

# GREATER DAYTON CONSTRUCTION GROUP

NOVEMBER 2011 | NEWSLETTER

## River Commons II – Grand Opening!

After a year of meeting tight deadlines and countless hours dedicated by the project team, GDCG has completed the construction of River Commons II. The grand opening event, held November 1st, included a ribbon cutting ceremony followed by a walk through of the new, three-story, 83-unit facility.

“This building says, ‘home,’” said Walt Hibner, co-chairman of the Homeless Solutions Policy Board. “It’s where people want to live,” he said.



*Front Elevation of River Commons II Located on Helena Street in Dayton, Ohio*

*-Photo Courtesy of Caroline Morgan*

The River Commons II project, built on five acres, totaled around \$11 million. The new housing facility will serve as a permanent address for many homeless families in the Dayton area.

“A lot of community partners came together to make this happen,” said Stephen D. Naas, president of CountyCorp, which co-owns and co-developed the building with HomeStart, Inc.

Miami Valley Housing Opportunities will manage the property at 144 Helena St. Homefull, the county agency that works to end homelessness, will also provide case management services. Twenty-one families from the adjacent River Commons (an obsolete building that will be demolished) will be moving into the brand new facility.



*Grand Opening Walk Through for River Commons II  
-Photo Courtesy of Caroline Morgan*

Project funding came from a combination of American Recovery and Reinvestment Act (ARRA) funds, a Federal Home Loan Bank Affordable Housing Program grant, low income tax credits along with contributions from the city, Montgomery County and CountyCorp.

Rent in River Commons II will be subsidized by Section 8 housing choice vouchers through Greater Dayton Premier Management, formerly DMHA.

## PROJECT AT A GLANCE:

Job Name: River Commons II

Location: 144 Helena St. Dayton, OH

Completion Date: October 31<sup>st</sup> 2011

Building Size: 78,390 sqft.

3 stories/83 units

Owners: Greater Dayton Premiere Management

Project Manager: Jerry Woodruff

Superintendents: Sean Tucker, Jerry Wurst and Sean Miller (assisted with punch-out)

\*Information used in this article was gleaned from the Dayton Daily News. To read the full article and to view photos, please visit:

<http://www.daytondailynews.com/news/dayton-news/-11m-home-for-homeless-opens-1277615.html>

## Winter Safety Precautions for Your Home

With harsh winter weather rapidly approaching, GDCG seeks to provide informative literature on how to better prepare your home for the changing seasons. Keep this information in mind as it is important when talking to insurance agents, adjusters and homeowners.

**Ice damming:** The build up of ice and snow on your roof and along the gutter line can cause significant water damage to the structure and interior of your home. The two major reasons ice damming occurs is a lack of proper attic ventilation and insulation. Hot air from within your home will rise up and into the attic if your insulation is less than R30. If the snow on your roof melts before your neighbors', you need additional insulation. Remember, it is never a good idea to get on a snow covered roof. Call a professional for advice and assistance.

**Hose bibbs :** Water damage can happen at any time, most frequently during the cold weather months. Don't forget to disconnect the garden hose from the outside faucet, and shut the water off to the hose bibb inside the house (if accessible). Leaving hoses connected through the winter can create an unexpected water damage repair in the spring

**Carbon monoxide:** Carbon monoxide is odorless and can be deadly. Install a quality carbon monoxide detector in your home to protect your family and pets. Read and follow the installation instructions carefully

**Furnace filters:** A regular furnace filter works overtime during the winter and should be changed or cleaned regularly. A free flow of air through a clean filter will allow your furnace to run more efficiently.

**Dryer vents:** As the snow piles up, be sure to check the exterior dryer vent. Keep the area around the vent clear to allow for proper exhaust. It is also very important to clean out the lint from the dryer hose bi-weekly, and the lint filter on the dryer with every load.

**Smoke detectors:** The average life span of a hard-wired smoke detector is 10 years. Replace old smoke heads with battery backup units and don't forget to replace the batteries twice a year.

**Fireplaces & chimneys:** Having your chimney and fireplace inspected before the winter season should be item number one on your "to-do" list. Cracked flue tile, firebrick and mortar joints can cause a hidden fire within the wall framing. The build up of creosote is the main cause of chimney fires and can be removed by a certified chimney sweep. Wildlife can also affect a chimney's air flow and draw. Have a licensed exterminator inspect your chimney for unwanted guests.

Additional information on how to protect your home can be found at: [www.gdcg.com/resources-links](http://www.gdcg.com/resources-links)

## Group Healthcare Update

Open enrollment for our company group healthcare will commence in early December. This will be your opportunity to evaluate healthcare options for 2012, or if not currently enrolled, this will be the time you may choose to do so.

All employees submitted an application in October allowing our broker, Brady Ware, to shop for healthcare best suited for our employees. We are awaiting the final results, but we will most likely maintain two plans: One the more traditional PPO, with a second, less costly, HSA health savings plan. This year participation in the two plans ran about equal and allowed GDCG employees to pick the best plan based on their needs.

Brady Ware has informed us that health insurance companies are starting to place more emphasis on company wellness programs. A major impact on company group rates is what insurance companies refer to as the "experience rating," which is a formula that analyzes a group's frequency and types of healthcare use.

Wellness programs are implemented in various ways, from information and tips, to incentives and other ideas. It allows participants to share information privately with the insurance company and employ positive ways to be healthier.

