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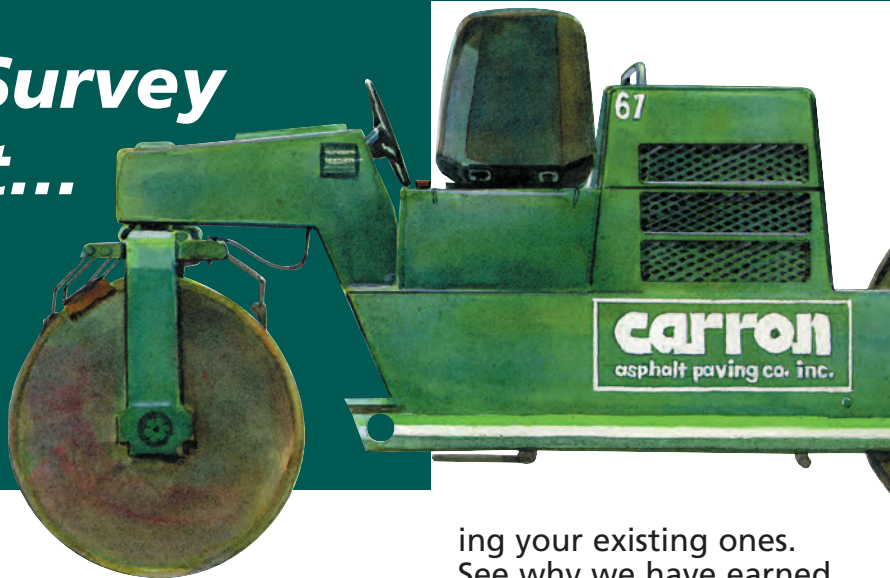
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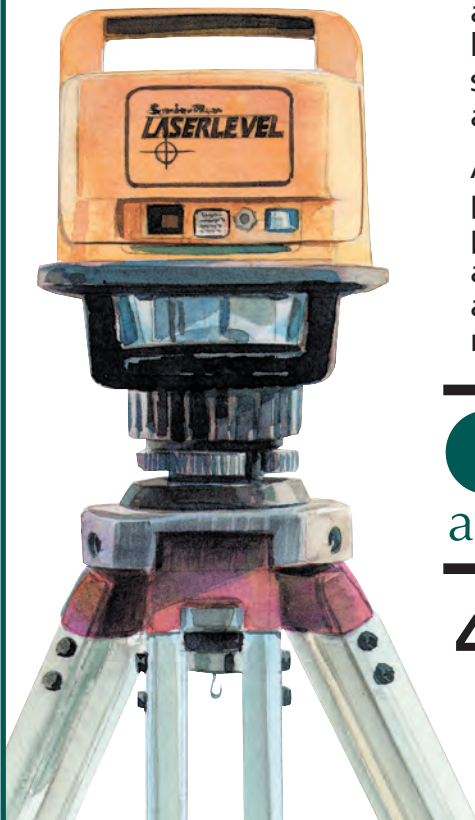
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Highlighting Sustainable Design



KEN KRYCH

Summer is here at last and isn't it great to enjoy the trees and flowers which are abundant this time of year? In our June issue we have endeavored to bring you a wide variety of environmental topics and insights from regional experts. Each year we find that it is becoming more and more important to design and build "green," be it a new structure or a renovation/addition.

Recently, at a meeting at Shaker Lakes Center I heard that 136 million tons of construction debris has to be disposed of each year from building projects and more of it is being recycled.

For our cover story this month we are featuring the E25 Office Building, designed by Herschman Architects in Warrensville Heights.

It sits on a site that used to be comprised of green houses and much thought was given to the design and grounds.

In Little Italy, Random Road Lofts was recently completed and we are glad to have the chance to showcase it in this issue. It is another example of growth and development in this historic part of our town.

Next month will be our comprehensive feature on the Metzenbaum Federal Courthouse renovation of the historic 100 year-old-structure, which was also designed with "green" in mind by Westlake Reed Lekosky Architects.

And, new for next month, we are going to be doing something very special, a supplement in *Properties* on the "Masters of Design Build." Our intention is to focus on only the very



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Sincerely,



Kenneth C. Krych
Owner/Publisher

Letters

Love the new color look of Properties, great job! Nice new pictures too!

Nicole Nashar
Kahn Kleinman, LPA

[Regarding the Lorain County Justice Center article, April 2005,] I think the article and photo layout were great. We received a lot of compliments regarding the project.

Bob Weygandt
Collins Gordon
Bostwick Architects

Thank you so much for the outstanding article you published on our IFMA organization! Keep up the good work with Properties!

Heidi Langer
IFMA

Thank you for the kind coverage on our Cleveland Choice Awards. Hope all is well.

Nate Coffman
Home Builders Association of
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Cabin Fever

Local carpenters restore historic Settlers Landing structure

By Mark Watt

When early settlers were arriving at the mouth of the Cuyahoga two centuries ago, constructing homes was typically a neighborly effort, according to Herman Reuger of the River's Bend Parks Corporation. Sharing resources and individuals' skills, families would join together to build each others' log cabin homes. Rekindling that spirit, area carpenters and suppliers recently donated labor and materials to restore the Lorenzo Carter Log Cabin on the east bank of The Flats at Cleveland's Heritage Park 1.

Created through the efforts of the Cleveland Women's City Club in the country's bicentennial year of 1976, the interpretive replica cabin was built as part of the newly established free public access parks to commemorate and communicate the early history of the city.

Since then, the cabin has welcomed tens of thousands of visitors, Reuger says.

Due to weathering and time though, as well as the corrosive effects of road salt washed onto the



THIS OLD HOUSE Area carpenters and suppliers recently donated labor and materials to restore the Lorenzo Carter Log Cabin on the east bank of The Flats at Cleveland's Heritage Park 1

cabin from the Detroit-Superior Bridge above each winter, a number of the original logs had deteriorated over the years.

Seeking assistance, Reuger contacted the Ohio & Vicinity Regional Council of Carpenters. Obliging the request, roughly a dozen retired and active carpenters volunteered to help and worked for three weeks in

May to restore the structure, with Tom Knapp, of Brunswick, acting as chief carpenter.

"We all made our living in the community so for us it's important to try to give something back to the area we live in," Knapp says.

VanCuren Tree Service, Holden Arboretum and Cleveland Metroparks donated logs for the



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restoration. Additional assistance was supplied by Refuse Systems, Inc., Ampco System Parking, Northern Ohio Lumber, Flat Iron Café and the Gesit Company.

Although the Lorenzo Carter Log Cabin is a replica – Carter and his family are generally considered Cleveland’s first permanent residents and are a focus of the exhibit – its design was based on Carter’s descriptions and primarily built with the tools and materials that would have been used at the time.

“It’s not a fully finished shelter,” Reuger says. “The bark wasn’t pulled on the exterior of the cabin, a decision that was made since the family arrived in the fall and likely would not have had time to worry about such things before winter weather arrived. It would have been hard and fast work to get the shelter up as it was.”



WOOD WORK Power tools were used during the restoration, as were older tools including drawknives to pull bark away from logs.

The cabin was built as a one-room structure with a loft and a large chimney on its northwest end. Although chimneys in that era would have been built solely of logs, the cabin’s chimney was built with brick to meet fire codes and wrapped with logs to communicate an authentic appearance.

The deteriorated logs that needed replaced included all those used to

wrap the fireplace as well as a crossbeam and two columns on the cabin’s porch. Repairs were also made to portions of the cabin’s roof.

Power tools were utilized during the recent restoration, as were older tools including drawknives to pull bark away from logs.

“For a lot of the guys down here, it’s actually the first time they’ve had a chance to work on a log cabin,” Knapp says. “It certainly gives you a little more appreciation of what pioneers had to go through. They had to do this all by hand.”

To minimize the need for further renovations, logs have been sprayed with a preservative.

“It’s been interesting to watch the cabin shape up,” says Frank Keeling, business representative with the Ohio & Vicinity Regional Council of Carpenters. “Our carpenters provided a very fine piece of handiwork.” **P**

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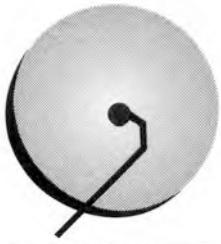
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NO CORNERS CUT The Weizer Building in Cleveland boasts a newly preserved facade.

AIA Cleveland 2005 Historic Preservation Awards

By Ken Krych | Photos courtesy Cleveland AIA

Recently, the Cleveland AIA held its historic recognition awards ceremony. It was a quite elegant function held at Myers University Club, which was attended by more than 100 architects, engineers, general contractors and subcontractors. Six distinct projects received awards for historic preservation.

AIA president Randall Von Ryan, standing beside a large screen that showcased the projects being recognized, welcomed the audience.

Introduction came from chairman Anthony W. Hiti, AIA, followed by a presentation of award certificates by Jean Leathers and Yolita Raushe, associate members.

Topping off the evening was guest speaker Blair Kamin, architecture critic for the Chicago Tribune. Kamin gave an insightful and sometimes humorous account of the historical preservation and progress to many buildings throughout Chicago.

The awards included:

Judson Manor Canopy
1890 East 107th St., Cleveland

Owner: Judson Retirement Community

Originally Constructed: 1923

Original Architects: George B. Post & Sons and W. Sydney Wager Architects

Contractor: VIP Restoration Inc.

The Kausek Building

6202 St. Clair Ave., Cleveland

Owner: McGregor Development, Ltd.

Originally Constructed: 1910

Original Architect: Paul Matzinger

Restoration Architect: R. Scott Neiswander

Restoration Partners: City of Cleveland, Cleveland Storefront Renovation Program and St. Clair Superior Development Corporation



EXQUISITE ENTRY Cleveland's Judson Manor features a recently restored canopy.

Weizer Building

11801 Buckeye Rd., Cleveland
Owner: Buckeye Area Development Corp
Originally Constructed: 1924
Original Architect: Henry Hradilek
Restoration Architect: Richard L. Bowen Associates, Inc.
Preservation Architect: Ted Sande, AIA
Contractor: Tesco Builders Inc.
Restoration Partners: VIP Restoration, Inc, City of Cleveland, and Cleveland Storefront Renovation Program

The Emory M. Hessler House

Owner: Jason Lallo and Michael Brancatelli
Originally Constructed: Circa 1901, Moved Circa 1916
Original Architect: George M. Kauffman

Bedford Post Office

600 Broadway Ave., Bedford
Owner: Doty & Miller Architects
Originally Constructed: 1934
Original Architect: Louis A. Simon
Restoration Architect: Doty & Miller Architects

Duane Building

401-403 Broadway, Lorain
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Originally Constructed: 1906
Restoration Architect: Arkinetics, Inc.
Restoration Partner: City of Lorain **P**

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April Construction Advances Two Percent

The value of new construction starts increased 2% in April to a seasonally adjusted annual rate of \$599.6 billion, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building continued to show improvement after its weak performance at the beginning of 2005, residential building was essentially steady, and public works

construction registered a moderate decline.

For the first four months of 2005, total construction on an unadjusted basis came to \$185.9 billion, a 2% gain relative to last year's January-April period.

The latest month's data lifted the Dodge Index to 181 (1996=100), compared to a revised 177 for March. For 2004 as a whole, the Dodge Index averaged 177.

"So far in 2005 the construction industry has been buoyed by the robust volume of homebuilding, but there's also been concern about the slower pace for nonresidential building after the modest upturn witnessed during 2004," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The March and April gains for nonresidential construction starts suggest that the slowdown at the end of 2004 and early 2005 may turn out to be a short-lived event. The recent 'pause' is likely related to an adjustment period for developers and owners, as they modify plans in response to last year's sharp increase in materials costs."

