

Acorn Walk Brings Senior Housing Options to Kettering

A new affordable senior housing development is under way in the Kettering area and is scheduled to begin its second phase of construction this spring. The development, Acorn Walk, is a direct result of the combined efforts of Greater Dayton Construction, Ltd. Franklin Foundation and the City of Kettering.



Acorn Walk Aerial Site Overview

—Courtesy of Acorn Walk

The project site is approximately seven acres located at the southern end of the former Gentile Supply Depot on Acorn Drive.

The senior housing development will be multi-phased with the first phase incorporating a 24-unit, senior apartment complex for the Franklin Foundation and 12 new “twin homes.”

The twin homes, which will join two homes at a common property line, will be approximately 1,100 square feet (per side) and will include two bedrooms, two baths, and an open kitchen/great room.

The Franklin Foundation project is already under roof while the twin homes will start this spring.

Later phases of the development will include single-family detached homes as well as additional twin homes. Greater Dayton Construction is contracted to build both projects.

Additionally, Oberer Thompson Company is overseeing the construction of the streets as well as the underground utilities for the project.



*Acorn Walk Twin Home Front Elevation Rendering
—Rendering Courtesy of Bill Hibner*

OTC has completed four previous projects for the Franklin Foundation over the past few years, including: Roosevelt Park in Springfield, Birchwood Place in Kettering, The Freedom House in Trenton, and Olentangy Crossing in Orange Township (outside of Columbus.)

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 and Olentangy Crossing in 2012.

PROJECT AT A GLANCE

Job Name: Franklin Foundation - Acorn Walk

Location: Kettering, Ohio

Housing Type: Senior Apartment Complex & Twin Homes

Lot Size: 7 acres

Owner: Franklin Foundation – Lynn Dalton

Architect: D.E. Weatherby & Associates

Project Manager: Kevin Hess

Superintendent: Shawn Miller

GDCG Provides Emergency Temp Repairs at Local Restaurant

On March 14th, the Greater Dayton Construction Group's Emergency Response Team responded to vehicle impact damage at Savona Restaurant and Wine Bar located in Centerville, Ohio.



GDCG's Cody Treon Inspects the Vehicle Impact Damage to Savona Restaurant

—Photo Courtesy of WHIOTV

Dayton Daily News reports that a pickup truck forced another vehicle into the side of the restaurant when the driver of the truck collided with the vehicle.



GDCG's Temporary Repairs to Savona Restaurant

—Photo Courtesy of WHIOTV

The restoration scope is estimated to include, the build out of a partial wall, matching the ½ wall of brick and paint, and interior cosmetic upgrades.

PROJECT AT A GLANCE

Estimator: Daren Hachey

Damage Type: Vehicle Impact

Location: Centerville, OH

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. Tornadoes 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.

GDCG to Lend a Helping Hand

Greater Dayton Construction Group will again be participating in Rebuilding Together Dayton's "National Rebuilding Day," on Saturday, April 27th, 2013. This year, OTC will be renovating the home located in the 600 block of Tyson Ave in Dayton.

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 28, 2012, over 850 Rebuilding Together Dayton volunteers worked on 22 homes and four community centers across the City of Dayton, providing \$300,000 worth of improvements and modifications.

Rebuilding Together Dayton selects projects from nominations by neighborhood groups, churches, neighborhood development corporations, city housing inspectors, priority boards and individuals.

Applicants must own their own homes in the City of Dayton and have a combined household income of less than 80% of the area median income. Preference is given to homeowners who are elderly and/or disabled and have lived in their homes for a minimum of 10 years.

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

GDCG/GDB&R Unveil New Social Media Sites

Greater Dayton Construction Group and Greater Dayton Building & Remodeling now have active Facebook, Twitter, and Pinterest accounts. If you have a personal account yourself, please take the time to visit and "Like" us on Facebook and/or follow us on Twitter and Pinterst. Additionally, GDCG has a company page on LinkedIn. Please take the time to ensure you are in fact "Linked" to us. If you have any questions on Social Media following, or ideas for posts, please see External Communications Coordinator, Caroline Morgan.

