

# GREATER DAYTON CONSTRUCTION GROUP

MAY 2011  
NEWSLETTER

## Showers Bring Wettest April on Record; Changes to Renovation Schedule



GDCG Home Office 4/19 at 3:15 p.m.—Photo courtesy of Tom Carney

On the heels of one of the harshest winters in recent memory, the Miami Valley endured record levels of precipitation to begin spring. The statistics for the month of April are staggering. In the 30-day period, Dayton was hammered with 10.48 inches of rain—nearly double the monthly average of 5.76 inches.

April had five days with at least an inch of rain, and was the fifth rainiest month of all time for the area (January 1937 was the region's rainiest at 12.41 inches)\*. The most concentrated—and severe—of the rainfall began in the late morning of April 19<sup>th</sup>. By the early afternoon, effects of more than 2 inches of rain could be seen throughout the area, including at Greater Dayton Construction Group's main office in Beavercreek.

With water levels quickly rising, emergency preparations began occurring throughout the office space around 2:00 p.m. Computers were moved to desktops and stop gap measures placed at the warehouse and entry doors. By 2:45 p.m., the transformer in the southwest corner of the front parking lot was completely submerged, main servers and phone systems had been shutdown, and power to the building temporarily suspended for safety purposes. Then, seemingly as quickly as the flood had occurred, the water receded, and the initial evaluation and water mitigation efforts began.

\*Information from [www.wunderground.com](http://www.wunderground.com)

In one of GDCG's greatest shows of teamwork to date, individuals selflessly worked to quickly remove rainwater and damaged items from the building. Field technicians and project supervisors, carpenters and division managers alike worked into the night to help restore as many company-wide systems as possible. By 7:30 a.m. Wednesday April 20, temporary office provisions had been made, phones were ringing, and GDCG was open for business.

In the 16 years of operation at its Beavercreek location, GDCG has withstood some of the roughest wind, rain, snow, and hail events Mother Nature has had to offer. This incident—as unwelcomed as it proved—was an anomaly. Statistically, there was less than a 1% chance of a flood of this magnitude in a 100-year time span. But because this unlikely event was met by a workforce who gave generously of their time and efforts to help manage the worst of the situation, the reconstruction and renovation efforts have barely skipped a beat. For that, GDCG would like to extend a sincere THANK YOU!



GDCG Warehouse Facing South—Photo courtesy of Tom Carney

## Office Renovation Update

Renovations to the commercial division of the building are nearing completion, and with carpet scheduled for the week of 5/9, Oberer Thompson Company should be operating out of its permanent offices by mid-May.

Demo continues in the former Insurance Division and B&R office spaces, with framing scheduled to begin 5/11.

Thank you again for your patience during the remodeling phase.

## Insurance Division Named to List of Nation's Top Performers

The Greater Dayton Construction Group was recently designated as one of the country's "Top 100 Performers" by the Crawford Contractor Connection Network for its work in the insurance restoration industry. The award is a result of "dedication to quality and excellence in service" as observed by Contractor Connection – a national insurance oversight service that monitors estimating / production quality and customer satisfaction.

Certificates of Excellence are awarded to the nation's top performers based on overall excellence measured by estimate upload TIP (Time in Process), customer service scores, professionalism in communication, cooperation, and overall POMS (Performance Objective Monitoring System) scores.



Winners will be provided special recognition among industry peers and clients at the 2011 Contractor Connection Conference in San Diego, CA.

## Repeat Business Key to Commercial Division's Success

If customer referrals are the best compliment a company can receive, a close second has to be repeat business. As a result of several recent competitively-priced, well-managed projects, OTC has been selected by several of its highest-profile customers for a second (or more) time as their business' contractor of choice. Listed in the right hand column is an overview of a few recent projects that have yielded additional building, renovating, or remodeling opportunities for the commercial division.

## Rainbow Child Development Center:

With a start date in fall 2010, OTC recently completed the 11,352 sqft. Child Care Center at the corner of US 48 and Social Row, which includes an indoor gymnasium, classrooms capable of hosting 124 students, and an outdoor playground complete with a synthetic field-turf soccer pitch.