Nonresidential building

Nonresidential building in April jumped 15% to \$157.7 billion (annual rate). This marked the second straight gain following a very

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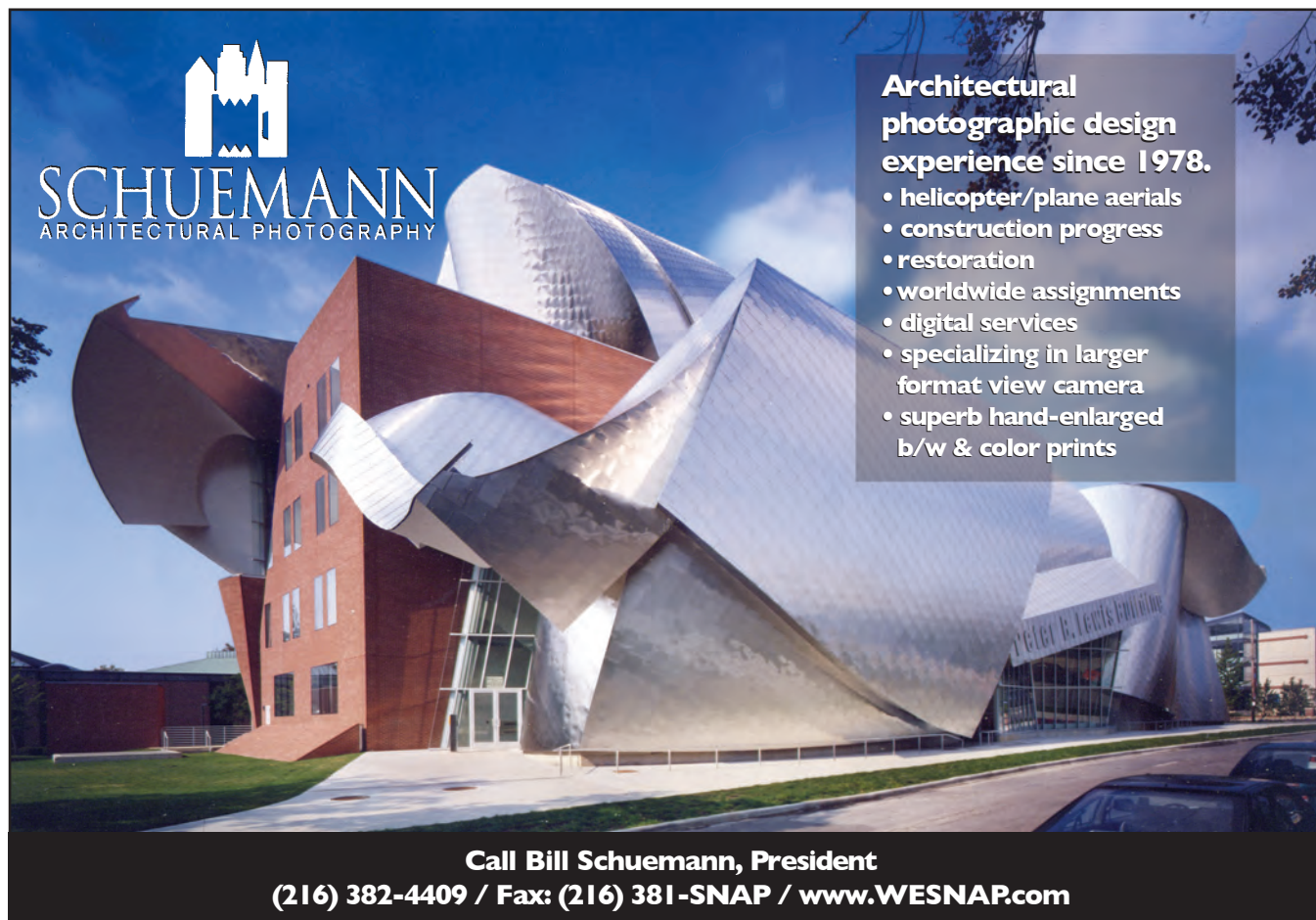
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weak February, although April's level was still 2% below the average pace for nonresidential building during 2004.

The commercial sector in April showed a very healthy performance for store construction, rising 24% with support coming from the continued strength for projects utilizing the upscale "lifestyle center" format.

Office construction grew 16%, helped by groundbreaking for an \$85 million project in northern Virginia and a \$63 million project in New York City.

Losing some momentum in April were warehouses, down 2%; and hotels, down 3%. The modest slip-page for hotels followed a 66% surge in March, and April featured the start of a \$119 million hotel/casino project in Las Vegas.

The manufacturing plant category in April was up a slight 1%, basically staying at a low volume relative to the improved contracting experienced during much of last year.

The institutional structure types showed across-the-board gains in

April Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on April contracts for future construction in the metropolitan statistical area of Cleveland, consisting of Ashtabula, Cuyahoga, Geauga, Lake, Lorain and Medina counties. An authority on the construction market, the firm produces Dodge Reports and Sweets Catalog Files. According to the Dodge Analytics unit of McGraw-Hill Construction, the latest month's construction activity followed this pattern:

	2005	2004	Percent Change
Nonresidential	\$50,886,000	\$103,994,000	-51
Residential	\$150,314,000	\$156,076,000	-4
Total Building	\$201,200,000	\$260,070,000	-23

For the year-to-date on a cumulative basis, the totals are:

	2005	2004	Percent Change
Nonresidential	\$203,907,000	\$939,841,000	-46
Residential	\$448,876,000	\$485,534,000	-8
Total Building	\$652,783,000	\$865,656,000	-25

- Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.
- Residential buildings include one- and two-family houses and apartments.

April. School construction advanced 22%, boosted by the start of large high schools in Massachusetts, Maryland and Texas.

Strong gains were also registered by amusement-related projects, up 34%, public buildings (courthouses and detention facilities), up 28%;

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and churches, up 24%. Transportation terminals increased 8%, and healthcare facilities grew 7%.

Residential building

Residential building, at \$349.4 billion (annual rate), settled back 1% in April. The April volume was still 5% higher than the average pace for 2004, a year in which a new annual record was established. Single family housing in April remained very strong, rising 2% since March.

Multifamily housing slipped back 15%, although the comparison was relative to a March that included \$641 million related to the condominium/apartment portion of the Trump Tower in Chicago.

If this very large project is excluded from the March statistics, then multifamily housing in April would be down only a slight 1%.

By region, residential building in April was the result of this pattern - the West, up 3%; the South Atlantic, up 2%; the South Central and Northeast, each up 1%; and the Midwest, down 14%. **P**



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Hard Hatted Women Unveils New Meeting and Training Facility

Recently, Hard Hatted Women (HHW) officially moved into its newly renovated Meeting and Training Facility, located behind the site of its new office in The Michael Groh Mansion on Superior Avenue. It has taken a quest of a little less than a year and roughly \$100,000 worth of donated goods and services to complete the process. In honor of the accomplishment, HHW celebrated the grand opening of its new building with a recent open house.

Before the renovations the training space was deemed uninhabitable for occupants.

“We initially thought we’d have to paint the walls and that would be it,” says HHW’s Job Developer/Assistant Director Michelle Simko.

Instead, HHW was informed by a building inspector that they would have to make significant renovations in order to be permitted occupancy,



HISTORIC HOMEBASE Hard Hatted Women’s recently renovated Meeting and Training Facility is located behind its new office in the Michael Groh Mansion on Superior Avenue in Cleveland.

let alone operate training program in the space. HHW called upon its partners in the trades to help figure out how an organization with a small operating budget would embark upon what was predicted to be at least a \$75,000 renovation project to bring the building “up to code.”

Without embarking on a capital campaign, HHW was able to obtain \$100,000 worth of building materials and labor, donated to the organization. The Cleveland Foundation and the Robert D. and Kathleen L. Barber Fund also made donations.

Fundamental to the campaign, Marous Brothers Construction, of Willoughby, donated the time and expertise of Project Engineer Kay Neubert who coordinated the entire project. Architect John Williams of Process Creative Studios was responsible for design. Virtually every

union in the area donated materials, labor, expertise and/or drawings to accomplish this daunting project. This allowed HHW training graduates to either participate in or watch and learn the trades at work.

After securing a building permit from the city of Cleveland, Neubert began the process by calling various trades organizations and suppliers to volunteer or donate their goods and services. Nearly everyone willingly agreed to the request.

Along with Neubert’s services, Marous Brothers

Construction, also donated the labor of its self-performing divisions; the concrete (donated by Collinwood Shale & Brick) was poured and leveled by its concrete division, the carpentry division installed all wood blocking, cabinetry, doors, frames and hardware (materials donated by Functional Building Supply, Cleveland Vicon and Reserve Millwork). The interior finishes division installed wall framing and finished drywall (drywall donated by Best Supply, fasteners donated by Triangle Fastener Corp. and insulation by Heartland Insulation).

Now with the new offices and Community Meeting and Training Facility, HHW can get back to the work of empowering women to achieve economic independence through employment in high-wage, blue-collar careers. **P**

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In the spirit of Earth Day on April 22, the Building Owners and Managers Association (BOMA) International teamed up with the U.S. Environmental Protection Agency (EPA) and other organizations to challenge building owners to improve energy efficiency by more than 10% through the EPA's Energy Star assessment and rating system.

Improving energy efficiency is an excellent way to reduce pollution, conserve resources and lower a facility's operating expenses. BOMA International encourages building owners and managers to accept the Energy Star Challenge, as over 20,000 buildings already have, and explore how they can make their buildings more energy efficient.

To participate: First, determine how much energy buildings are using through the EPA's national energy performance rating system; next, establish efficiency improvement goals with a target of 10% or higher; and finally, make improvements to boost energy efficiency.

According to the EPA, commercial and institutional buildings use about \$80 billion worth of energy each year and contribute about 20% of U.S. greenhouse gas emissions. The agency estimates that if each building owner met the challenge to cut energy use by 10%, in ten years they would reduce

greenhouse gas emissions equivalent to the emissions from 15 million cars while saving about \$10 billion each year collectively.

On Capitol Hill, BOMA International has been actively engaged in a dialogue with Congress, urging each enactment of a national energy strategy to ensure consumers have access to adequate supplies of reasonably priced energy. BOMA International has also asked Congress to include in the energy package tax incentives for achieving a high level of energy efficiency. This would provide a one-time benefit of up to \$2.25 per

square foot for energy efficiency upgrades, resulting in performance that exceeds the ASHRAE 90.1 Standard by 50%.

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"Commercial and institutional buildings contribute about 20% of U.S. greenhouse gas emissions."

Fred Capretta, RPA
President, BOMA G.C.
Senior VP, Weston Inc.

For more info on this article or BOMA Greater Cleveland, contact Janice Parham at 216.575.0305 or jparham@bomacleveland.org



Courtesy Teresi Brothers, Inc.

BUILDING ON THE PAST Little Italy's new Random Road Lofts are dedicated to the memory of Stephan J. Teresi (right) who built hundreds of houses around Cleveland with his brother and partner Sam (left).

At the main entry to Random Road Lofts, Little Italy's newest multi-housing development, a plaque has been placed on an exterior wall signifying its dedication to the memory of the late Stephen J. Teresi. A bricklayer like his father before him, Steve served as a partner in the Teresi family business

with his brother Sam and throughout the 1900s the two built hundreds of houses around Cleveland. For Steve's own boys James S. and Anthony G. Teresi, who continue the 105-year-old family business to this day with limited partner Steve Strishna, dedicating the building was a meaningful and fitting way to honor the man who provided for them and taught them the trade.

