

Goodwill Easter Seals - Miami Valley Headquarters

Project Narrative

Goodwill Easter Seals Miami Valley's Mission is to empower people with disabilities and other needs to achieve independence and enhance their lives on a daily basis. Their new 3 story headquarters will now allow them to achieve and continue into the future with their Mission, Vision, and Values as their core foundation. As the need to expand the services offered to the growing number of the Miami Valley community members increased, Goodwill Easter Seals began to look at a new facility location to fulfill their needs. They were able to purchase property centrally located downtown along Main Street and close to transportation to be able to accommodate the people in the community. This facility would give GESMV the opportunity to house the current employees from the Kuntz Road location along with creating new jobs and allow for future growth. At this time GESMV provides over 40 programs from this location.

Garber Electric has worked with GESMV since 2011 in their retail locations and also the Kuntz Road location so we was very excited to be awarded this project with Ferguson Construction to construct their start of the art facility.

With the many programs that are offered from the new facility that are centered on people with disabilities the need to meet and exceed the regulations of the Americans with Disabilities Act was a requirement. As you walk through the building you will notice how this was exceeded to allow anyone entering the facility to feel comfortable and give them the ability to move independently throughout the building.

As you travel north on Main Street you will be amazed by the Helix area of the building. This area surrounded by glass on two sides is located on the southwest corner of the building and is a continuous ramp that connects all 3 floors. This serves as a great alternative to a wheel chair bound clients that does not



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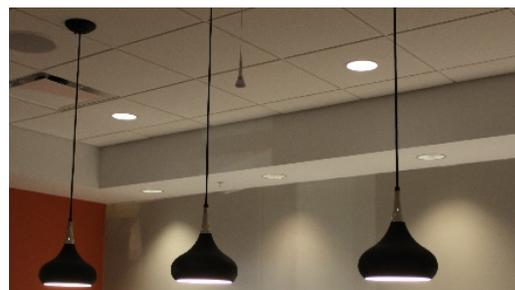
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want to take the elevator to move floor to floor. This also can be used in case of an emergency to evacuate people with disabilities that prevent them from using the stairs. This system is the only one in the State of Ohio. LED lights were installed along the Helix area to illuminate the area. This building qualified as a LEED silver project and Universal Design standards were incorporated throughout the building.



We had the opportunity to install a dimmable type of lighting in the Helix area. We installed low voltage 24 volt ribbon lighting placed under the edge of the banister. This lighting is powered by a 24 volt power pack located in the wall.

Along with the lighting installed in the Helix area we used over 65 types of light fixtures throughout the building. Over half of the light fixtures installed inside and outside of the facility were LED fixtures which will provide energy efficiency and a longer lifespan. Another advantage of using LED light fixtures outside is the visual effect it provides along the building. The exterior lighting was designed by Garber Electric after receiving the rendering from MODA4 Design + Architecture. Another type of light fixture installation was up lights installed in the sidewalk outside of the building. We also installed outside lighting for the flag pole, parking lot, building wall packs, and building accent lighting. The interior lighting was a collection of fluorescent office task lighting, pendant lights for the dining area, led fixtures in the restrooms, can lighting, track lighting, and misc. lighted signage.





Another system we utilized is the Alertus System. This is a mass notification system that allows the capability to program voice instructions and also the use of strobe lights to alert people of the emergency. This is important because people with visual disabilities can hear the instructions and people with hearing disabilities will see the strobes ensuring everyone makes it safely out of the building. This system allows GESMV to notify by groups or the entire building. For example if there is an active shooter in the parking lot, there are designated hot keys on the keyboard that a person can type the emergency and it will notify the group on their PC's, smart phones, TV screens located in the facility, and marquees. This can be personalized and catered to the clients needs. This system is also linked to the NOAA weather service and can alert the facility if impending weather is near.

Along with the Alertus system we installed the fire alarm system with multiple smoke detectors, pull stations, heat detectors, magnetic door holder devices, and strobe notification devices. We also installed a refuge intercome system for the stairwells. This includes a rescue assistance annunciator installed at the reception counter. An Emergency call system was also installed in the parking lot.

With a 3 story building full of offices and classrooms this requires the need for several receptacles and data jacks throughout the building. The challenge was when pulling wires from the panels to power all of these receptacles to ensure they are labeled correctly. In order to accomplish this for ease and accuracy if a problem arose later that a receptacle or jack was not working, it could be located easily in the panel to troubleshoot the problem. The technicians came up with a solution of purchasing plates with a tilted identifier cover so that a label could be placed on this plastic piece so if looking down behind a desk it could easily be read. All receptacles plates and jacks were labeled.

