

OTC SUBSTANTIALLY COMPLETES PHASE I OF THE FLATS AT SOUTH PARK

Oberer Thompson Company has substantially completed 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 building includes 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 are a mix of studios, one-bedroom, and two-bedroom units.



FRONT ELEVATION OF THE FLATS AT SOUTH PARK
-PHOTO COURTESY OF CAROLINE MORGAN

Apartment features include: Quartz countertops, vinyl plank flooring, stainless-steel appliances, an in-unit washer and dryer, walk-in closets, and “Juliet” balconies.

Phase II of the development is scheduled to include construction of 30 condominium units — located along Warren Street between Cline and Adams Street.

The Flats at South Park are currently leasing with resident move-in scheduled for next month.



INTERIOR LIVING SPACE AT THE FLATS AT SOUTH PARK

-PHOTO COURTESY OF CAROLINE MORGAN



PHOTO OF KITCHEN AREA IN TWO-BEDROOM UNIT

-PHOTO COURTESY OF CAROLINE MORGAN

PROJECT AT A GLANCE

Project Managers: Kevin Hess & Chris Godfrey
Superintendent: James Skipper

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MACALOGIC EXPANDS LOCATION AT THE GREENE

Oberer Thompson Company recently completed an office expansion and renovation at Macalogic — an I.T. consulting firm — located at The Greene Towne Center in Beavercreek, Ohio.

The project's renovation scope included a +/- 4,160 sqft. build-out of additional office spaces, a conference room, and a kitchenette.



PHOTO OF OAK ACCENT WALL WITH HONEYCOMB DETAIL

-PHOTO COURTESY OF GENO TARTELL

Finishes throughout the space include: a glass and fabric modular wall system, two accent oak walls with honeycomb detail, large pendant light fixtures, LVT flooring, and a new glass entrance door.



AFTER PHOTO OF RENOVATED HALLWAY AND CONFERENCE ROOMS AT MACALOGIC

-PHOTO COURTESY OF GENO TARTELL

This is the latest renovation OTC has completed for Olshan Properties — owner of the development — having previously completed numerous projects at The Greene since 2014.

PROJECT AT A GLANCE

Project Manager: Geno Tartell

Superintendent: Kit Kitchell

REGIONAL CotY ANNOUNCEMENT

The National Association of the Remodeling Industry (NARI) recently recognized Greater Dayton Building & Remodeling (again!) with three 2018 Regional Contractor of the Year (CotY) Awards.



DAVIS RESIDENCE KITCHEN (RESIDENTIAL KITCHEN \$100,001-\$150,000)

-PHOTO COURTESY OF CAROLINE MORGAN

Contractors from seven regions around the country vie for CotY Awards on an annual basis — with all regional winners eligible for a national award in their select categories.

GDB&R received regional awards in the Residential Kitchen \$100,001-\$150,000 (Davis Residence), Residential Kitchen \$30,000-\$60,000 (Stitsinger Residence), and Commercial Specialty (Clark County Public Library) categories.



STITSINGER RESIDENCE KITCHEN (RESIDENTIAL KITCHEN \$30,000-\$60,000)

-PHOTO COURTESY OF CAROLINE MORGAN

National winners will be announced at NARI's "Evening of Excellence" on Friday, April 20th in Charlotte, North Carolina.

VIC GREEN REALTY APARTMENT RESTORATION WRAP-UP

In November 2017, GDCG's Insurance Restoration Team began reconstruction efforts on a 12-unit apartment complex in Centerville, Ohio.



**FRONT ELEVATION OF CENTERVILLE APARTMENT
COMPLEX AFTER FIRE LOSS**
-PHOTO COURTESY OF JOSH EVERSOLE

After the initial investigation, GDCG Estimator Josh Eversole, reported that the complex had suffered extensive fire damage to half of its units — with three requiring full reconstruction.



AFTER PHOTO OF RESTORED APARTMENT UNIT
-PHOTO COURTESY OF JOSH EVERSOLE

The repair scope included new framing, drywall, flooring, paint, and mechanical systems.

PROJECT AT A GLANCE

Estimator: Josh Eversole

Superintendents: Shawn Miller & Tony Lee

Property Owner: Vic Green Realty

STRATMOEN RESIDENCE RENOVATION WRAP-UP

In December of 2017, the Stratmoens of Centerville came to Greater Dayton Building & Remodeling with an extensive wish list for a master suite renovation.



BEFORE PHOTO OF STRATMOEN MASTER BATH
-PHOTO COURTESY OF VICTOR ROONEY

To meet the needs (and wants) of the homeowners, GDB&R's Design Team along with Sales Representative Victor Rooney, designed a reconfigured floorplan that converted two existing bedrooms and a bathroom into an enlarged master suite.



AFTER PHOTOS OF STRATMOEN MASTER BATH
-PHOTO COURTESY OF DAVE SISSON

The new master bath now features an accessible shower and bath area, Cambria Quartz countertops, Core-Tec LVT flooring, and Dura Supreme cabinetry.

PROJECT AT A GLANCE

Sales Representative: Victor Rooney

Project Manager: Dave Sisson

SCHEDULE OF EVENTS

Upcoming CE Courses

Tuesday, March 6th

An upcoming insurance industry CE course will be held on Tuesday, March 6th at Greater Dayton Construction Group's 4197 Research Blvd. Beavercreek, Ohio address.

Insuring Value Added Automotive Components #36488

9:00 A.M.-12:00 P.M. --- 3 Hr. Class (Lunch Included)

Auto Glass Safety for Insurers #56552

1:00 P.M.- 4:00 P.M. --- 3 Hr. Class

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

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

1st QUARTER SAFETY MEETINGS WRAP-UP

On Thursday, February 15th and Friday, February 16th, GDC, Ltd. held its first quarter safety meetings for members in the commercial and residential divisions.

During the meetings, discussions focused on silica, toolbox talks, fall protection, inspecting equipment for damage, and warehouse & vehicle safety.

To review safety for 2017, OSHA published a "Top Ten" list of the most cited violations.

Top Ten Most Frequently Cited Standards for Safety Violations

1. Fall Protection
2. Hazard Communication
3. Scaffolding
4. Respiratory Protection
5. Lockout/Tagout
6. Ladders, Construction
7. Powered Industrial Trucks
8. Machinery and Machine Guarding
9. Fall Protection-Training Requirements
10. Electrical – General Requirements

The next quarterly Safety Meetings will be held in the Spring. See GDC, Ltd. Safety Coordinator, Chris Godfrey, for more information.

SPRING FORWARD 2018 — DAYLIGHT SAVINGS TIME

Sunday, March 11th at 2:00 A.M.



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 11th 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 your 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
- Drain your water heater. The water heater needs to be flushed periodically to remove sediment. If sediment builds up, it may reduce the heater's efficiency

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US!