A sense of appreciation for history – their family's own and, more broadly, that of the whole Little Italy neighborhood – is evident as the Teresi brothers stand outside Random Road Lofts discussing their latest project in the area; the brothers' work in the neighborhood additionally includes acting in a supervisory/liason position on behalf of the Alta House on the development of Villa Carabelli

Tied to Tradition

Respecting history at Random Road Lofts

By Mark Watt | Photos by Scott Pease Photography



CUSTOMIZED COMFORTS Although each unit is unique, each features a 23- by 9-foot balcony, 23 feet of floor-to-ceiling glass sliding doors and 10-foot ceilings, as well as ample soundproofing due to layers of one-and-a-quarter inch thick Gypcrete on the second and third floors.

Townhomes, completed in the last two years.

“It was important to us that Random Road Lofts, like Villa Carabelli, would blend into the neighborhood,” Anthony Teresi says. “This is the only ethnic community that has survived and continues to thrive in Cleveland. Because of that, the people of this area are stringent on what they want and do not want in the neighborhood. That has always been a challenge in developing here, but we understand their concerns. Our roots are in the city too. And they love the results.”

“Hitting the market right”

Located just a few blocks off of Murray Hill Boulevard, the newly completed Random Road Lofts is a single, wood-frame building featuring 13 flats-style units across three floors; the original design was

intended for 15 separate residences but was adjusted when two of the buyers requested double-sized units.

Designed by City Architecture under the direction of Principal Paul

“It was important to us that Random Road Lofts, like Villa Carabelli, would blend into the [Little Italy] neighborhood”

Anthony Teresi
Teresi Brothers, Inc.

Volpe, the development offers convenient and elegant living for a mix of owners, from younger medical students attending nearby Case Western Reserve University to local business owners and retirees.

“It’s a mixed income building,” Volpe says. “There are younger single people, married couples and older people as well. The diversity is fabulous. That’s what urban living is all about.”

Units range from 1,200 square feet to 3,200 square feet and range in price from \$290,000 to \$690,000; with financing through National City Bank and First Merit, buyers were provided with 100% tax abatement and special financing that allowed them to lock in at 1.5% lower than the going rate at the time of closing.

“In watching Villa Carabelli go up, we thought there was a desire and opportunity for a development that would not be quite as high priced,” James Teresi says.

Although all units feature 23- by 9-foot balconies, 23 feet of floor-to-ceiling glass sliding doors, 10-foot ceilings and ample soundproofing due to layers of one-and-a-quarter

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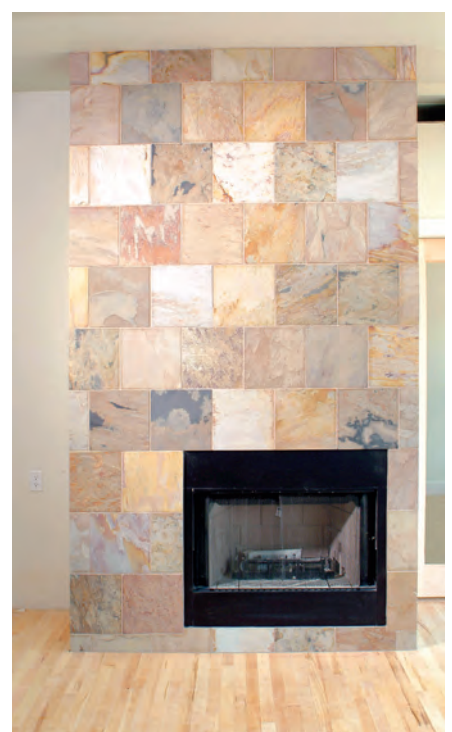
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SET IN STONE? Units feature custom cabinets, granite countertops and hardwood floors. Fireplaces are unique to each unit as well.



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inch thick Gypcrete on the second and third floors, the interior spaces vary widely.

“They were pretty much as custom as you can get,” James Teresi says.

All units feature custom cabinets, granite countertops and hardwood floors. Owners were provided with allowances for interior features, including appliances, light fixtures, cabinetry, countertops and carpeting.

Units are accessed from inside via shared hallways, two flights of stairs and a single elevator. Double-unit parking garages for residents are located at the rear of the property.

The exterior of Random Road Lofts includes a flat, built-up rubberized roof, which pitches to the back of the building, and a façade comprised of brick as well as HardiPlank, wood and glass with wooden terraces on top-floor decks and colored glass awnings. The colors of the exterior are muted and earthy tones of taupe, grey, brick and ivory, blending with houses and other buildings along Random Road.

“All of the multi-family residences I’ve designed in Little Italy are very

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MIXED MATERIAL The façade is comprised of brick, HardiPlank, wood and glass with wooden terraces on top-floor decks and colored glass awnings.

modern buildings,” Volpe says. “They don’t try to be Victorian copies or some sort of replica of buildings from the past, but the colors, the composition of windows on the façade and other details are intended to make you feel comfortable. This [development] is not trying to stand out and say, ‘I’m here, I’m new and I’m more important than what’s around me.’ The goal is to have the people moving in say, ‘I like how this feels.’”

For Volpe, another important aspect of the design is that the development “dramatically opens to the street” with its ample use of glass and placement of balconies at the front of the building and close to the road.

“These days, we tend to build defensible places where people go home and close themselves off from their surroundings, but it seems that in some cases a better way is to be



offensive and bring people into the street,” he says. “In this case, the design really allows for a neighborhood feel where the people are the focus and not the building itself. Much like you would find in Italy,

this is a pedestrian building and that, in essence, is what neighborhoods are all about.”

Back into the city

The Random Road Lofts project is two years in the making. For the Teresi’s, work began with the acquisition of the property which was formerly comprised of two deteriorated houses and two vacant lots next door. After a positive experience working with City Architecture on the Villa Carabelli project just a few blocks away, the Teresi’s again enlisted Architect Paul Volpe to provide the building’s design. Although early ideas centered on vertical townhomes, the team settled on the lofts-style layout.

Seeking to have the structure unpretentiously blend into the neighborhood, Volpe’s design worked off its surroundings.

“It’s a quirky street,” Volpe says. “Across the street is the giant, vacant Singer Steel building and just down the street is the Murray Hill



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School, which has been converted to apartments and offices. Then there's an assortment of buildings that have been turned into apartments and single-family houses.

"It's an unusual mix, so we wanted a building that was transitional, was of the appropriate scale and that comfortably filled this hole on the street."

In his design, Volpe worked to animate the façade by utilizing brick on the exterior of the first two floors and earth-toned siding on the top level.

"The building would be layered with a lot of ins and outs, which is important because we wanted it to be layered not just horizontally but vertically as well. These approaches mean that even though it was to be a larger building, it wouldn't be too imposing because there are these smaller components.

"The goal was to make it feel like a villa and full of life."

After approvals were gained from Little Italy Redevelopment and the Cleveland Landmarks Commission, physical work began in January 2004 with demolition and site clearing.

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With Fortney & Weygandt, Inc. serving as general contractor, construction began on April 25 – “which is a significant date for us as it is our father’s birthday,” Anthony Teresi says. Building and furnishing was completed in late May this year and, with all units now sold, move-ins began in early June.

“The biggest challenge in any urban building design is hitting the market right,” Volpe says. “Designing is what we do, but part of this is sitting with [James] Teresi and asking, ‘who are we building this for?’ It’s not like building a hospital or an office where it’s designed for a definitive program. You’re trying to instead build an environment for people whom you don’t know.

“What was really wonderful and challenging about this was trying to anticipate what the potential buyers would want. We were striving for a sense of elegance, but we wanted something very livable. So even in the smaller units, the rooms feel big and in all units there are rooms spilling out onto terraces. You have to believe that people will buy into this, that people want this kind of lifestyle. When you find they do, you really begin to gain momentum.”

Minor challenges

As the property is just 170 feet wide by 170 feet deep, the workspace was tight. That was the biggest challenge for the construction crew, says

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OLD VERSUS NEW A bedroom in one of the 13 loft residences overlooks the old Singer Steel building, which is situated across the street.

Al Anderson, president of Anderson Industrial Construction Co., which provided masonry.

“There was very little real estate available for staging, scaffolding, a mixing station, etc.,” Anderson says. “It took a great deal of coordinating and communicating with all involved, but I think everything turned out great and we were happy to be part of it.”

Project Manager Mike Johnson, with Fortney & Weygandt, Inc., says the construction was a relatively regular process due in part to a good working relationship with Teresi Brothers, Inc. and City Architecture.

“There are always challenges but this was a pretty smooth project in general,” Johnson says. “We’re pleased to be associated with this project. It’s certainly a sharp-looking facility that I think upgrades the neighborhood.”

Wrapping up, letting go

With Random Road Lofts, Volpe and the Teresi’s feel they have achieved their goal to convey a sense of respect for the history of the Little Italy neighborhood.

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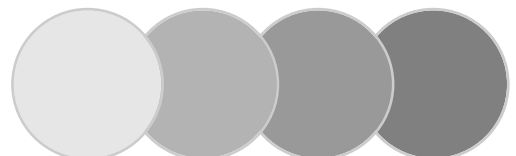
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BUILT TO BLEND IN The colors of the exterior are muted and earthy tones of taupe-grey, brick and ivory, blending with houses and other buildings along Random Road.

“I was talking with someone near the site the other day and she asked if [Random Road Lofts] is a renovation or something new,” Volpe says. “She said it feels like it has always been here. The fact that she had to ask is complement enough for us.”

“It makes you feel really good when you’re contributing to rebuilding the city with a project like this,” Volpe adds. “Although it’s not always viewed as such, residential building is part of the infrastructure. At some point, it needs to be replaced. You can keep sprawling out

into the suburbs and keep building further out or you can look back into the city where there are some opportunities for something different, something that will attract people back into town. The idea is to rebuild again and again until you can’t anymore.”

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 Double-unit parking garages for residents are located at the rear of the property, hidden from view from the street at the front of the building.

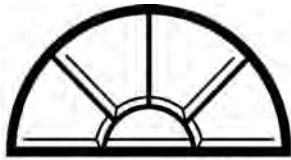
On a mid-May afternoon with the project's completion a week or two away, the Teresi brothers say that finishing their work on the site is bittersweet. "We love working in Cleveland and we'd love to come

back downtown and do more work," Anthony Teresi says.

"We just wish we had more land in this neighborhood to work with right now," he adds.

James Teresi agrees.

"I'm thrilled that the units are all sold but unhappy that we won't still be here," he says. "It's like a baby. You nurture it and take it through the first few steps and then you have to let go." **P**



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Designed from inside

Herschman Architects composes showcase office building, new homebase

By John Elliott | Photos by Scott Pease



INSIDE OUT Herschman Architects, one of 25E's tenants, became a partial owner in the building and assumed responsibility for its design.

It's easy to miss 25E, a new office building at 25001 Emery Road, as you're cruising along the open fielded area near I-271 and I-480. The 80,000-square-foot building that is home to Herschman Architects and other tenants is set back several hundred feet from the road. And on a summer day, the green-tinted glass structure blends in with the verdant environment, reminiscent of the Ellacott Greenhouse it replaced.

But if you pay attention as you drive by, you won't miss the three five-foot-tall, orange neon address characters - "25E" - on top of the four-story building. Even at night, the characters are lit up.

This stretch on Emery Road that formerly housed several greenhouses was just the sort of location

Herschman Architects and several other tenants were looking for; convenient yet comfortable. It's a far cry from Herschman Architects' former

"Modern, minimal and timeless," is how Architect Jerry Herschman describes the building's design.

home - the busy Beachwood Commerce Park in Beachwood.

The 52-member firm was growing and needed more space, but it was more than additional space that the veteran architecture firm was looking for.

