

*– Photo Courtesy of Tony Quinter*

The single-floor design will incorporate nineteen one-bedroom units and one two-bedroom unit with interior access to common social areas. These areas will include a large community room with an adjoining kitchen, a sitting area with a fireplace, laundry center, craft room, library/computer room and tenant storage areas. Site amenities include lighted parking, walkways and extensive landscaping.

The interior of the apartments will offer a living room, bedroom, fully equipped kitchen and full-bath. They also provide access to a small patio area off of each unit. The exterior of the project features a warm, home like appearance with cultured stone, painted lap siding and a shingled roof with decorative gables.

Oberer Thompson Company has had the privilege of building three previous projects for the Franklin Foundation over the past few years, including: Roosevelt Park in Springfield, Ohio, Birchwood Place in Kettering, Ohio and The Freedom House in Trenton Ohio.

Roosevelt Park and Birchwood Place are both 24-unit facilities that were completed in 2008. Following their completion came the Freedom House project in 2010.



*Roosevelt Park Completed in 2008 for the Franklin Foundation, – Kettering, Ohio*

*– Photo Courtesy of Dan Feldkamp, Visual Edge*

## PROJECT AT A GLANCE

**Job Name:** Franklin Foundation  
Olentangy Crossing

**Location:** Orange Township, Columbus, OH

**Size (sqft):** 17, 800

**Lot Size:** 2.88 acre

**Owner:** Franklin Foundation – Lynn Dalton

**Architect:** D.E. Weatherby & Associates

**Project Manager:** Kevin Hess / Bill Hibner

**Superintendents:** Tony Quinter – Site  
Shawn Miller - Building

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## **Valuable Information: United Healthcare**

United Healthcare continues to provide information and innovation to our group healthcare benefits. If you have not already done so, you may want to access the [myuhc.com](http://myuhc.com) website and check out all that is available. Below are two new benefits that can help manage healthcare for you and your family.

### **myuhc.com® Mobile Access**

In the event your child develops a high fever while you're in an unfamiliar city and you need to find a doctor and get driving directions to the clinic. If you have a Smartphone, you're in luck. You can use myuhc.com® mobile to access myuhc.com when you're on the go.

Compatible with most Smartphone browsers, log into myuhc.com through your Smartphone to search for doctors, view claims, check spending account balances, and find your deductible and out-of-pocket amounts. Don't have your health plan ID card with you? You can also pull up an electronic image of your ID card and either fax or email a copy to your provider directly from your phone.

Here's what you can do with myuhc.com from your Smartphone:

- Find network doctors, hospitals, urgent care and convenience care clinics anywhere in the U.S including driving directions
- Check your HRA, FSA or HSA account balances
- Verify deductible and out-of-pocket amounts
- View, fax or email your health plan ID card
- Check your five most recent claims

Visit myuhc.com on your mobile device, and use your same username and password you set up to login to myuhc.com from your computer.

### **Coverage for Preventive Care**

We understand that maintaining or improving your health is important, and a focus on regular preventive care, along with following the advice of your doctor, can help you stay healthy. Routine checkups and screenings can help you avoid serious health problems, allow you and your doctor to work as a team to manage your overall health,

and help you reach your personal health and wellness goals.

United Healthcare is here to help with our online preventive care tool, allowing you to view and download the health guidelines and recommendations specific to your age and gender. This web-based tool will allow you to review the age-specific preventive care recommendations to help you manage your health, prevent and detect health issues in their early stage, if they occur, and live a healthier life. In addition, maintaining your health to avoid any serious health issues can help in your efforts to improve your overall health, and potentially lower your out of pocket health care costs.

Take advantage of this new tool and visit the United Healthcare Preventive Care website at [www.uhcpreventivecare.com](http://www.uhcpreventivecare.com), to find the preventive care guideline recommendations that are right for you.



Scan with your Smartphone to be taken directly to myuhc.com.

\*\* If you do not have an application on your phone to read QR codes, search for free QR readers through your app store. Many work efficiently.

### **March/April Birthdays & Milestones**

#### **April Birthdays**

Jeff Ward 4/2  
Troy Rosenburg 4/4  
Joe Moore 4/21  
Matt Jones 4/24  
Chris Godfrey 4/29  
Jeff Kaltenstein 4/30  
Kelly Fields 4/30

#### **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

#### **March Milestones**

Dave Hinchee – 19 years  
Jeff Goldman – 16 years  
Kathy Flannagan – 4 years  
Adam Rose – 3 Years  
Jeff Ward – 3 Years

## Spring & Summer Home Tips

With warm weather conditions approaching, easy home preparations can be made to ensure a safe Spring/Summer season. Keep this information in mind when speaking to insurance agents and adjusters as this information will be beneficial to homeowners.

### Sump Pump

An early winter thaw and spring rain showers will put your sump pump to the test. Be sure the sump pump is working and the drain pipe is free and clear of debris. Never plug your sump pump into a GFI protected outlet. An undetected trip can terminate power to the pump.

### Exterior Inspection

Inspect the trees in your yard for winter damage. Cracked or hanging branches create a safety hazard to humans, pets and homes. Snow, ice and winter winds can damage the shingles on your roof. Do a visual inspection from the ground, then call in a professional roofer for repairs if needed. Check your exterior lighting systems for security and safety purposes. Heavy snow can damage landscape lighting fixtures and wiring.

