

OTC BREAKS GROUND ON CARROLL PATRIOT'S FOOTBALL STADIUM



RENDERING OF CARROLL HIGH SCHOOL'S RENOVATED SPORTS COMPLEX

—RENDERING COURTESY OF PROJECT DESIGN TEAM

OTC employees, along with students and faculty of Carroll High School, gathered at the Patriot's stadium for a groundbreaking ceremony on February 12th. The event marked the beginning of construction on a modernized track and field complex located next to the high school.

The project is a part of the *Foundation of the Future* campaign at Carroll High School. The renovated stadium is scheduled to feature a new synthetic running track and synthetic turf football field.

In addition to the track & field / stadium build-out, the project will also feature new grandstands, press box and updated stadium lights. The project is scheduled for completion in the of Fall 2019.

PROJECT AT A GLANCE

Project Manager: Tony Quinter

Superintendent: Mark Boger

Assistant Superintendent: Adam Vance



OTC EMPLOYEES POSE FOR A PHOTO DURING THE GROUNDBREAKING CEREMONY

—PHOTO COURTESY OF CAROLINE MORGAN

GDB&R RECEIVES TWO REGIONAL CoTY AWARDS

The National Association of the Remodeling Industry (NARI) recently recognized Greater Dayton Building & Remodeling with two 2019 Regional Contractor of the Year (CoTY) Awards.

Contractors from seven regions around the country gather for the 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 under \$30,000 (House Residence) and Commercial Interior (Hidalgo Lounge).

National CoTY awards will be announced at NARI's "Evening of Excellence" on Friday, April 12th, in San Diego, California.



AFTER PHOTO OF UNIVERSITY OF DAYTON'S HIDALGO LOUNGE (REGIONAL COMMERCIAL INTERIOR WINNER)

-PHOTO COURTESY OF CAROLINE MORGAN



AFTER PHOTO OF KITCHEN AT HOUSE RESIDENCE (REGIONAL RESIDENTIAL KITCHEN UNDER \$30K WINNER)

-PHOTO COURTESY OF CAROLINE MORGAN

SHANTIE RESIDENCE FIRE RESTORATION

Greater Dayton Construction Group's Emergency Response Team (ERT) responded to a house fire in June 2018 at the Shantie Residence in Springfield, Ohio.

The +/- 1,500 sqft. structure suffered extensive damage after a fire ignited in the kitchen and spread quickly throughout the home. Interior repairs included a complete kitchen and bathroom renovation, new flooring and paint.

PROJECT AT A GLANCE

Project Manager: Sean Tucker
Superintendent: Brock Swartz



AFTER PHOTO OF KITCHEN AT SHANTIE RESIDENCE

-PHOTO COURTESY OF SEAN TUCKER

MURPHY BATHROOM WRAP-UP

Greater Dayton Building & Remodeling recently finished renovation efforts on the Murphy master bathroom in Indian Lake, Ohio.

GDB&R Sales Representative James Kent designed a space that features a large tub, a double-bowl vanity (with quartz top) by Dura Supreme, a tile and glass shower, Moen fixtures, and new lighting.

PROJECT AT A GLANCE

Sales Representative: James Kent

Project Manager: Sean Tucker

Superintendent: Tom Robey

AFTER PHOTO OF RENOVATED MASTER BATHROOM AT MURPHY RESIDENCE

-PHOTO COURTESY OF CAROLINE MORGAN



GDCG COMPLETES BUILD-OUT OF NEW TROPICAL SMOOTHIE CAFÉ

Greater Dayton Construction Group recently completed a tenant improvement project for the latest Tropical Smoothie franchise in Mason, Ohio.

The +/- 1,900 sqft. restaurant features new Centiva vinyl-plank flooring, shiplap walls to accent corporate artwork, and a butcherblock smoothie bar. Additionally, the walls were completed with board & batten millwork and PVC beadboard wainscoting.

This project is GDCG's latest in an ongoing relationship with the Tropical Smoothie franchise, having previously completed renovations/tenant improvements at seven other locations.