"Our vendors worked with us because many of the products we

used in this building we use regularly in our retail projects," says Fred Margulies, a Herschman associate, pointing to some of the multi-textured walls, one with a fabric covering that allows pins to be removed without leaving any visible holes and a pumice and beige pattern on one of the floors.

A special design opportunity

The opportunity to design a new building for itself could not have come at a better time for Herschman Architects, which celebrated its 30th anniversary this year and was seeking a larger facility after 16 years in its former digs.

"We grew out of our space in a big way," Margulies says. "It was shooting ourselves in the foot to take away

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CLEAR CHOICES Framed glass walls can be found throughout, beginning with one separating the reception area from the elevator lobby. This glass structure demonstrates versatility with sections of varying clarity; some textures are clear while others are blurry.

a conference room and add three more workstations. We were all on top of each other.”

Jerry Herschman, chairman and founder of the firm, admits he didn’t have any specific design ideas except to create a comfortable environment. Because the company has specialized in retail development for customers all over the country, the new building reflects some modern retail design ideas, such as the orange neon numbers that strongly suggest (but don’t specifically identify) the address on the top of the building. The neon characters are Italian imports.

“We learn by what we do every day,” Herschman says. “It reflects that (retail theme). Although it’s not a retail space, it has elements.”

The lobby/reception area in the top floor suite, Herschman’s own space, is a wide-open area. Walls of varying height designate administra-

tive offices that are surrounded by open work areas.

“Modern, minimal and timeless,” is how Herschman describes the building’s design.

“The comfort level was just inherent to it,” he says. “The architectural end of it just evolved.”

The building’s principal owner, Beachwood-based developer Opportunity Real Group, Ltd. (ORG), was fortunate to find a prospective tenant such as Herschman Architects that was involved in property development. Herschman became a partial owner in the building and assumed responsibility for its design.

This partnership/tenant arrangement also includes another former Beachwood Commerce Park tenant, McHenry & Associates Inc., which provided the mechanical, electrical and plumbing engineering. As part

owner and tenant of the second floor, McHenry & Associates took charge of its specialties for 25E.

A showcase commercial building

The result has been a showcase building for commercial real estate development, according to Jonathan Berns, a principal in ORG, who claims it is one of the best structured buildings in Northeast Ohio. He cherishes not only Herschman’s creative design, but also the composite steel and concrete flooring system that minimizes bounce in the floor and state-of-the-art temperature control available in most rooms.

“We appreciate the quality,” Berns says. “People want to be in a building that they know works. If you build something of really high quality, discerning customers will feel it and get it.”



TOP TO BOTTOM “We like to lay out patterns in a unique way,” says Fred Margulies, of Herschman Architects. “Floors and ceilings very often are afterthoughts, but they are very much part of the canvas here.”

A third tenant and partial owner, AdvoCare Inc., is a national group health and workers compensation managed care organization.

The city of Warrensville Heights, which has been quietly transforming the area to include more office buildings, is also appreciative.

“It’s outstanding,” says Brad Sellers, the city’s community liaison director. “It makes a great statement about what can happen when everybody puts heads and minds to the same goal.”

Herschman Architects had designed some other buildings in Warrensville Heights and became aware of the space when the city learned that the Ellacott Greenhouse was planning to close after more than 50 years.

Bill Porter, project manager for Snavelly Building Co., the building’s general contractor, credited the close

interaction between his crew and the architect team for getting the job done in 10 months. The architect representatives met with the contractors weekly to make sure there

“Colors come and go. We tried to find colors that were as timeless as possible.”

Michael Fant
Herschman Architects

were no issues that needed to be addressed. This was important, Porter says, given the amount of detail involved in the interior design.

There are aluminum frame glass walls throughout the building and floating ceilings made of acoustic tile. The aluminum curtain wall was designed, tested and fabricated by

Vistawall System, of Dallas, Texas, working with local Royalton Architectural Fabricators. The installation was completed by Architectural Product Sales Co. (APSCO) of Brooklyn Heights, who worked closely with the architect to make it work.

“I think it adds glamour to the building and the color choices are outstanding,” says Gregory Shelton of APSCO. “They will remain modern forever.”

Some of the open ceilings resemble exposed ductwork, similar to a warehouse.

“Every inch of that place is well thought out and has a purpose,” Porter says. “There are interesting details everywhere.”

There is no basement, but the ground floor extended nearly half way underground, due to the terrain’s slope. Porter says there was a

TECHNOLOGICAL TOUCHES In one conference room, an audiovisual screen can be rolled down from the ceiling when needed.

lot of debris in the soil, causing the need to install caisson and grade beams.

“There was a tremendous amount of site work in making this building a reality,” added Margulies.

A state-of-the-art building

The building has a steel and concrete composite floor system that reduces bounce. Terry Francis, an engineer for Willoughby-based Leinweber Engineering, Ltd., which provided structural engineering for the project, says a steel and concrete composite system allows the building to take advantage of the properties of both steel and concrete. He says this system allows for lighter steel shapes and is more economical than the old bar joist and form deck systems.

McHenry & Associates designed a hot water fin tube radiator to go around the building’s perimeter that blankets the exterior glass with warm air in the wintertime, notes Ed McHenry, president.

A gas-fired boiler located in a room at the roof level allows year-round temperature control. This state-of-the-art system allows each tenant to have individual thermostat control in as many rooms as they wish.

“It’s a very flexible system,” McHenry says. “You can easily modify it as tenants change. It provides a lot of flexibility in the operation of the building.”

Many office buildings use electrical heating, which is more expensive, he says.

The building manager can monitor all HVAC activity in the building at any time via a digital screen.

“It’s a class A office building,” McHenry says.

Each floor has its own closet housing the electricity meters and telephone service connections. There also T1 lines and DSL lines in the building, allowing for state-of-the-art telecommunications. Building security is also state-of-the-



art, thanks to the radio frequency “fobs” that tenants simply wave across a small device on each door. A surveillance camera monitors the lobby. The second floor, which houses McHenry & Associates, has a landing overlooking the main entrance.

The building entrances feature two-tone yellow walls with slanted reveals and accent bands, burgundy wood-grained wall covering, brushed metal trim and the cream and pumice banded porcelain tile floor.

The most completed suite of all is Herschman’s, on the fourth floor.

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The suite displays a variety of design concepts and resembles an artist's studio as much as an architect's.

Framed glass walls can be found throughout the floor, beginning with one separating the reception area from the elevator lobby. This aluminum-framed, glass structure demonstrates versatility with sections of varying clarity; some textures are clear while others are blurry. This not only creates interest; it showcases product.

"Manufacturers are doing phenomenal things with glass these days," Margulies says.

Michael Fant, the Herschman associate who oversaw the interior design, says the glass walls allow for more light throughout the space.

"It creates a contemporary yet functional environment," he says.

The floor in the elevator lobby will also catch a visitor's eye; made of porcelain ceramic, it's easy to mistake for stone. It's not composed of typical 12-square-inch sections found in most ceramic floors. Instead, these atypical size squares are European imports.



VARIED VIEWS Glass walls of varying clarity allow for more light throughout the space, while retaining privacy.

"We like to lay out patterns in a unique way," Margulies says. "The striping is very unique. Floors and ceilings very often are afterthoughts, but they are very much part of the canvas here."

There are silver colored chairs in the main lobby that are as decorative as they are functional.

The receptionist's desk is large and silver, which highlights a large, red rectangular drywall backdrop behind

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the receptionist's chair. Just to be sure the visitor doesn't get bored, there are three square shaped holes in the backdrop that allow a glimpse into the adjacent office.

The windows on all sides of the building reveal attractive semi-rural scenery. There are roll-down shades built in to darken the offices and conference rooms.

Individually designed

No two rooms inside of Herschman Architects' floor have the same design. A lot of attention was given to color selection, as each room has its own scheme, such as grey, black and white.

“We hit different areas of color,” Margulies says. “It allows us to tweak over time as certain colors become passé.”

“Colors come and go,” Fant says. “We tried to find colors that were as timeless as possible.”

These include neutral tones, a mix of cool grays, silver, and warm maples. Even the wood in the conference rooms – in the cabinets, doors and some walls – have different textures. Every room has a different colored carpet. The restroom wall has a decorative pattern incorporating pumice and beige.

One can't help but notice that many of the walls throughout the floor are non-linear; there are slanted shaped areas in walls, suggesting alcoves. Not to be outdone, many of the ceilings are staggered.

“We didn't want to line up everything in the space,” Fant explains.

The intent is to prevent the eye from trying to “connect the dots.”

“It's important that we have a space that feels like it is architecture,” Fant says. “The space needs to feel different from an ordinary office space. We want people to feel they are in an architect's office. The people that work here are architects.”

The main conference room has a large audiovisual screen built into the ceiling that covers one of the windows when rolled down.

Open work areas

Unlike a typical corporate office layout, the principals' offices are in

the internal core with glass that looks out towards cubicles. The cubicles surround window walls, providing vast amounts of natural light to the work areas. It is conducive to maintaining the Herschman philosophy of openness and accessibility with the firm's leaders.

Open cubicles cover much of the space between the offices that outline the rectangular floor plan. There are also areas with large shelves and tables that house books and building material samples, along with laser printers. There is a meal room area, complete with tables, cabinets and kitchen appliances.

"We never had time to do an overall design for our former space as it continued to grow in all directions," Fant says. The previous headquarters was characterized by ad hoc rooms of



INDUSTRIAL ELEMENTS Some open ceilings resemble exposed ductwork, similar to a warehouse.

white walls, white acoustic ceilings and bland wood furniture, he notes. "There was no real spirit of space. When we moved here we were able to look at an overall theme. This was the major accomplishment."

take ownership.

Particularly when some of those tenants are seasoned architects and engineers. **P**

"There's just much more of an airy feeling to the office space," Fant continues. "When we moved in here we were able to make a cohesive whole. The overall openness is obviously a big change."

"It's almost like a selling tool," Fant says. "We're trying to grow into the corporate office market. It's a really good tool for us. Whether you appreciate the design or not, you always want a reaction."

The new building demonstrates what can happen when tenants are allowed to

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Understanding House Bill 175



DAVID W. WOODBURN

On May 24, 2005, House Bill 175 went into effect. The bill significantly impacts regulations and procedures surrounding residential buildings. Among the key provisions, H.B. 175 requires the creation of a statewide residential building code, which will be separate from the existing non-residential building code. The bill also establishes a framework for state and local regulation of one-, two- and three-family dwelling houses. Included within this framework are three types of regulations for residential buildings, namely: (1) a state residential building code to be enforced by municipal, county and township building departments; (2) local residential building regulations, which counties, townships and municipal corporations may adopt and enforce; and (3) an existing structures code, which counties and townships may adopt and enforce. (The analysis of H.B. 175 is available at <http://lsc.state.oh.us/analyses>). These new guidelines will hopefully lead to more uniform construction of residential buildings throughout the state.

Aside from these changes, H.B. 175 will have its greatest impact on contractors because it establishes a unified procedure for residential homeowners to follow before commencing arbitration proceedings or filing a civil action against a residential contractor to recover damages for construction defects. The new procedure applies only to a homeowner or prospective owner of a residential building or dwelling unit in a residential building who enters into a contract with a residential contractor for the construction or a "substantial rehabilitation" of a building or unit. For purposes of the act, a building includes a one-, two- or three-family house or dwelling unit within that house, any accessory structures incidental to the dwelling house, and a unit in a condominium development.

The act requires a residential contractor to provide the owner of a residence with notice of the contractor's right to offer to resolve any alleged construction defect before the owner may commence a civil action or arbitration proceeding against that contractor.