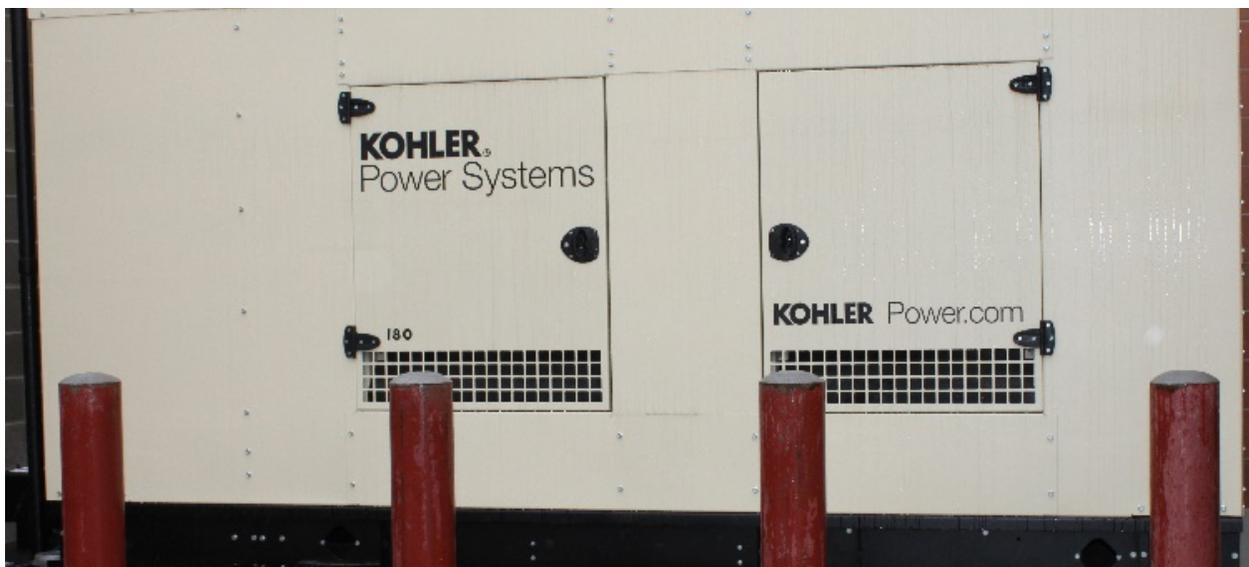




We installed the nLight lighting application control matrix system to control the switching, time clocks, and occupancy sensors in office areas, conference rooms, classrooms, break areas, kitchenettes, corridors, restrooms, storage areas, and exterior lighting. This system increases occupant convenience and customization. This is another way to achieve energy savings.

In order to have all of this safety and technology you have to provide the power to keep it running. We installed a 2,000 amp Square D 480 volt main distribution panel. This system fed panels in electrical rooms on three floors. The main distribution panel was located in an equipment room with several other systems and required planning with other trades to make sure they weren't in each other's way of trying to finish the project. Garber Electric coordinated with Dayton Power & Light to provide uninterrupted power to the new building as the City of Dayton and DP&L reworked North Main Street.

To ensure that if there was a power outage or other interruption in power the building would be protected, we installed an 180KW Kohler diesel generator with two automatic transfer switches. One transfer switch will automatically power the life safety systems and the other transfer switch will automatically power the building power if there is a change in utility power. We also installed a Gentracker system that will alert specified staff of GESMV and Garber Electric if there is a loss of power, when power is restored, problem with the generator, fuel levels, and when the generator performs its exercise.



This was a great project that was led by our sales manager Terry Cool, project managers Ryan Gotthardt and Justin Flory, lead foreman Greg Miller and Bill Bowermaster. With a project this size located on three floors it took a lot of coordination by our lead foreman. They assigned a lead technician per floor so they keep their crews on task to complete the project. Most of the time there was work being completed on all three floors at the same time. With a crew of this size on three floors also came the challenge of keeping track of tools and ladders. Weekly ladder checks became a must to make sure we had all of our ladders and hadn't picked up an extra or lost one. In the construction industry we know that all things are not promised especially when it comes to the weather. For several days it was raining harder inside of the building than it was outside. Then came the hot summer months. We made sure there was water at all times to keep the crew hydrated and safe. With having several lead men on site, this gave us the opportunity to utilize this project to train some of our new technicians that were taking schooling either through MVCTC Apprenticeship program or the ABC training program and some that were new to the trade. With the help of everyone involved we were able to finish the project ahead of the deadline for occupancy and on budget. We are proud to be a part of the project and be represented on the Donor wall located in the lobby.



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