

## GREATER DAYTON BUILDING & REMODELING RECEIVES INDUSTRY AWARDS

On Thursday, February 2nd, members of all GDC, Ltd. divisions attended the National Association of the Remodeling Industry (NARI) “Contractor of the Year” (CotY) Awards Ceremony hosted at The Amber Rose in Dayton.

During the event, Miami Valley NARI recognized Dayton-Area remodelers who had completed award-winning projects submitted under the CotY program. Greater Dayton Building & Remodeling was recognized in five local award categories, including:

- 1. COMMERCIAL SPECIALITY**  
INTERSTATE FORD
- 2. RESIDENTIAL ADDITION UNDER \$100,000**  
HESS RESIDENCE (CENTERVILLE)
- 3. RESIDENTIAL EXTERIOR UNDER \$100,000**  
637 OAK STREET (FULL CIRCLE DEVELOPMENT)
- 4. RESIDENTIAL KITCHEN \$30,000-\$60,000**  
GIDEON RESIDENCE (OAKWOOD)
- 5. COMMERCIAL INTERIOR**  
DAYTON COUNTRY CLUB (WOMEN’S LOCKER ROOM)

In addition to the five local awards, GDB&R also received four regional honors — with all but the DCC locker room project garnering the regional title.



**GDC, LTD. TEAM MEMBERS VICTOR ROONEY, CAROLINE MORGAN, JOHN POPELAR, AND GENO TARTELL POSE WITH CotY AWARDS**

**-PHOTO COURTESY OF MIAMI VALLEY NARI**



**AWARD-WINNING DAYTON COUNTRY CLUB LOCKER ROOM RENOVATION AFTER PHOTO**

**-PHOTO COURTESY OF CAROLINE MORGAN**

To make the 2017 submission (and judging) process a bit easier, Miami Valley NARI required CotY entries to be submitted through an online platform. Each entry was limited to 30 pages, and had to feature a thorough project description along with “before” and “after” photos of the project.

Greater Dayton Building & Remodeling is honored to have been recognized among industry peers for its dedication to delivering quality projects to its customers. Thank you to all the GDCG/OTC/GDB&R team members that contributed content to this year’s entries.

National CotY winners will be announced in April at NARI’s Annual “Night of Excellence” in Scottsdale, AZ.

## IN THIS NEWSLETTER

- CCPL PROJECT WRAP-UP
- WHITMORE ARMS RIBBON CUTTING
- SCHEDULE OF EVENTS
- GDCG NEW EMPLOYEE
- WILLIAMS RESTORATION
- SPRING FORWARD

## **OTC SUBSTANTIALLY COMPLETES RENOVATIONS AT CLARK COUNTY PUBLIC LIBRARY**

Earlier this month, OTC substantially completed construction / renovations at Clark County Public Library (CCPL) in Springfield, Ohio.



**FRONT ELEVATION OF CLARK COUNTY PUBLIC LIBRARY LOCATED AT 201 S. FOUNTAIN AVE.**

**-PHOTO COURTESY OF STEVE SHARP**



**AFTER PHOTO OF LIBRARY SERVICE AREA**

**-PHOTO COURTESY OF STEVE SHARP**

The renovation is highlighted by special architectural features including: new ceiling fans in the library wing and rotunda (located approx. 60+ feet above the floor), masonry columns, and “3-Form” illuminated exterior signage above the new entrances.

The renovations will improve traffic flow between the administration wing and the patron wing, making the space more convenient for staff and patrons.

### **PROJECT AT A GLANCE**

**Project Manager:** Gene Tartell

**Superintendent:** James Skipper

**Location:** Springfield, Ohio

The project scope included a 6,600 sqft. addition, as well as 7,600 sqft. of renovations. Interior renovations included: two new entrances, expanded meeting / study rooms, a kitchenette, two new restrooms, and improved mechanical systems. Finishes included: new solid surface countertops, casework, and new painting and flooring throughout.

Exterior renovations included improved landscaping, new sidewalk and pavers, PVC Roof System, up-graded irrigation at new entrances, LED parking lot lighting, and a covered translucent canopy (leading to the new main entrance) — see photo below.



**TRANSLUCENT CANOPY AT THE MAIN ENTRANCE**

**-PHOTO COURTESY OF STEVE SHARP**

## **WHITMORE ARMS RIBBON-CUTTING**

On Friday, February 10th, Whitmore Arms Associates, LLC. hosted a ribbon-cutting ceremony to celebrate recent renovations at the 40-unit apartment complex in Dayton.

The community contains a mix of two and three-bedroom apartments located within six brick and vinyl sided buildings (for a total of 49,450 sqft.).