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The contractor's notice must be given upon entering into the contract for construction or substantial rehabilitation of the residential building. This notice may be included in a construction contract or may be provided separately by a document delivered at the time the owner signs the contract. In either case, the act now gives a contractor the right to try and resolve a problem before a lawsuit is filed.

Under the new law, an owner who has received the contractor's notice is required to provide the contractor with written notice of a construction defect at least 60 days before commencing arbitration proceedings or filing a civil action. Within 21 days after receiving the owner's notice, the contractor must provide a written response to the owner which takes one of three actions, namely: (1) inspect the residence, (2) offer to compromise and settle the claim without an inspection or (3) dispute the claim. If the contractor fails to respond or disputes the claim, the owner is deemed to have complied with the act and may commence arbitration proceedings or file a civil action without further notice.

If the homebuilder or remodeler proposes to inspect the home or offers a compromise or settlement, the owner must reject or accept the offer within 14 days. If an inspection is permitted, the owner must afford the contractor reasonable access to the premises during normal working hours. In turn, the contractor is required to inspect the building within 14 days after the owner's acceptance of the offer to inspect. If, however, the owner rejects the contractor's offer to inspect or to compromise and settle, the owner must notify the contractor within 14 days after receiving the offer. The rejection must be in writing and include a basis for the rejection. After providing the rejection notice, the owner may proceed with arbitration proceedings or the filing of a civil action without further notice.

If the owner permits the inspection, within 10 days after such

inspection, the contractor must provide the owner with one of the following: (1) a written offer to remedy any defects at no cost to the owner, (2) a written offer to settle the claim or (3) a written statement asserting that the contractor does

not intend to remedy the defects. If a residential contractor makes or provides for repairs or replacements to remedy the defects, the contractor may take reasonable steps to document the repairs and to inspect them or have them inspected.

The practical effect of the new law is to force an owner and contractor to try and address their disputes short of litigation.

not intend to remedy the defects. If a residential contractor makes or provides for repairs or replacements to remedy the defects, the contractor may take reasonable steps to document the repairs and to inspect them or have them inspected.

The practical effect of the new law is to force an owner and contractor to try and address their disputes short of litigation. If an owner files a civil action or commences arbitration proceedings without having com-

plied with the act's provisions, the act requires the court or arbitrator (as the case may be) to dismiss the action without prejudice. Likewise, where an owner accepts an offer that a contractor makes to compromise and settle a claim, to remedy the defects or settle the claim and the contractor fulfills that offer in compliance with the act's provision, the owner is barred from bringing a civil action or commencing arbitration proceedings for the claim.

Thus, there is a significant benefit for the contractors who provide the requisite notice prior to commencing construction or significant rehabilitation of a residential building. Residential contractors should be certain to include appropriate language within their documents to take advantage of this new law. **P**

David Woodburn would like to thank John Slagter, Esq. and Nicholas T. George, Esq. of Buckingham, Doolittle & Burroughs, LLP for their contributions to this article. The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact Woodburn at dwoodburn@bdblaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2005.

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Anatomy of a Cap Rate, Part II



ALEC J. PACELLA

Last month, we looked at the textbook definition of a cap rate (CAP). If you read the article, you may remember that a CAP is simply a way to measure the return generated by a property. And if you were really paying attention, you will recall that to determine a CAP you simply divide the purchase price into the net operating income. Although the definition is straightforward, there are numerous pitfalls associated with using a cap rate analysis as the sole way to determine a property's financial soundness. Below are some of the most common perils:

Inconsistent definitions of Net Operating Income (NOI)

Everyone usually agrees that NOI is income less expenses. Where things begin to fall apart is when we look at the specific ingredients. On the income side, items such as interest income, vending income and expense reimbursements need to be thoroughly understood, especially if they vary widely from year to year. Also, sometimes a vacancy/credit loss against rents is included and

sometimes it is not. On the expense side, items such as management fees and maintenance reserves need to be understood and tested for appropriateness. A classic example is a net-leased property. Mr. Opportunistic Seller calls his deal a 10% CAP and arrives at his price by simply using the rent paid by the tenant as his NOI. If the tenant is paying \$125,000 in rent, then Mr. Seller's price is \$1,250,000. But Mr. Pessimistic Buyer sees this a bit differently. He takes a 5% credit/vacancy loss against the rent and also deducts a \$5,000 maintenance reserve for potential future capital repairs. Mr. Seller's version of NOI is only \$113,750 and, assuming the price is fixed at \$1,250,000, he sees this deal as a 9.1% CAP. Same deal, same rent but different definitions of NOI.

Pro forma vs. actual rent

The largest component of NOI is tenant rent. But again, we need to be careful that the definition of rent is consistent. Actual rent is either for the most recent trailing 12 months



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or the most recent calendar year. Pro-forma rent is an estimation of what the rent will be over some future period. The main issue is that pro-forma rent will sometimes include income associated with space that is currently vacant. Again using an example, Mr. Opportunistic Seller now has a two-tenant building that he is calling a 10% CAP. One tenant is leasing 80% of the building and the other 20% is vacant. However, Mr. Seller is assuming rental income on both the occupied and the vacant space. So when Mr. Pessimistic Buyer values this property and only considers actual rent currently being paid, his CAP will be considerably lower if using the same price as Mr. Seller.

Contracted future rent increases

This is similar in concept to pro forma vs. actual rent. Often, a tenant's lease will contain future rent increases within the term, but their effect on the initial CAP varies. The CAP can reflect only the rent level for the first year or it can reflect the average rent level over the entire lease term. Mr. Opportunistic Seller will usually want the NOI to incorporate future rent increases, thereby allowing him to capture the value today for increases that will occur after he has sold the property. But Mr. Pessimistic Buyer will usually want the NOI to be based on the current rent, allowing him to reap the future rent increases in the form of an increasing return over the life of the lease.

The real estate tax X-factor

So far, we have primarily focused on pitfalls associated with income. However, one of the most dangerous pitfalls is on the expense side, specifically real estate taxes (RET_x). In Ohio, RET_x is based on the value of the property and the value is reset upon a sale (assuming the sale is an arms-length transaction). If the RET_x is the tenant's responsibility, either directly or indirectly, then this is likely not a critical issue. However, if the RET_x is the owner's responsi-

Heard Thru the Grubbbvine

And the winner is... Harbor Group, a Virginia-based private investor, has emerged as the lead purchaser for BP Tower. The new owner could be in place as soon as mid-summer. Inland landing Inland Real Estate Corp, a private REIT based in Chicago, is the new owner of two northern Ohio shopping centers, University Square in University Heights and Market Center in Cuyahoga Falls. It was a part of a 13-property, \$320 million transaction. Floor to ceiling In August 2003, Rugby Realty purchased a vacant building in Berea for \$990,000. Eighteen months later, they sold it, now fully leased, for \$5 million, illustrating the value associated with a solid lease. —AP

bility and the owner is limited as to how much, if any, of this expense that he can pass through, then a buyer needs to be very cautious. As an example, suppose a property has a current market value for tax purposes of \$1 million and a new buyer pays \$2 million. The RET_x will be recal-

culated based on this sale price/new market value, which would result in RET_x expense doubling. The ultimate impact on the CAP would be substantial and detrimental to the new owner.

In summary, a CAP rate is a universal term in the world of real estate and certainly is a helpful indicator. However, the savvy investor needs to recognize these, as well as other potential pitfalls and make the necessary adjustments before a major mistake is made. **P**

Alec J. Pacella is a vice president of investment sales at Grubb & Ellis. He will be writing articles that feature various topics and aspects of real estate investment and can be reached at alec.pacella@grubb&ellis.com or 216-453-3098.

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NAWIC Holds Industry Appreciation Event

The National Association of Women in Construction, Cleveland Chapter #156 had over 100 members and guests attend its recent Annual Construction Industry Appreciation Night the Embassy Suites in Independence. The evening's speakers were Jon Lief and Hal Becker, two nationally well-known motivational speakers. There was an installation ceremony for four new members.

Don Dreir, vice president of Donley's, Inc., was the winner of the Construction Industry



Rachel Moviel

Appreciation Award. He was nominated by employee Debbie Mazzola. NAWIC members nominating their mentor or employer wrote an essay describing their boss in the workplace and how he/she has helped her in the construction industry. Essays were sent to individuals outside the chapter for

judging with the winner being announced at the appreciation night event.

At a recent meeting, Bethany Criscione, of VIP and NAWIC Cleveland Chapter #156 president, was voted as Foremost Leader for 2005. Rachel Moviel, of Lakeside Blueprint, a member for just under a year, was voted as New Leader for 2005. Both ladies were honored for their leadership at the Region 4 Forum recently hosted by Cleveland Chapter #156 April 28-May 1, 2005 at the Holiday Inn Westlake.

The Cleveland Chapter #156 has over 95 members in northeast Ohio. Besides its monthly educational

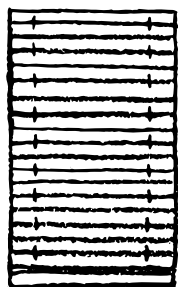
seminars and speakers, along with construction site tours, NAWIC has many community events planned for this summer at Camp Cheerful, Habitat for Humanity, Ronald McDonald House, Applewood Applefest, Adult Guardianship Program and St. Augustine's.

NAWIC, an association for women in various phases of the construction industry, is celebrating its 50th Anniversary.

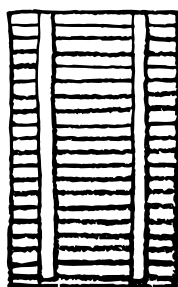
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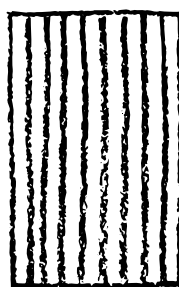
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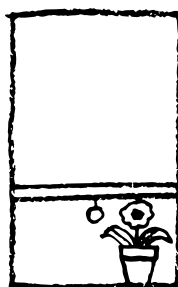
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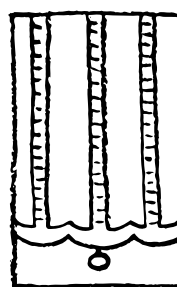
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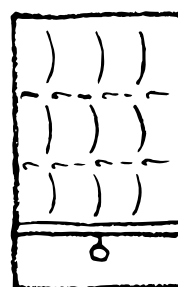
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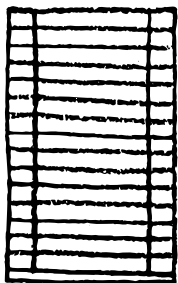
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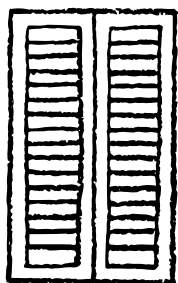
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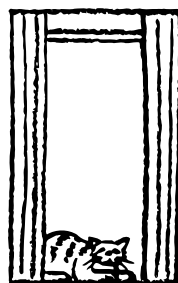
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Kevin Malinowski, director of accounts, and Fred Herrera, vice president, have received the prestigious "Industrial Transaction of the Year" Award for 2004 from the Northern Ohio Chapter of the National Association of Industrial and Office Properties (NAIOP).

The Herrera/Malinowski team represented the seller, Rockwell Automation, in the sale of the Rockwell Automation manufacturing facility at 24703 Euclid Ave. in Euclid during September 2004.

The Rockwell Automation facility is 267,974 square feet and represents the largest industrial sale to a single manu-

facturer user in the last five years. In order to complete the transaction, the buyer, Marine Mechanical, of Euclid, required important economic incentives from the City of Euclid, Cuyahoga County and the State of Ohio, as well as synthetic lease financing from the Cleveland Port Authority.

The transaction saved over 120 jobs in the City of Euclid.