AFTER PHOTO OF POINT OF SALES AREA AT TROPICAL SMOOTHIE CAFÉ IN MASON, OHIO

-PHOTO COURTESY OF CAROLINE MORGAN



AFTER PHOTO OF DINING ROOM AT TROPICAL SMOOTHIE CAFÉ IN MASON, OHIO

-PHOTO COURTESY OF CAROLINE MORGAN

PROJECT AT A GLANCE: **Project Manager:** John Popelar **Superintendent:** Tim Denlinger

OTC COMPLETES DAYTON-AREA'S FIRST BIGGBY COFFEE



AFTER PHOTOS OF POINT OF SALES / ORDER PICKUP AREA (TOP) AND RESTAURANT STOREFRONT (BELOW) AT BIGGBY COFFEE IN DAYTON, OHIO // **PHOTOS COURTESY OF CAROLINE MORGAN**

Oberer Thompson Company recently completed the build-out of the Dayton-Area's first Biggby Coffee franchise.

Located in downtown Dayton at the Flats at South Park development on Warren Street**, the new +/- 1,500 sqft. restaurant features: corporate artwork, luxury vinyl flooring, seating for up to 50 patrons, and a drive-thru window.

The coffee shop is scheduled to host a grand-opening ceremony on April 2nd — with doors opening at 6:00 AM.

** OTC completed the construction of the Flats at South Park in March 2017. The development features 43 apartment units, and over 10,000 sqft. of commercial space. To date, Biggby Coffee and Cassano's Pizza have taken occupancy on the first floor.



PROJECT AT A GLANCE:

Project Manager: Chris Godfrey

Superintendent: Ben Patrick

GDB&R COMPLETES BATHROOM RENOVATION AT SPARKS RESIDENCE

Greater Dayton Building & Remodeling recently completed a master bathroom renovation at the Sparks Residence in Washington Township, Ohio.

GDB&R Sales Representative Victor Rooney developed a “form meets function” design that features a walk-in shower, soaking tub, and a large double-bowl vanity.

Upgrades in the new bathroom included: Americana Capital cabinetry, cultured marble countertops, tile flooring, new paint, trim, and lighting.

PROJECT AT A GLANCE

Sales Representative: Victor Rooney

Project Manager: Sean Tucker

Superintendent: Brian Haines



AFTER PHOTO OF SPARKS MASTER BATHROOM RENOVATION

-PHOTO COURTESY OF CAROLINE MORGAN

OTC SUBSTANTIALLY COMPLETES PHASE II AT LEGACY VILLAGE



Oberer Thompson Company has substantially completed Phase II construction efforts at Legacy Village Retirement Community in Xenia, Ohio.

Phase II efforts included the construction of five +/- 1,800 sqft. single-family cottage units. Each home is ADA accessible and features two bedrooms, two bathrooms, and a screened-in porch or sunroom.

This project is the latest in an ongoing relationship with Legacy Village, having previously completed the construction of two cottage units, renovations to the assisted living building, and a new commercial kitchen in 2018.

PROJECT AT A GLANCE

Project Manager: Sean Tucker

Superintendent: Jerry Wurst

Location: Xenia, Ohio



AFTER PHOTOS OF KITCHENS IN COTTAGES AT LEGACY VILLAGE // PHOTOS COURTESY OF CAROLINE MORGAN

SPRING AND SUMMER HOME TIPS

With warm weather conditions approaching, easy home preparations can be made to ensure a safe Spring/Summer season. Keep this information in mind when speaking to insurance agents and adjusters as this information could be beneficial to homeowners.

- **Sump Pump**

An early winter thaw and spring rain showers will put your sump pump to the test. Be sure the sump pump is working and the drain pipe is free and clear of debris. Never plug your sump pump into a GFI protected outlet. An undetected trip can terminate power to the pump.

- **Exterior Inspection**

Inspect the trees in your yard for winter damage. Cracked or hanging branches create a safety hazard to humans, pets, and homes. Snow, ice, and winter winds can damage the shingles on your roof. Do a visual inspection from the ground, then call in a professional roofer for repairs if needed. Check your exterior lighting systems for security and safety purposes. Heavy snow can damage landscape lighting fixtures and wiring.

- **Weather Ready**

Be sure all lawn furniture, trampolines and swing sets are secured. Spring storms can bring high winds causing these items to become airborne. Have a severe weather plan in place and a power outage survival kit ready. Tornadoes often happen at night — a UL approved battery back-up weather radio is always handy when threatening weather develops.

- **Fire Hazards**

Make sure when grilling out to move the grill away from the house before using it. The intense heat can start a fire or distort siding. Store gasoline and flammable liquids in approved containers in a well-ventilated area. Make sure holiday celebrations with fireworks don't create a fire hazard. Never store bagged mulch against the exterior wall of your home or garage. Bagged mulch can spontaneously combust in extreme heat causing a fire.