**RIBBON-CUTTING / DEDICATION CEREMONY AT WHITMORE ARMS**

**-PHOTO COURTESY OF CAROLINE MORGAN**

Awarded to OTC in April 2016, the renovation scope included: improved mechanical systems, bathroom and kitchen remodels, and Energy Star rated appliances. Interior renovations were highlighted by new painting and flooring, as well as LED lighting upgrades.



**PHOTO OF RENOVATED KITCHEN AT WHITMORE ARMS**

**-PHOTO COURTESY OF CAROLINE MORGAN**

Additional improvements to the community included new playground equipment, mature landscaping, and a new community building featuring space for after school programs and accessible laundry appliances.

### **PROJECT AT A GLANCE**

**Project Manager:** John Popelar

**Superintendent:** Jerry Carsner

**Project Coordinator:** Brian Douglas

## **WILLIAMS RESTORATION UNDERWAY**

In November of 2016, Greater Dayton Construction Group's Emergency Response Team (ERT) responded to a house fire at the Williams Residence in New Carlisle, Ohio.



**REAR ELEVATION OF WILLIAMS RESIDENCE AFTER FIRE LOSS**

**-PHOTO COURTESY OF MICHAEL JASKOLKA**

After GDCG's Restoration Team further evaluated the property, the structure was ruled a total loss, and required full reconstruction efforts to meet current code regulations.



**INTERIOR DAMAGE AT WILLIAMS RESIDENCE AFTER FIRE LOSS**

**-PHOTO COURTESY OF MICHAEL JASKOLKA**

To date, the GDCG Production Team has completed framing and drywall. The project is scheduled to be completed later this Spring.

### **PROJECT AT A GLANCE**

**Project Manager:** Gary Lee

**Estimator:** Michael Jaskolka

## **GDCG UPGRADES PHONE SYSTEM TO VoIP**

As most of you may have noticed by now, GDCG has upgraded its phone system, and there is a new Voice over Internet Protocol (VoIP) telephone on your desk. While the device may look different from your old office phone, it works very similarly. Here are a couple convenient features about your new office telephone:

- **Voicemail to Email Function**

Now when you receive a voicemail on your office phone, the new system will automatically send you a copy (via .wav file) to your email — so you can listen to your message without dialing into the office system.

- **Call History / Missed Call Feature**

The new devices will display when you've missed a call — even if no voicemail was left. You can review the last 100 transactions by selecting the "History" button on your device.

These are just a couple upgrades that your new telephone features. See External Communications Manager Caroline Morgan if you have any questions about using your new device. Also, be on the look out for more helpful tips in future newsletters.

## **SCHEDULE OF EVENTS**

### **Upcoming CE Courses**

#### **WEDNESDAY, MARCH 29**

**Location:** Greater Dayton Construction Group  
4197 Research Blvd. Dayton, OH 45430

#### **Fraud During A Water Claim #44953**

9:00 a.m. -12:00 p.m. — 3 Hr Class

#### **Effective Claims Management #38899**

12:30 p.m. - 3:30 p.m. — 3 Hr Class

Interested individuals can visit <http://www.billbrey-marketing.com/classes.php> to register. If you have any questions, please feel free to contact Kim Bilbrey at [kim@billbrey-marketing.com](mailto:kim@billbrey-marketing.com) or 937.901.7557.

## **GDCG WELCOMES NEW EMPLOYEE JOHN MANZ**

GDCG is happy to welcome John Manz to the company! John comes to GDCG with over 30 years of industry-related experience. In his free time, John enjoys spending time with his wife and family, hanging out at the beach, riding his dirt bike, and volunteering at a local animal rescue.

Welcome to the GDCG team, John!

## **SPRING FORWARD 2017**



Although the early sunsets might make it hard to believe, Daylight Savings Time is just around the corner. This year's "Spring Forward" will take place on Sunday, March 12th at 2:00 a.m. While setting clocks forward an hour should be the first item on your list, homeowners should also consider the following regularly scheduled maintenance as part of the changing of the seasons:

- Change batteries in smoke detectors and carbon monoxide detectors
- Replace furnace filter
- Check programmable thermostats to make the most efficient use of your HVAC system
- Consider switching the direction of ceiling fans
- Pressurize and inspect hose bibs for proper function and potential damage from frozen pipes
- Check all exterior penetrations and vents (especially the dryer vent) for any critters that may have made a winter home in warm areas
- If you keep a multi-purpose fire extinguisher in your home, make sure it is current on its certification and is in proper working order



### **NEW ADDITION TO THE GDCG FAMILY!**

GDCG team member John Popelar, and wife Theresa, recently welcomed a new addition to their family — Evelyn Jane. She was born on January 25th, 2017 and weighed 5 pounds and 15 ounces.

Congrats to John and Theresa on the newest addition to their family!