## Group Accident Insurance Update

GDCG recently invited Allstate to come in and present an accident coverage supplemental insurance plan to all of our employees. The response was overwhelming with 90% participation. The plan is very unique and allows you the opportunity to get some of the money you pay for premiums back in the form of reimbursements for doctor and dentist visits.

Remember the plan is effective as of November 15<sup>th</sup>, 2011, so you have until the end of the year to submit doctor or dentist visits for reimbursement and then next year it starts all over.

Check your brochure for additional information or see Steve Maloy if you have any questions.

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

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

## Park Renovations Come to Final Stages of Completion

In 2008, Kettering voters approved a bond issue that provided funds for city park renovations. After contract award, OTC completed renovations at Ernst Park on David Rd. as well as State Farm Park, on Blackhawk Dr. Renovations began in early July on the 19-acre site and are nearing the final stages of completion.

At Ernst Park, renovation efforts included updates to two existing baseball fields, along with the addition of a new tennis court to the existing four-court complex. State Farm Park's renovation efforts included updates to four existing baseball fields.



*New Tennis Court Installed at Ernst Park*

—Photo Courtesy of Tony Quinter

Both parks are also newly equipped with playground equipment, which includes the use of state-of-the-art playground tile. The new tile will help reduce skinned knees and injury while children are playing. For the exercise enthusiasts, a modernized landscaping package surrounds the newly poured concrete and asphalt walking/running paths. Additionally, both parks also had new Musco sports lights installed.



*Playground Equipment Installed with State-of-the-Art, SofTILE.*

—Photo Courtesy of Tony Quinter

## B&R Hosts Juvenile Diabetes Research Foundation Event

The Building & Remodeling division recently hosted a year-end party for the local Juvenile Diabetes Research Foundation (JDRF) chapter to celebrate the current year's success in fundraising for the organization.

B&R division members Scott Backer (who also serves as coach for the JDRF cycling team), along with Jennifer Luckoski and Caroline Morgan hosted roughly 50 guests at the Design Centre.

During the evening, Scott gave a brief presentation to the group about GDB&R's history of award winning projects and the ability to handle almost any remodeling project.

The JDRF party marks the second recent event held at the Design Centre this year and is an example of continued efforts to host events, offer goodwill to the community and provide target clients with a firsthand view of our products and services.

In addition to hosting Design Centre events, the B&R division is continuing to place emphasis on open house events at client's homes. By hosting these types of events, clients can showcase their remodeling work to friends and neighbors as well as celebrate their newly renovated living space.

Hosting open houses and other community events will be a priority in the upcoming year to help the Remodeling division continue to grow.



*JDRF Event Held at the Design Centre. Attendees Included: Walt Hibner, Dan Feldkamp (JDRF cycling team member) and Recently Named Woman of the Year, Karen Myers (previous executive director of JDRF Dayton Chapter)*

—Photo Courtesy of Caroline Morgan

## New Addition: Caroline Morgan

The Greater Dayton Construction Group is happy to welcome one of its newest members, Caroline Morgan.

Caroline will primarily serve as the External Communications Coordinator across all three divisions. She is a recent graduate of the University of Dayton, where she earned a Bachelor's of Fine Arts Degree in Visual Communication Design. While attending UD, Caroline designed pieces for the University's Student Development department, several university student organizations and local softball teams.

She resides in Springboro, and in her free time enjoys watching Cincinnati Bengal football and spending time with her family.

## Mark Your Calendar!

Greater Dayton Construction Group / Oberer Thompson Company will host it's annual Holiday Open House on **Saturday, December 17, 2011.**

**\*\* If planning on attending please R.S.V.P. to Shauna Conley by Wednesday, December 7\*\***

The office will be closed to observe the Christmas holiday on: **Monday, December 26, 2011.**

The office will be closed to celebrate the New Year holiday on: **Monday, January 2, 2012.**

### November/December Birthdays & Milestones

#### November Birthdays

Bill Hibner 11/18  
John Popelar 11/19  
Jane Feltner 11/20  
Greg Thompson 11/21  
Dave Hinchee 11/24  
Brad Blacker 11/25  
James Skipper 11/29

#### December Birthdays

Brian Lambert 12/13  
Adam Rose 12/14  
Jennifer Luckoski 12/18  
Tommy Lee 12/24  
Earl Wyatt 12/29

#### November Milestones

Steve Maloy - 13 years  
Mike Jaskolka - 7 years  
Shawn Miller - 4 years  
Sean Tucker - 2 years

## Stempson Residence Back to New After Water Loss

On May, 26, The GDCG Insurance Division responded to a water loss at 1615 Southern Drive in Fairborn. After the initial investigation, the cause of the loss was deemed to be a leaking water heater in the utility room located off of the kitchen.

The renovation project scope included the demolition of existing kitchen cabinets, countertops, and asbestos-containing floor tile in the kitchen. New cabinets and resilient flooring were installed.



*Kitchen in Stempson Residence Post Demolition*

*-Photo Courtesy of Jamie Perkins*

After renovation completion, the Stempson home is free of asbestos flooring and has obtained a fresh new look to the kitchen and dining room area.



*Stempson Kitchen after GDCG Renovation*

*-Photo Courtesy of Jamie Perkins*

## PROJECT AT A GLANCE:

Location: 1615 Southlawn Dr. / Fairborn, Ohio

Completion Date: November 14, 2011

Type of Loss: Water Damage

Estimator: Michael Jaskola

Superintendent: Jamie Perkins