Satisfied with the project, RCDC awarded OTC an identical project in Beavercreek, located at the corner of New Germany-Trebein and Lillian Lane. Construction is currently underway.



*Rainbow Child Care Center (Washington Twp.)—  
Photo courtesy of Caroline Morgan*

## Hondros College:

One of the areas most specialized professional training and development career colleges, Hondros College contracted OTC to build a new Real Estate Education building in 2004. Recently, OTC added a 4,227 sqft addition at the nursing school, including new science labs, classroom areas, and instructor's office space.

Able to meet the 60-day timeline necessary for student's to begin Spring classes, OTC is currently in the design phase of a 9,600 sqft. stand alone building for office/administrative use, as well as additional classroom space. The new building is scheduled to open for 2011 Fall quarter.

## HCR ManoCare:

A leading provider of 24-hour skilled nursing and rehabilitation services, HCR Manocare selected OTC to perform the total renovation of 42 resident's rooms, nursing stations, offices and common areas at its Heartland of Centerville facility, located at 1001 East Alex-Bell Rd. in Centerville.

Happy with OTC's production quality and ability to manage a schedule challenged by occupied spaces and tight deadlines, HCR added the renovation of a 2,100 sqft. physical and occupational therapy area to the original contract. Renovation of the space, including the existing therapy areas, offices, training restrooms and kitchen is underway.

# Ice Storm's Damage, Temp Repairs Highlight Insurance Division's 1<sup>st</sup> Quarter

With warmer weather on the horizon, the Insurance Division recapped a first quarter highlighted by winter ice storms that created slippery work conditions throughout the first 90 days of the year.

February's ice storms snapped tree branches, pulled utility lines from houses and damaged many roofs, leaving over 80,000 DP&L customers without service. Local tree companies, roofers, and electricians experienced an increase in business and the Greater Dayton Construction Insurance Restoration Division was no different. GDCG responded to over 50 emergency service runs, tarping roofs, removing branches and assisting homeowners with their immediate needs.

In all, the Insurance Division received 160 claims in February followed by 133 in March, with a majority of the necessary repair work stemming from the ice storm. Damage experienced ranged from large structure repairs to smaller siding and roofing issues, with the most dangerous situations being created by overhead power lines and electric meters damaged by tree branches (many times pulling them loose from the house).



*Example of Ice Damage at the Wilson Residence in Kettering—  
Photo courtesy of Troy Rosenberg*

The first catastrophic loss of 2011 took a coordinated effort by everyone involved to restore power and repair the resulting damages. Special thanks goes to the GDCG support staff, 24-hour "on call" ERT field personnel, and sub-contractors who promptly responded to the emergencies during normal business hours and beyond.

ERT members who logged hours during the "CAT" loss include: Ryan Moore, Nate Whipp, Todd Conley, Jason Conley, Paul Hoptry, Ben Patrick, Chris Anderson, and Rick Credit.

## 401 K News & Reminders

If you are a current ING 401K participant, you should have received information allowing you to set up and access your account online. You must register so that you can assign a beneficiary of your choosing. No matter who you designated in the past with Fidelity, you must now make your wishes known to ING. If you need help with this process, you can make an appointment with Steve Maloy to assist you.

### Investment management help:

One of the great advantages to changing our 401K plan to ING is the local representation available to you for investment questions and advice. Our representative is Don Reynolds of Morgan Stanley Smith Barney. Even if you are currently not participating, but would like to start planning for your financial future, Don is available for your questions. He can be reached by email: [donald.e.reynolds@mssb.com](mailto:donald.e.reynolds@mssb.com), or at 937-223-4072.

## May Birthdays & Milestones

### Birthdays:

- Ryan Moore 5/22

### Milestones:

- Kevin Hess (12 Years)
- Kelly Fields (10 Years)
- Jeff Kaltenstein (Seven Years)
- John Popelar (Six Years)
- Paul Hoptry (One Year)
- Jennifer Luckoski (One Year)

## New Addition: Ralph Stamm

The Greater Dayton Construction Group is happy to welcome one of its newest members, Ralph Stamm. With over 20 years in the industry, Ralph brings multi-disciplined experience from design through project management in commercial, residential & insurance restoration.

