

OBERER THOMPSON COMPANY BEGINS CONSTRUCTION OF THE FLATS AT SOUTH PARK



CONCEPTUAL RENDERING OF THE FLATS AT SOUTH PARK

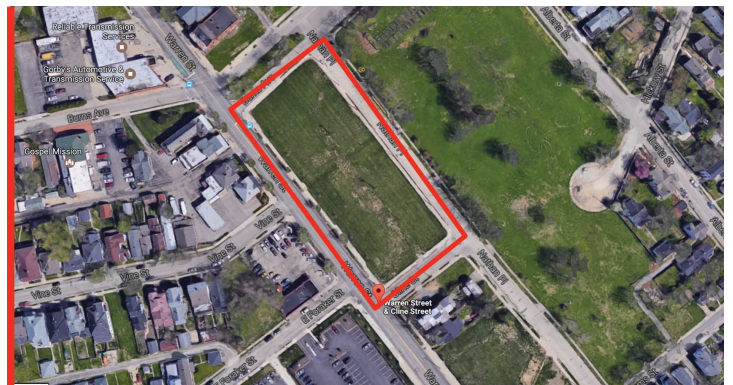
-RENDERING COURTESY OF MODA4 DESIGN

Earlier this month, Oberer Thompson Company began construction efforts at The Flats at South Park, the first of several projects that will enhance and extend the Brown Street corridor. Located along Warren Street at Burns Avenue, the four-story, mixed-use apartment building will include 43 apartments on the upper floors, and +/-10,500 sqft. of commercial space for restaurants and service firms on the ground floor.

The apartments on the upper levels will be a mix of studios, one-bedroom, and two-bedroom units. Apartment amenities will include a fourth floor terrace, “Juliet balconies,” solid-surface countertops, stainless-steel appliances, and washer/dryer hookups.

The project is a result of a Request for Proposals that Genesis — a collaboration of the City of Dayton, Miami Valley Hospital, and University of Dayton — issued in 2012.

To date, footers have been dug and the foundation is being completed. The project is scheduled to be finished late 2017.



AERIAL VIEW OF THE FLATS AT SOUTH PARK BEFORE CONSTRUCTION

-PHOTO COURTESY OF GOOGLE EARTH

PROJECT AT A GLANCE

Project Manager: Chris Godfrey / Bill Hibner

Superintendent: James Skipper

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FRIDEN COURT PROJECT WRAP-UP

Oberer Thompson Company has substantially completed the modernization of five single-family Uniform Federal Accessibility Standards (UFAS) units at Friden Court located in Dayton, Ohio.



EXTERIOR PHOTO OF FRIDEN COURT HOMES
-PHOTO COURTESY OF CAROLINE MORGAN

The interior space of the +/-850 sqft. homes now feature an updated footprint (to accommodate UFAS considerations), new vinyl flooring, cabinetry, solid-surface countertops, ADA high-efficiency appliances, and roll-in showers. Exterior improvements include: new trim, roof, windows, and concrete flatwork.



INTERIOR PHOTO OF FRIDEN COURT HOMES AFTER RENOVATIONS
-PHOTO COURTESY OF CAROLINE MORGAN

This is the most recent project OTC has completed for Greater Dayton Premier Management (GDPM). Over the past decade, OTC has worked with GDPM on 18 job sites, with more than 250 units built / renovated — totaling nearly \$20 million of production.

PROJECT AT A GLANCE

Project Manager: John Popelar
Superintendent: Kristian Adkins

OTC COMPLETES RENOVATIONS AT TROPICAL SMOOTHIE CAFE

Earlier this month, OTC finalized renovations at Tropical Smoothie Cafe (OH-003), located at University Shoppes Plaza in Fairborn, Ohio.



AFTER PHOTO OF TROPICAL SMOOTHIE CAFE
-PHOTO COURTESY OF CAROLINE MORGAN

As part of a corporate reimagining initiative, the +/-1,600 sqft. space received interior upgrades to modernize the restaurant. The existing “island-themed” bamboo and berry-colored walls were removed and replaced by board & batten millwork and PVC beadboard wainscoting.



AFTER PHOTO OF NEW POINT OF SALES AREA
-PHOTO COURTESY OF CAROLINE MORGAN

Additionally, new Centiva vinyl-plank flooring, shiplap walls to accent the new corporate artwork, and a new butcherblock smoothie bar were installed to complete the space. This project is the latest in an on-going relationship with the Tropical Smoothie franchise, having previously completed renovations / tenant improvements at six other locations.

PROJECT AT A GLANCE

Project Coordinator: Brian Douglas
Superintendent: Dan Gillen

HISLOPE RESTORATION COMPLETION

In December of 2016, Greater Dayton Construction Group's Emergency Response Team (ERT) responded to a house fire at the Hislope Residence in Xenia, Ohio.