### Weather Ready

Be sure all lawn furniture, trampolines and swing sets are secured. Spring storms can bring high winds causing these items to become airborne. Have a severe weather plan in place and a power outage survival kit ready. Tornados often happen at night. A UL approved battery back-up weather radio is always handy when threatening weather develops.

### Fire Hazards

Make sure when grilling out to move the grill away from the house before using it. The intense heat can start a fire or distort siding. Store gasoline and flammable liquids in approved containers in a well ventilated area. Make sure holiday celebrations with fireworks don't create a fire hazard. Never store bagged mulch against the exterior wall of your home or garage. Bagged mulch can spontaneously combust in extreme heat causing a fire.

### Air Flow

Schedule an inspection with a certified HVAC professional to ensure your air conditioning system is charged and functioning properly. Adjust the dampers in your ductwork to move the cool conditioned air to the highest level in your home. Cold air falls

and this will allow your air conditioning system to run more efficiently. Adjust your ceiling fans to the forward position so that it spins counterclockwise (air flow down) to circulate cool air. Check your furnace filter more frequently in the summer. Opening the windows and doors can add to the airborne dust in your home. Your home will stay much cooler by closing the curtains or window blinds on a sunny day. The air conditioning system will operate more efficiently by maintaining the temperature inside your home.

### Hose Bibs & Irrigation Systems

Be certain to look for leaks on the first use of the garden hose or irrigation systems. An exterior frozen water line may be hard to detect until it's too late.

### Vacations

Have the mail and newspaper delivery stopped while on vacation. Set timers on various lights in your home to go on and off at different times. Leave your window blinds open so the house looks occupied. Have a neighbor check on the house while you're out of town and that it's OK if they park a car in your driveway for visual security. Closing all interior doors while you are gone limits smoke damage in the event of a fire. Turn the water meter off and set the water heater back to vacation mode or a low setting.

## GDB&R Makes a Splash at Home & Garden Show

Jennifer Luckoski designed a booth produced by GDB&R, for the Dayton Society of Interior Designers (DSID) featured at the Dayton Home and Garden Show. The booth - shown below - showcased a powder room using products provided by: Florida Tile, Flooring America, Ferguson & Sherwin Williams.



*Home and Garden Show, DSID Booth Design*

*- Photo Courtesy of Caroline Morgan*

## Miami Township Fire Station 51 & Public Works Facility

The new Miami Township Fire Station 51 and Public Works Facility building is in its last months of production before completion. Oberer Thompson started the project in May of 2011 and is scheduled to wrap up in early July of this year.

The Public Works Facility, a pre-engineered metal building, is in the final stages of trim work, gutters, and downspouts. All mechanical subcontractors are currently working on all overhead mechanicals inside the building. At the beginning of May the installation of the car wash equipment and the overhead crane will be installed at the Maintenance Facility. The Administrative wing of the Public Works Facility is in the drywall finishing stage and will be looking to install the flooring during the month of April. On the exterior of the Administration Building stucco work is in progress.

At the Fire Station, drywall hanging has begun in the administrative side of the building. The Fire Station exterior is currently receiving the overhead doors for the apparatus bays, with stucco work to match the Administration Building. Next month the installation of the stairs in the Training Tower will take place.

The installation of the site's Salt Storage structure will be finished next week, complete with pulled fabric. The concrete paving will be 100% complete by early April.



***Miami Township Fire Station – 11 Months Into Production  
– Photo Courtesy of Chris Godfrey***

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

Project: Miami Township Fire Station

Location: Miamisburg, OH

Project Manager: Jeff Kaltenstein

Superintendent: James Skipper

## OTC to Lend a Helping Hand

The Oberer Thompson Company will again be participating in Rebuilding Together Dayton's "National Rebuilding Day," on April 28th, 2012.

This year, OTC will be renovating the home of Mrs. Bertha Hutchins of 1037 Maiden Place in Dayton. The scope of work, includes: Mechanical improvements, needed interior and exterior painting, and light yard work.

Rebuilding Together Dayton is the only organization in the Miami Valley dedicated to rehabbing owner-occupied homes for low-income homeowners at no cost. Through in-kind labor and donated materials, Rebuilding Together Dayton is able to expand every dollar raised into \$4. On April 28th, over 1,100 Rebuilding Together Dayton volunteers will work on up to 25 homes across the City of Dayton, providing \$300,000 worth of improvements and modifications to homes throughout Dayton.

If you would like to participate in this year's event, please contact House Captain Jeff Kaltenstein.

## Spring Time Allergy Preventions

Allergy season is here and in order to feel your best, The Asthma & Allergy Association of American offers simple tips to keep your allergy symptoms at bay.

**Dust to control mites.** By dusting surfaces and washing bedding often, you can control the amount of dust mites in your home.

**Vacuum often.** Although cleaning can sometimes trigger allergic reactions, with dust in the air, vacuuming once or twice a week will reduce the surface dust mites. Wear a mask when doing housework and consider leaving for a few hours after you clean to avoid allergens in the air. You can also make sure your vacuum has an air filter to capture dust.

**Reduce pet dander.** If you have allergies, you should avoid pets with feathers or fur like birds, dogs and cats. Animal saliva and dead skin, or pet dander, can cause allergic reactions. If you can't bear to part with your pet, you should at least keep it out of the bedroom.

**Shut out pollen.** When you clean your windows, do you see a film of pollen on the frame or sill? One easy way to prevent pollen from entering your home is to keep windows and doors closed. Use an air filter and clean it regularly or run the air conditioner and change the filter often.