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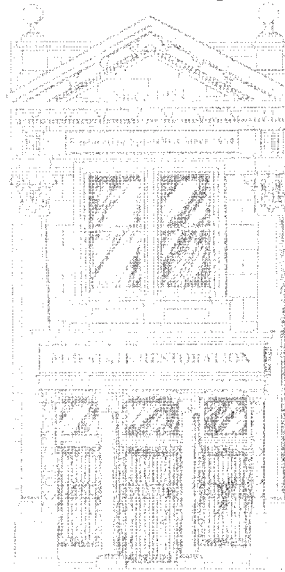
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Midwest Real Estate Law Firms in the 2005 "Best of the Best" ranking published by Midwest Real Estate News. Each year, Midwest Real Estate News publishes the "Best of the Best" issue. This year, the publication added a new category to this special issue: the Top Midwest Real Estate Law Firms category. The rankings for the list are based on the number and magnitude of significant commercial real estate transactions completed by each firm in 2004.

Roetzel & Andress debuts in the ranking at number 22 in the top 25. Qualifying transactions for the ranking included 29 transactions in the \$5 to

\$14 million range, and six transactions in the \$15 million plus range. Transactions under \$5 million are not considered in the rankings.

Brian Moore and Michael Haas co-chair the Real Estate Group in Ohio. The group represents clients across the country in a broad spectrum of real estate matters.

Stahl Introduces Champion Dump Bodies

Stahl Commercial Truck Equipment, headquartered in Wooster, recently introduced new Champion Dump Bodies. The 2/3- and



3/4-yard Champion Dump Bodies come in 9-foot and 11-foot models and are designed for the job requirements of landscapers, general contractors and municipalities. They feature a complete "bolt-on" installation design. No welding to the truck chassis

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asphalt.

Stahl manufactures service, dump, utility van and stake bodies; toolboxes; cranes; and truck accessories.

Collins Gordon Bostwick Architects Absorbs Bauschard Architects

In a second and final step since the first of the year, Bauschard Architects, formerly WTW-Ohio, has been absorbed into the firm of Cleveland's Collins Gordon Bostwick Architects.

Cleveland Architect Richard Bauschard and most of his staff relocated to CGBA over several weeks in late March and early

April.

For the past 11 years, Bauschard had operated as an Ohio regional office for WTW Architects based in Pittsburgh. Current clients of the Cleveland office include Lake Erie College, LakeWest Hospital, Ohio Department of Mental Health and the Salvation Army.

Bauschard joins Collins Gordon Bostwick Architects as a senior-level project director. His experience in healthcare, education, commercial and other institutional work enhance the firm's market niches.

"This is a very beneficial landing spot for us," Bauschard says. "It provides us with the strength and

support that will allow us to practice our profession much more efficiently and effectively."

KS Associates President Named to List of Area's Top Women Business Owners

Lynn S. Miggins, P.E., president of KS Associates, has been named to the 2005 Top Ten Women Business Owners, an annual competition sponsored by the National Association of Women Business Owners (NAWBO) Cleveland. The award recognizes career achievements of 10 women who have demon-



Lynn S. Miggins, P.E.

strated excellence as a business owner, initiative and creativity, professional accomplishments and contributions, and civic and community involvement.

Miggins became co-owner of KS Associates in 1987 when she and her business partner, Mark B.


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Skellenger, P.E., purchased the firm. Since that time, KS Associates has made substantial progress in growing the firm's revenue, profitability, assets, employee incentives and employment. The firm has grown from 17 employees in 1987 to 56 today.

"Growth is essential," Miggins says. "By pulling together the right advisers, implementing the best technology systems, understanding future needs and serving clients in only the most professional, ethical manner, a company will succeed."

Miggins has more than 25 years of experience in all aspects of project develop-



BOMA BASH (LEFT) Vickie Maeder welcomes hundreds of industry professionals to the festivities at this year's Cinco de Mayo-themed BOMA trade show. (RIGHT) President Fred Capretta addresses the crowd.

ment. Under her leadership, the firm has grown its client base to include the nation's largest big-box retailers, commercial and residential developers and municipal leaders through-

out Northeast Ohio.

Recent major projects include providing civil engineering and surveying services for the major expansion program underway at Cleveland Hopkins

International Airport and surveying services for the Greater Cleveland Regional Transit Authority (GCRTA) in support of the Euclid Corridor Transportation Project.

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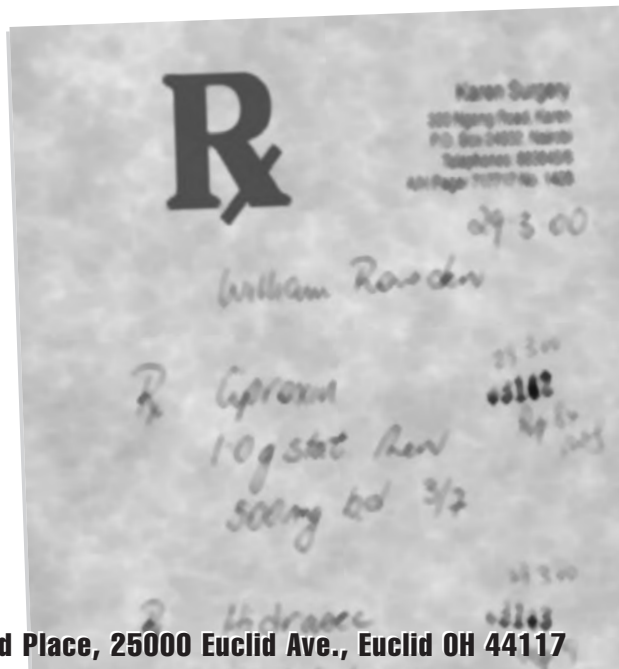
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The latest commercial market forecast by the National Association of Realtors (NAR) shows that commercial real estate experienced an increase in transaction volume during 2004

Commercial Markets Gain Momentum

By Matt Parnell

The commercial real estate market is improving and investors are moving more of their dollars into real estate assets. The latest commercial market forecast by the National Association of Realtors (NAR) shows that commercial real estate experienced an increase in transaction volume during 2004 compared to 2003, and vacancy rates decreased across all property types.

With economic expansion remaining strong, there will be a demand for various types of commercial space.

Industrial fundamentals improve

Demand for warehouse and distribution space has fueled the rebound

in key industrial real estate markets nationwide.

Industrial vacancy will decline to 10.4% by the end of 2005 down from the 10.8% recorded at the end of 2004.

Absorption will be down, but still a very healthy 134,844 million square feet in 2005. Large industrial space (more than 250,000 square feet) accounts for a considerable amount of new space in the development pipeline.

Impact of retail mergers

Retail vacancy at the end of 2004 was 7.5% and is expected to rest at 6.5% by the end of 2005.

Retail rent growth will be the best of all commercial property types with



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an expected 4.8% increase in 2005 and slightly less (4.2%) in 2006.

There are some question marks. The ultimate impact on commercial real estate from recent merger activity in the retail sector has yet to be determined (Sears/K-Mart and Federated Department Stores/May Department Stores).

Office market - decreased availability

The office market is poised to make the best comeback of all property types over the next two years. In fact, NAR forecasts a full two-percentage-point drop in the availability rate as the yearend of 2006 approaches.

The current vacancy rate of 15.4% is down significantly from 2003. The vacancy rate by the end of 2005 is expected to be 14.2%.

Multi-family availability will dip below 6% in 2006

Absorption is keeping pace with new supply. However, the markets that have high demand are not necessarily those markets getting new supply.


NAR forecasts the vacancy rate to remain near the 6% range at least until 2006, when new construction will fall off by about 10%.

Rent growth is expected to be lackluster in 2005 and 2006 at 2.1% and 2.6% respectively, thereby lagging behind rent growth anticipated for office and retail properties.

Investment sales - another banner year

Commercial real estate experienced a 53% increase in transaction volume in 2004 compared with 2003. In 2004, total sales volume was \$181.4 billion.

Investment in multi-family and office properties led the way with a respective 63% and 57% increase in volume.

Of the \$12 billion invested in U.S. commercial real estate by foreign investors last year, three fourths was in office property. 

Since January 2005, Matt Pamell has served as the chairman of the board for the Cleveland Area Board of Realtors (CABOR).



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One key ingredient of a successful NAIOP chapter is providing valuable programming and networking opportunities for its members.

Implementing Goals for 2005

By Brian Owendoff

I am honored to serve as 2005 President of the Northern Ohio NAIOP Chapter. NAIOP nationally finished 2004 with a successful year with an increase in membership to a record 12,500 members with 50 chapter offices.

On a national basis, NAIOP spearheaded legislation to reduce the amortization time of tenant improvements from 39 years to 15 years. This reduction in the term of depreciation of leasehold improvements will better enable building owners to provide tenants with the most productive workspace possible and make new construction more economically feasible.

NAIOP was also instrumental in collaboration with the Coalition to Insure Against Terrorism (CIAT) to enact the Terrorism Risk Insurance Act of 2002. TRIA provides the federal government would pay 90% of terrorism-related insurance claims that exceeded certain industry-wide and per-company thresholds. This benefits commercial landlords' ability to obtain property and casualty insurance at reasonable, predictable prices. Under former conditions, many landlords would have been faced with extraordinarily high insurance rates that would make economic development challenging at best.

From a Northern Ohio standpoint, we ended the year with a healthy balance sheet and approximately

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REAL DEALS (ABOVE) At the NAIOP Cleveland Chapter Awards of Excellence, Michael Hass (center), of Roetzel & Andress, presents the Industrial Transaction of the Year award to Kevin Malinowski (left) and Fred Herrera (right) of CB Richard Ellis. (RIGHT, L to R) Johna Walter & Tom West represent CRESCO, winner of the Office Broker of the Year award.

146 members. It was evident from comparison to other chapters that Northern Ohio clearly has achieved best practices with respect to fundraising with its valued Gavel Sponsors. Northern Ohio also has a high level of gender diversity as compared with other chapters.

We have begun to implement the following goals for 2005:

To ensure a smooth transition of our executive director

Our beloved Sheila Westfall will be getting married soon and moving to the Queen City. An ad hoc committee was established and about 14 candidates were reviewed. A recommendation for a new executive director was made by the committee and accepted at the March 3 Board of Trustees meeting which will enable approximately six months for the new director to work with her to ensure a smooth transition.

Value creation for members

One key ingredient of a successful NAIOP chapter is providing valuable programming and networking opportunities for its members. In 2004, Pat Finley established the position of education director to ensure timely and high quality programs of interest to Northern Ohio NAIOP members. The 2005 educa-

tion director position is being handled by Scott Maloney, who has scheduled a series of programs.

Goal to increase membership

We are Northern Ohio NAIOP; not Cleveland NAIOP. Our geography is such that in order to grow our membership, we will reach in areas outside of our traditional Cuyahoga/Summit County footprint. We will also strive to achieve

greater ethnic diversity as to better reflect the ethnic diversity of Northern Ohio.

In closing I want to thank our committee chairs and co-chairs for their support and leadership. They are what makes the Northern Ohio Chapter a great organization. **P**

Author Brian Owendoff is 2005 president of the Northern Ohio Chapter of NAIOP.

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At Home With Nature

Shaker Lakes environmental education center expanded, renovated

By Nancy Loyan Schuemann

Nestled in the forest, surrounded by lush foliage and birdsong is the renovated and expanded Nature Center at Shaker Lakes. At 2600 South Park, a meandering drive draws one away from traffic to the woodland lodge with picnic pavilions and nature trails. The center is part of Shaker Lakes, the "Central Park" of Shaker Heights.