- **Hose Bibs & Irrigation Systems**

Be certain to look for leaks on the first use of the garden hose or irrigation systems. An exterior frozen water line may be hard to detect until it's too late.

GDCG WELCOMES NEW EMPLOYEES



Amanda Moran

Amanda is from Kettering, Ohio, and returns to GDC, Ltd. with 20+ years of construction industry experience — having previously worked in sales, interior design, and project management. In her free time, Amanda enjoys reading books, taking her family day-hiking, and exploring local museums and breweries.

Welcome back to the GDC, Ltd. Team, Amanda!



Mark Boger

Mark is from Lebanon, Ohio, and comes to GDC, Ltd. with 35+ years of construction industry experience. In his free time, Mark enjoys watching college sports, boating, and spending time with his family.

Welcome to the GDC, Ltd. Team, Mark!

CLUB PILATES (WEST CHESTER) PROJECT WRAP-UP

Oberer Thompson Company recently completed a tenant improvement project for Club Pilates in West Chester, Ohio.

The new +/- 1,400 sqft. pilates facility features vinyl plank flooring, an open ceiling, LED signage, a fitness area with 12 pilate reformers, a personal training room, and a mural on the back wall.

To celebrate the completion of the studio, Club Pilates will be hosting a Soft Opening Weekend from April 4th thru April 6th.

PROJECT AT A GLANCE

Project Manager: Geno Tartell

Superintendent: Dan Gillen



AFTER PHOTOS OF CLUB PILATES IN WEST CHESTER, OHIO // PHOTOS COURTESY OF CAROLINE MORGAN

SCHEDULE OF EVENTS

UPCOMING CE COURSES

WEDNESDAY, MAY 22

Auto Glass Claims for Insurers - #48814

9:00 a.m. - 12:00 p.m. - 3 Hr. Class

Impact of Airbags - Course #42666

12:30 p.m. - 3:30 p.m. — 3 Hr. Class

Location: J.D. Legend's
65 Millard Dr. Franklin, OH 45005

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 NEWSLETTERS ARE NOW PUBLISHED QUARTERLY!

Starting this quarter, Greater Dayton Construction Group newsletters will be published on a quarterly schedule.

Web versions will be available for viewing and download, by visiting: <https://greaterdaytonconstruction.com/company-newsletter/>

For more information on the updated newsletter schedule, or information on how to feature your completed projects in the company newsletter, see External Communications Manager, Caroline Morgan.

GDC, LTD. RECOGNIZED AS NATIONAL GREEN BUILDING STANDARD (NGBS) GREEN “PARTNER OF EXCELLENCE”

Greater Dayton Construction, Ltd. has been named a 2018 “Partner of Excellence” by the National Green Building Standard (NGBS).

Over the last five years, GDC, Ltd. has built 18 NGBS certified homes — the most of any home builder in Ohio — and is currently the only “Partner of Excellence” in Ohio to have recently achieved the “Emerald” certification on a home.



PARTNER OF EXCELLENCE
2018

**Greater Dayton
Construction, Ltd.**

In recognition of your leadership, excellence,
and innovation in promoting third-party certification
to the National Green Building Standard (NGBS).

PHOTO OF 467 KIEFABER ST. (AT THE UNIVERSITY OF DAYTON) — RECIPIENT OF EMERALD LEVEL CERTIFICATION FROM NGBS IN DECEMBER 2018 // PHOTO COURTESY OF CAROLINE MORGAN

GDCG UPDATES EMAIL SERVER TO CLOUD-BASED MICROSOFT 365

GDCG recently migrated from an on-premise Exchange Email Server to a cloud platform called Microsoft 365. To date, the move has greatly increased the efficiency of the IT infrastructure at GDCG — and emails are easier to access than ever!

As a reminder to email users, you can access your GDCG email **AT ANY TIME** by visiting portal.office.com, and logging in using your GDCG email and password.

See External Communications Manager Caroline Morgan if you have any questions about using your new email.

Also, be on the lookout for more helpful Microsoft 365 tips in future newsletters!



1ST QTR. SAFETY MEETING WRAP-UP

On Thursday, February 14th and Friday, February 15th, GDC, Ltd. held its quarterly safety meetings for members in the commercial and residential divisions.

During the meetings, discussions focused on the top ten OSHA Violations, construction and maintenance daily log documentation, and handling OSHA inspections.

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