Ralph studied architecture at The Ohio State University, is a US Green Build LEED AP and is a CSI certified Construction Documents Technologist. In addition to his role in insurance estimating, Ralph will also be responsible for managing the DMHA CFFP #2 Pompano Site. "My goal at GDCG/OTC is to use my strengths in whatever role best fits the goals of the company," Stamm says. "Whether in the insurance, commercial, or B&R division, I want to bring a high level of service to our customers."

Ralph has two grown children and lives with his wife of 29 years, Marylou, in the Forest Ridge area.

## TJ Chumps Renovation Complete

Formerly the site of Giovanni's Italian Restaurant, OTC recently completed the interior renovation of TJ Chumps newest location located at 1100 E. Dayton-Yellow Springs Road in Fairborn. The new site is TJ Chumps third in the Dayton area.

The project was successfully completed on a strict timeline, and featured heavy mechanical, electrical, and gas service modifications for the expanded kitchen. Renovations to the waiting and bar areas opened up the space to help create the open floor plan, while multiple TVs were added to achieve the real "sports bar" feel.



*TJ Chumps (Dayton-Yellow Springs Rd.) — Photo courtesy of Caroline Morgan*

OTC has previously completed work for Terry Brill, part owner and the "T" of TJ Chumps, when his West Carrolton business—CAM Manufacturing—was affected by the May 2009 explosion at Veolia Environment Services Plant. OTC provided temporary emergency and permanent renovation services to the aerospace alloys company, and is working with CAM on proposed modifications to their new building in Springboro.

Jim Dunn, part owner and the "J" of TJ Chumps, also has ties with the commercial division through his company Radon Technology Inc. The radon testing and mitigation firm recently installed the active radon detection/mitigation systems in GDCG's five home renovation for County Corp in Huber Heights.

### Project at a Glance:

**Job Name:** TJ Chump's Restaurant  
**Owners:** T&J Catering Service  
**Location:** 1100 East Dayton-Yellow Springs Rd  
**Project Manager:** Gene Tartell  
**Site Superintendent:** Joe Moore

## April Follow-Ups: GDBR Featured in Designer's Showhouse & Gardens

Greater Dayton Building & Remodeling is currently showcased in Dayton Philharmonic Volunteer Association's "2011 Designers' Show House & Gardens" event. GDBR's own Jennifer Luckoski designed the new bathroom and secured donations from suppliers, including: Kohler fixtures from Ferguson, Tile from Florida Tile and labor from Ken Hudak.

"The design concept for the room included soft neutrals punctuated with black to create a classic contemporary bathroom," Luckoski said. "The calm gray shower walls provide a peaceful backdrop for the stunning natural stone mosaic, and the tile flooring was installed in opposing directions to emphasize the subtle patterns as you cross this beautiful bathroom."

The newly remodeled showhouse is located at 230 Haver Rd. in Oakwood. Touring of the house will begin on May 1<sup>st</sup> and will continue for two weeks. The show is open from 11:00-5:00 daily.

More information is available at [www.dpva.org](http://www.dpva.org).

## April Follow-Ups: GDCG Lends a Hand at National Rebuilding Day

The Oberer Thompson Company again participated in Rebuilding Together Dayton's "National Rebuilding Day," on April 30<sup>th</sup>. OTC project manager, and House Captain, Jeff Kaltenstein led a group of nearly 40 volunteers as they added an accessible ramp, landscaping improvements, and interior plaster repairs to the Heid residence located at 41 Stoddard Ave. near the Dayton Art Institute.

GDCG was well represented on site by Jeff Kaltenstein (and wife Kristen), project manager John Popelar, and superintendents Jim Hodge and Kristian Adkins. Along with the office staff, suppliers GreenHouse Landscaping and ProBuild Lumber Suppliers helped provide materials, and subcontractor New Industry Standard volunteered time, tools, and labor to help finish the ramp.

The service opportunity is featured as part of a larger photo gallery by Dayton Daily News, and can be viewed at: <http://projects.daytondailynews.com/cache/galleries/News/Local/043011rebuild/>

The accessible ramp construction was also part of the Channel 7 Nightly News on 4/30.