Hard to believe that during the 1960s, this pristine natural setting was slated to be paved over to create the Clark-Lee Freeway. Due to environmentalists' efforts, the project was stopped, Shaker Lakes was saved and a Nature Center built. In 1971, the National Park Service named the Center a National Environmental Education Landmark and as an Environmental Study Area.

The Nature Center was built in 1969 and ever since has been home to classes, programs, professional naturalists and volunteers. Ten thousand children participate annually in more than 30,000 hours of curriculum-related school programs. Over 10,000 walkers, runners and bird watchers have utilized the surrounding trails.

In recent years, the current space outgrew requirements. The decision was made to renovate the existing facility with several goals in mind: to create a clear and welcoming new entrance, to add an elevator for handicapped accessibility, provide a wildlife observation area, to include opportunity for naturalist/public interaction, to give young children their own space and to renovate the building as an example of sound, sustainable building practices.

The Board, staff and community members worked with architectural firm Schmidtpolandparkerstevens to design a building that would contribute to the center's mission of



HOUSE IN THE WOODS The Nature Center at Shaker Lakes was built in 1969 and ever since has been home to classes, programs, professional naturalists and volunteers.

conservation and education. Planning began in 2000 and a fundraising campaign began in 2001 (the center is privately funded through memberships and donations).

In March 2002, enough money was raised to begin construction on the \$2.5 million project.

Construction began in May 2002 and the work completed in time for an April 2003 grand opening.

"In working with the architects in planning, we decided to keep the footprint as small as possible, with offices down, classrooms up and a two-story entrance," says Nancy King Smith, executive director of

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environmental issues

Nature Center at Shaker Lakes. "As we got going, we realized as a nature center we need to be environmentally responsible and wanted a green building."

"When we started on this project, LEED [Leadership in Energy and Environmental Design] certification was in its infancy and, due to cost factors, we didn't pursue it," says Mark E. Benton, CSI, LEED, an associate with Schmidtpolandparkerstevens.

Many preliminary concepts were discussed, including one that included an atrium. The plan selected called for gutting the existing structure, the upstairs meeting room being the only one unaffected, and doubling the space with an attached addition. The exterior of the structure was renovated as well.

The design incorporates as many green design elements as possible.



LOADED FOR LEARNING "I am most proud of the community aspect of this building," says Allison Copeland Levine, marketing director with Schmidtpolandparkerstevens. "This is a true learning center."

Impact on the environment was minimized and surrounding habitats considered. Much of the original building was recycled. Panzica Construction, construction manager for the project, worked to reduce the impact of demolition and construc-

tion. Prior to construction, trees were treated with a special bacteria to strengthen their roots. During construction, temporary fences clearly marked the site, to keep contractors and their equipment a safe distance from plants and trees.

Land was preserved by keeping the footprint small. By renovating the existing building and building up rather than out, the programming area was increased 60%, while consuming only 30% more land than the original structure.

Much of the old building was reused or recycled. Eight tons of glass, wood and metal were separated and recycled instead of being sent to a landfill.

The main entrance is distinctive with an open, two-storied lobby and spacious gathering area depicting a woodland scene with trees and

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wildlife. Floors are stained concrete and a stone fireplace is surrounded by leaf print ceramic tiles.

"The main level, which previously was a front door, is a two-story element that is clear to the first time visitor and sends them in and out of the building," Benton says.

Also located on this first floor are the Duck Pond Gift Shop, Gorman Family Library, reception desk area, copy center and offices. The Anne Burton Conference Room features a pedestal table, constructed from a red oak tree harvested from the construction site. Throughout the building, shelving, coat racks and parts of the countertops are made from strawboard (a biodegradable resource and renewable resource). An existing crawl space was excavated down, doubling storage space. An elevator was added.

A pine stairway leads up to a balcony and second floor. Banisters have black mesh inserts. Wall-to-ceiling windows allow for observing birds (the bird area is designated by Audubon, Ohio) and wildlife in the surrounding woods. Tongue in groove pine (2" x 6") covers the ceiling (and floor), which has exposed beams and HVAC, spotlights and tubular skylights. Pine walls feature prints of birds in color by artist Lawrence Hohman. Displayed on shelves and throughout the center are pieces of art created from the "One Tree Project." Only one tree - a 30" diameter red oak - was cut down to make room for the Nature Center's addition. This tree was milled on site and dried in a solar kiln. The welcome desk, fireplace mantel and conference room table were crafted from this wood. In addition, artists from the area took pieces of the tree and returned them to the center as artworks, ranging from turned bowls to sculpture. The architects donated a new red oak tree, planted in front of Nature Center.

The second floor is overbuilt beyond the existing structure. All new ceiling joists are made of press-

Conservation Education

Green design projects take root at area schools

Two area educational institutions are seeing green these days, in more ways than one. Signaling an increased awareness and interest in energy conservation and associated cost benefits, both Ruffing Montessori School and Case Western Reserve University are incorporating green design on two projects currently underway.

Ruffing Montessori School

Early this month, Panzica Construction broke ground on a \$3.4 million redevelopment project at the Fairmount Boulevard campus of Ruffing Montessori School. The three-phase renovation and expansion project, designed by Cleveland-based architects schmidtcopeland-parkerstevens, inc., will add nearly 10,000 square feet to the existing footprint. Financed by the Cleveland-Cuyahoga Port Authority with Atlas Architectural Services, Inc., of Cleveland, acting as owner's representative, the project is scheduled for completion in June 2006.

Ruffing intends to seek LEED (Leadership in Energy & Environmental Design) certification on the new construction phase of the project. By building green, the school will incorporate environmentally respectful, energy saving techniques throughout the design and construction process and use recycled and rapidly renewable materials. The process will make Ruffing one of the few schools in the country to boast a certified green building project.

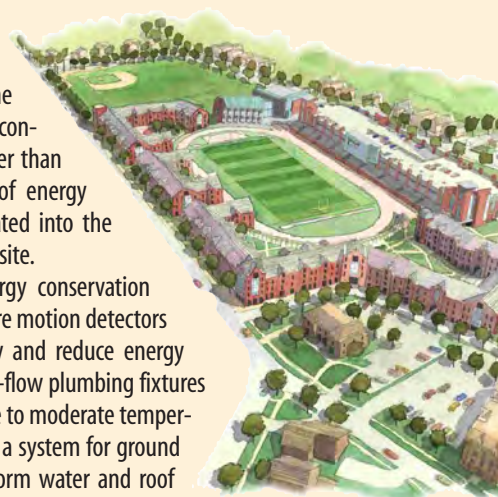
Case Western Reserve University

Also incorporating green design is The Village at 115, Case Western Reserve University's new \$125 million housing project comprised of seven residential houses in three buildings. Case Western will pursue points on the LEED rating system for all of the residences. In addition, the college is including a cutting-edge and comprehensive system for measuring energy consumption; the nearly 750 student residents will be provided with real-time statistics on steam, water and electric energy usage via informational kiosks in each house. Monthly and annual energy usage will be monitored on a per-house and per-resident basis.

Energy operations for the entire development will also be compared to conventionally designed buildings on the campus. Case Western expects energy consumption at The Village to be 40% lower than these existing buildings as a variety of energy saving techniques have been incorporated into the design, according to the university's website.

Among the features that offer energy conservation measures while encouraging recycling are motion detectors in each building to monitor occupancy and reduce energy used for lighting, drip irrigation and low-flow plumbing fixtures and individual fan coil units in each suite to moderate temperature. Another notable design feature is a system for ground water recharge, collection of surface storm water and roof run-off water. The water will "percolate into the ground gradually rather than into the sewer system with wastewater," according to the website. Lastly, roughly 60% of the construction waste for the project has been recycled.

The project's first phase is scheduled to open this fall. —Mark Watt



environmental issues

board and 2" x 3" boards. Like I-beams, they are more rigid and as strong as original lumber joists. This floor features the original meeting room with outdoor access. Balconies created from recycled plastic wood decking with stainless steel screws were added. Discovery Place, a new classroom, was created in the new addition. New linoleum tiles and

recycled carpet tiles were installed. Cabinets came from the Bradley Building renovation.

The Activity Room features microscopes, desks and access to an outdoor deck. New restrooms were added off of an upstairs corridor. Restrooms have sensor/metering faucets, waterless urinals and low/dual flush toilets. The existing

building and addition blend seamlessly, down to the exterior concrete board siding that matches the original reused cedar shakes.

Energy efficiency is paramount in the new structure. Heat and air conditioning are supplied through a geothermal system. Pipes (one-and-a-quarter miles) are located beneath the paved parking lot. The building is divided into seven zones, each with its own thermostat. Windows are of highly efficient R-rated and treated with Low-E film. Insulation is rated R-26. Ceiling fans help to distribute air. Compact fluorescent bulbs are utilized to save on electricity. Energy Star appliances are used.

Even the roof is green. Originally of asphalt, the new roof over the main entrance features GreenGrid modules, on which a variety of grasses, wildflowers and perennials grow in 8" of soil. The original roof retains its slope.

Rain barrels are used to capture water onsite for plant irrigation.

"I am most proud of the community aspect of this building," says Allison Copeland Levine, marketing director with Schmidtcopelandparkerstevens. "This is a true learning center. All of the architectural components will be taught throughout the life of the building." **P**

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A Close-up Look at Precision Mulching

By Dave Larkin

Since 1997, Precision Mulching has specialized in providing a wide variety of mulching services to the landscape community throughout all of Ohio. Integrated to their expertise is a pneumatic conveying system.

“Ideal for environmentally sensitive sites, the Express Blower allows us to spread large quantities of organic material in a small amount of time,” President Pat Campolieti says. “We can spread bark, sawdust, playground chips, compost, seed mixes, infield mix for top dressing baseball infields, or any number of other organic materials for landscaping, lawn restoration, erosion control, and much more. No location is too difficult to reach.”

The Express Blower System can put down 60 cubic yards of mulching material in large beds, within close proximity, in a three-hour time period. It holds 60 cubic yards of mulch per load and can blow in

place at least 100 cubic yards per day. It efficiently blows mulch into place with an even, uniform depth.

“If saving on cubic yards of mulching is your desire, expect a 10% savings using the Express Blower method,” Campolieti says. “It can be easily set to spread mulch to any depth desired.”

Typical applications include:

Landscape bark

Bark mulch is applied on shrub beds and around lawns. Normal application is two to three inches for good weed control, moisture retention and smooth appearance.

Commercial mulching

Hardwood, softwood and colored wood mulch is applied to a smooth, professional look. Remote control of the equipment allows the output volume to be carefully controlled.



BLOW ME DOWN (TOP) The Precision Mulching Fleet provides services throughout Ohio. (ABOVE) For topdressing turf or installing lawns, the Express Blower is an efficient way to uniformly spread a fine layer of compost or apply soil mixes injected with seed or other enhancements.

Turf topdressing

A fine layer of rich compost material is applied over established lawns for restoring the soil and improving the roof structure of the grass.

Impact surfaces for playgrounds

Shavings or small chip material is applied on public playgrounds and private daycare play areas as a safety surface. ASTM certified materials are used.

environmental issues



QUICK COVER Even the largest mulching projects can be brought down to size. With a range of 300-800 feet, the Express Blower system can quickly cover hard-to-reach areas, such as steep embankments, with mulch, compost or soil mixes.

Erosion control

Mulch, compost, chopped straw or wood fibers are applied over sloped areas to prevent soil erosion. Normal application is three quarters of an inch or less mulch or compost.

Seed cover

Finely screened bark, compost or aged sawdust is applied over newly seeded lawns (a quarter-inch or half-inch deep) for seed stabilization and moisture retention. The Express Blower's supplement injection system eliminates the need for hydroseeding.