PHOTO OF HISLOPE BATHROOM AFTER FIRE LOSS
-PHOTO COURTESY OF MICHAEL JASKOLKA

The +/- 2,000 sqft. structure suffered extensive damage after a fire ignited in the bathroom. The restoration scope included new attic insulation, drywall, flooring, and paint throughout the home.



PHOTO OF HISLOPE BATHROOM AFTER RESTORATION EFFORTS
-PHOTO COURTESY OF BRIAN PIERSON

In addition, the existing bathroom required full restoration efforts and now features a new shower, vanity, and fixtures.

PROJECT AT A GLANCE

Estimator: Michael Jaskolka

Superintendent: Brian Pierson

Location: Xenia, Ohio

McINTOSH KITCHEN RENOVATION

Earlier this year, the McIntosh family came to GDB&R with the hopes of renovating — and expanding — the existing kitchen in their beloved Centerville home.



BEFORE PHOTOS OF MCINTOSH FAMILY KITCHEN
-PHOTO COURTESY OF VICTOR ROONEY

GDB&R worked with the McIntosh Family to develop a “Form meets Function” design what would meet the desires on their remodeling wish list. The project scope is scheduled to include the construction of a +/- 200 sqft. addition, as well as a full kitchen renovation.



PROPOSED RENDERING OF MCINTOSH RENOVATION / ADDITION
-RENDERING COURTESY OF MODA4 DESIGN

Improvements in the space will include, an island (for cooking and entertaining), Dura Supreme cabinetry, and granite countertops.

PROJECT AT A GLANCE

Sales Representative: Victor Rooney

Architect: Moda4 Design

Location: Centerville, Ohio

SCHEDULE OF EVENTS

THURSDAY, MAY 4TH

BLUE GOOSE DAYTON POND SOCIAL

Location: The Wandering Griffin Brewery & Pub
3725 Presidential Drive Beavercreek, OH 45324

Time: 5:30 p.m. – 9:00 p.m.

In lieu of paying an admission fee, attendees have the option to donate a new pair of shoes to benefit Shoes 4 Shoeless, a local non-profit organization.

If you have any questions, please feel free to contact Kim Bilbrey at kim@bilbreymarketing.com or 937.901.7557.

THURSDAY, MAY 18TH

UPCOMING CE COURSES

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

Hoarding #42573

9:00 a.m. – 12:00 p.m. — 3 Hr Class

Deodarization of Structure & Contents #25348

12:30 p.m. – 3:30 p.m. — 3 Hr Class

Interested individuals can visit <http://www.bilbrey-marketing.com/classes.php> to register.

If you have any questions, please feel free to contact Kim Bilbrey at kim@bilbreymarketing.com or 937.901.7557.

GDCG HOSTS CE COURSES FOR INDUSTRY PROFESSIONALS

On Wednesday, March 29th, GDCG along with trade partner PuroClean Dayton, hosted two continuing education courses for those working in the insurance industry.



CE COURSE ATTENDEES LISTEN IN ON LECTURE

-PHOTO COURTESY OF KIM BILBREY

The courses were hosted at GDCG's main office and focused on fraud during a water claim and effective claims management.

FIRST FINANCIAL RIBBON CUTTING

On Tuesday, March 14th, First Financial Bank at Cornerstone held a ribbon-cutting ceremony to celebrate the opening of its new branch location in Centerville, Ohio.



RIBBON-CUTTING CEREMONY AT FIRST FINANCIAL BANK

-PHOTO COURTESY OF CAROLINE MORGAN

The new +/-2,800 sqft. space — completed by OTC earlier this year — features a lobby /waiting area, meeting rooms, office spaces, four teller stations, a break room, and a three-lane drive-thru with custom tube design.

USEFUL PHONE SYSTEM TIPS

As we all continue to adjust to the new VoIP phone system — here are some simple directions for listening to your voicemail outside of the GDCG main office:

1. Dial 937-458- 6522 from outside the office
2. Dial *98 when you hear the automated recording
3. Dial your extension number
4. Dial your password

If you have not done so already, make sure to set up a voicemail password that is not the same as your extension. If your password is the same as your extension, your phone will automatically return to default mode and will need to be setup again.

OTC WELCOMES BACK EMPLOYEE STEVE WEISENBARGER

Commercial Estimator / Superintendent

OTC is happy to welcome Steve Weisenbarger back to the company! Steve returns to add over 30 years of industry-related experience to the OTC team.

Steve lives in Bellbrook, and enjoys playing golf and spending time with his wife and two dogs.

Welcome back to the GDCG team, Steve!