OTC to Renovate Dayton Habitat for Humanity's Main Office

Located in the McPherson/Riverview neighborhood of Dayton is a 40,000 sqft. building that will soon be home to Habitat for Humanity's Dayton Main Office and "ReStore" shop.

Oberer Thompson Company was awarded the renovation contract in early February and is moving quickly towards HFH's April move-in date.



*Dayton's Habitat for Humanity's New Office Space
-Photo Courtesy of Jeff Kaltenstein*

The project's scope will include upgrades to the lighting and mechanical systems, as well as accessibility updates to the restrooms.

By moving into to a larger building, HFH will be able to relocate their ReStore shop, currently located on Patterson Boulevard, and their administrative offices on Linden Avenue to one centralized location.



*Rendering of Dayton's Habitat for Humanity's New Office Space/ReStore Shop
-Rendering Courtesy of Habitat for Humanity*

PROJECT AT A GLANCE

Superintendent: Kristian Adkins
Project Manager: Jeff Kaltenstein
Owner: Habitat for Humanity
Location: Dayton, OH

GDCG Welcomes New Employees!

Katherine Braunscheidel, Social Media Intern

Greater Dayton Construction Group is happy to welcome Katherine Braunscheidel to the company!

Katherine is from Wellsville, New York and comes to GDCG as a second year, communication major from the University of Dayton. Her hobbies include running, cooking, spending time with family/ friends, and getting involved in the Dayton community.

Katherine will be serving across all divisions as we begin integration into Social Media (Facebook, Twitter, etc.)

Welcome to the GDCG team Katherine!

Birthdays & Milestones

March Birthdays

Dan Gillen 03/01

Jeff Goldman 03/08

Caroline Morgan 03/09

Ben Cook 03/22

Kristian Adkins 03/25

Joe Earley 03/26

Kit Kitchel 03/31

Mark Perone 03/31

April Birthdays

Jeffrey Ward 04/02

Troy Rosenburg 04/04

Joe Moore 04/21

Matt Jones 04/25

Chris Godfrey 04/29

Kelly Fields 04/30

Jeff Kaltenstein 04/30

March Milestones

Dave Hinchee - 20 Years

Jeff Goldman - 17 Years

Kathy Flannagan - 4 Years

Jeff Ward - 4 Years

Jeff Schuh, B&R Sales Representative

Greater Dayton Construction Group is also happy to welcome Jeff Schuh to its Remodeling Division.

Jeff comes to GDB&R as a graduate of Indiana University with a degree in finance. After completing college, Jeff and his wife moved to Charleston, SC where he worked in custom home construction.

In Jeff's free time he enjoys reading and playing golf! Jeff will primarily serve the Remodeling Division as a sales representative.

Welcome to the GDCG team Jeff!

Survey Results Provide Valuable Feedback

In early 2013, the Dayton Business Journal conducted its annual "Best Places to Work" survey in an effort to analyze local employees' impressions of their workplace environment.

GDCG participated in the program for the first time this year, and was grateful for not only the quantity—but the quality—of the responses.

Nearly 50 employees partook in the poll which addressed items ranging from employees' opinions on teamwork and trust in coworkers, to trust in senior leadership and job satisfaction.

While GDCG was not a finalist on the DBJ list this year, the information gathered is invaluable for future company-wide decisions and addressing GDCG strengths and areas for potential improvement. GDCG looks forward to participating next year and yielding even greater results.

Thanks to all that participated for providing helpful feedback, and to all employees for their continued efforts in making GDCG a great place to come to work.

For more information on the DBJ's Best Places to Work survey visit: <http://www.bizjournals.com/dayton/news/2013/02/07/dbj-names-2013-best-places-to-work.html>

PLEASE REMEMBER, THE NEWSLETTER CAN BE VIEWED ONLINE AND THROUGH YOUR EMAIL.