Animal bedding

Sawdust or shavings are applied directly into stall areas or into open arenas for riding surfaces and are also used for commercial chicken/turkey barns as bedding.

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Precision Mulching has a fleet of seven trucks and up to 25 employees during their busy months. Erosion control is a popular application for them due to EPA Phase II requirements for storm water control on areas larger than one acre. The company is a certified Filtrexx installer for this, and a recent application was at the Rocky River waste plant.

Bob Mekruit is general manager of the Cleveland office and the Columbus office is headed up by General Manager Gregg Gibson. Kurtz Brothers, Inc. often provides the materials for placement by Precision Mulching.

Their customer list includes the Ohio Department of Transportation, Ohio Department of Natural Resources, Ohio State University and the city of Shaker Heights. "Our business is spreading," Campolieti says, noting the company's success in expanding the company through referrals and repeat business. **P**

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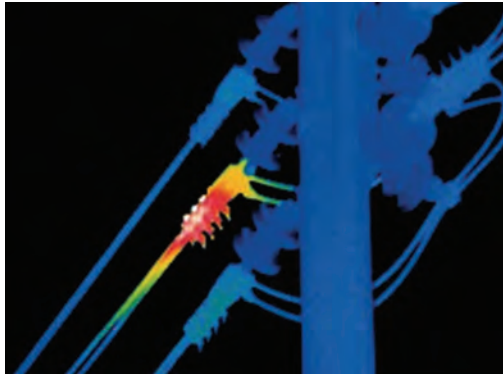
Cool Views

Assessing building conditions with thermal imaging

By Jennifer Taylor

It was two o'clock in the morning when ServiceMaster by Ameri-Steam received the emergency call. After experiencing a large water pipe break, a contingency client contacted the Cleveland-based firm, which specializes in all forms of post-disaster restoration, and sought immediate help.

Using an infrared (IR) thermographic camera, which allows a trained user to “see” and “measure” surface temperature changes, the firm was able to quickly and thoroughly survey the area, says Enzo Maddalena, a certified thermographer and one of the firm’s three presidents.



HOT SHOT Infrared thermographic cameras allow users to see and measure temperature changes.

“The IR camera was a critical tool in [this situation],” he says. “This is a multi-level structure building and the water had affected four floors of the building. With the use of the IR camera, we were able survey the area, determine the exact locations

of damage and mitigate those areas. It also was instrumental in the correct placement of our drying equipment and the duration of the drying time. In the end, we were in and out in four days and all materials were saved and dried intact.”

There is no faster way to do a thorough building condition assessment than through thermal imaging technology, Maddalena says. IR thermographic images can instantly be captured and recorded in high-resolution and downloaded to a PC or in real-time to a video recorder.

Maddalena and fellow president Edward Ranieri have incorporated IR technology in their restoration business for a variety of services. IR cameras distinguish between wet and

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dry materials by exploring the thermal characteristics of wet materials that store heat very well and warm up or cool down more slowly than dry materials.

Moisture in building materials can destroy a structure's integrity and nurture mold growth, which is a growing concern for lenders, developers, materials producers and building owners and investors.

"If proper detection and drying techniques are practiced, mold would never become a problem," Ranieri says. "Many lawyers and

engineers have been continuing to hire our IR services in order to diagnose moisture intrusion in new and existing mold cases. Often times, many other methods of investigating the cause of moisture have been tried and failed. The IR camera has become a helpful diagnostic tool in mold litigation."

The first steps in mold remediation are to quickly and accurately locate and remove all sources of moisture. IR cameras can "point-and-shoot" images of entire rooms, inspect places that can't be physically

reached with other types of moisture detecting meters. These images reveal cooler surface conditions such as enameled walls, wallpaper, wood floors and drywall.

This process ultimately saves valuable time and money. In the past, methods of detection often had to result in tearing out of the surface to expose an entire area to investigate for moisture's origin. Moisture surveys were strictly performed using moisture-detecting meters. Because direct contact with building materials with these meters was required, considerable time was necessary to "scan" all surfaces of the building being surveyed and hard to reach locations such as ceilings limited the effective use.

Now this can be done with little to no destruction. **P**

Author Jennifer Taylor is a commercial mitigation specialist with ServiceMaster by Ameri-Stream, a Cleveland-based firm. For more info, contact ServiceMaster by Ameri-Stream at 216.271.7223 or visit www.svmameristeam.com



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Will the Ground Support the Structure?

By Jerry Givens

In order to design a building, pavement or other structure, the capability of the soil or rock lying below the ground surface to support the structure needs to be determined or assumed.

A geotechnical engineer (soil engineer, soils engineer) commonly provides this service unless the design engineer chooses to make an assumption regarding this support. This service is sometimes referred to as soil borings, soil cores or soil bores, but terms commonly used by geotechnical engineers to identify this service are geotechnical investigation, soils investigation, soil exploration and geotechnical exploration.

Most of the time, the purpose of the geotechnical exploration is to

provide information about the soil, rock and groundwater that lie below the ground surface for the use of the team that is designing a project. A geotechnical exploration commonly involves drilling vertical holes, or borings, into the ground, followed by testing of soil or rock samples collected from the borings. It normally concludes with a report containing information obtained from the geot-

technical exploration along with geotechnical recommendations.

The geotechnical exploration should be performed early in the design stage of the project. It should not be confused with construction testing and observation (construction "inspection"), which is performed during construction. Also, it should not be confused with an exploration to obtain information related to environmental contami-

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nation, such as that for a Phase II environmental site assessment.

The drilling is commonly performed by either a truck-mounted drill rig or a drill rig mounted on an all-terrain vehicle, depending on the site conditions. The drill crew usually consists of the driller and a helper. Drilling in soil and softer rock is frequently performed using a continuous flight auger, which is a

drill having an auger, assembled in sections, extending the full depth of the bore hole. The auger is extended into the ground by the drill rig, creating a hole that is commonly about one-half foot in diameter. Samples of the soil or softer rock are usually obtained from the hole at selected depths using samplers that are either driven into the bottom of the hole or pushed into the bottom of the hole

by the drill rig, prior to extending the hole deeper. Other sizes and types of drilling and sampling equipment are available, such as smaller rigs for confined spaces and different samplers and drilling equipment for various soil and rock conditions.

Samples are usually saved in appropriate containers and taken to a lab or office where they are studied and where specimens are selected for further testing. There are a number of tests that can be performed on the specimens to obtain additional information. Tests to assist in evaluating the strength and compressibility of soils are performed most often.

The geotechnical engineer then considers the site and project information, the results of the drilling and laboratory testing, and other pertinent information obtained during the geotechnical exploration and performs any calculations necessary to form geotechnical recommendations. A report is then prepared



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which may include a description of the site conditions, a description of the proposed project, a description of the field and laboratory testing procedures, a summary of the subsurface conditions encountered, and geotechnical recommendations related to the foundations and earthwork (for foundation, floor slab, and pavement areas). Recommendations frequently include recommended foundation type, depth and allowable bearing pressure if the encountered conditions indicate that conventional shallow foundations are appropriate.

Boring spacings may be in the range of 100 to 200 feet for buildings, and boring spacings for pavements may be somewhat larger. Smaller spacings may be used on smaller projects or on projects where more variability is anticipated in the subsurface conditions. Depths may be a minimum of five to 10 feet for pavements and 15 feet for buildings and other structures. However, these are minimums and boring depths may be significantly deeper depending on a number of factors, such as the elevation of the lowest floor (is a basement planned?) or lowest cut grade, the depth and lateral extent of planned fills, maximum foundation loads and the depth to suitable soil or rock. For example, the boring depths for a single-family home with no basement may be about 15 feet, those for a three-story office building with a basement may be 30 feet, and those for a coal-fired power plant on softer soils may range up to 100 feet or more.

The information contained in this article is intended to give the reader an introductory exposure to the geotechnical exploration. This is not intended, in any way, to provide guidelines for the development of the scope of a geotechnical exploration. The scope of the geotechnical exploration for a specific project should be developed by an experienced geotechnical engineer, preferably the one performing

the geotechnical exploration. The details of a geotechnical exploration will vary for each set of project and site conditions. In addition, it is likely that each geotechnical engineer will have his or her own unique way of approaching the geotechnical exploration for a specific project, and the reader may find a significant variation between scopes proposed

by different geotechnical engineers for the same project. **P**

Author Jerry B. Givens, P.E., is the owner of Givens Geotech, which provides geotechnical explorations and related geotechnical consultation. He has practiced geotechnical engineering since 1974. The author can be reached by phone at 216-297-9950 or fax at 216-297-9951.

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Our Indoor Environment

Even the Surgeon General has concerns

By Paul W. McHam

I've been involved with indoor environmental quality for more than 14 years, to include HVAC system hygiene, consulting and mold remediation. The more time I spend with it, the more I realize that it is indeed the whole of "indoor environmental quality" and not just "air quality" that makes up the science, as well as the practical side of it all.

Years ago as we cleaned an HVAC system in an incredibly moldy basement, it struck me and I began to wonder: "What happens... cough, cough... in a significantly contaminated environment... wheeze, wheeze... when we complete a duct job and the system gets turned back on?" The answer: The return-air side of the system becomes negatively pressurized and pulls ambient contaminants back into the system for redistribution throughout the system and the home or building. Although sealing the system's return-air side and improved filtration may help, the real answer is to recognize and eliminate contamination it's found.

In the 1990s, a company called Healthy Buildings International did the largest indoor pollution study to that point in time. Their research found that particulate and fungi were the two most common contaminants in most buildings. They found that the top two causes were "operating faults" and "inadequate maintenance." This all began to make sense to me. However, I had seen enough to know that there was an even bigger story regarding a person's health and the indoor environment, so I began to look for information sources. I learned from most of the

traditional sources, but was especially interested in the most current information, which was scarce. I was looking for a source that was more fact than opinion, could back its findings and had no "axe to grind" - in short, a source that I could rely on.

In January, I was privileged to attend the "Surgeon Generals Workshop on Healthy Indoor Environments" near Washington D.C. - even got to shake hands with the Surgeon General himself, Dr. Richard Carmona. He's a super nice guy, but I wasn't there just to meet "nice people." I wanted to know

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what "they" knew. I knew I would get a good deal of information from the workshop, maybe even ideas about how I could help the public to better understand their environment and how it may be affecting them.

Although there were a few "in the field" people like me, most attendees seemed to be from national organizations and the government. Many were there from the National Academy of Sciences, the Center for Disease Control and Prevention, the Environmental Education Foundation and others of that ilk.

I knew that I would be getting diverse answers from this group of folks and, in the event you're curious too, here's a small part of what I found out through two days of formal discussion and some "hallway questions-and-answers" of my own.

- Although we knew about lead as a poison in the late 1800s, it wasn't banned from our environment until

1978. In 2000, it was estimated that over 38 million residences still contained lead paint in them. As early as the 1930s, some companies even marketed their paint as superior because it contained no "poisonous lead." I'm still not sure why it took some 80 years to ban it. Lead paint even made President Bush's dog, Millie, sick during remodeling and that was in the White House!

- We either manufacture or import over 3,000 different chemicals into our country each year and many are never tested for toxicity. Some become contaminants in our homes, our places of business and our own bodies. Some that are tested and found wanting, like Pthalates, are made into things anyway, like toys (among other things) for our children to play with and even chew on.

- Over 40% of U.S. homes have natural gas and even acute exposure to

carbon monoxide (CO) - such as from your kitchen stove or your water heater - can cause health problems, even at levels we normally think of as safe.

- It is estimated that of all commercial buildings in the United States (which includes residential apartments as well as commercial suites), 43% have water intrusion problems that can result in mold and other forms of contamination.

- Building construction methods and materials may soon take over as the number one reason for water intrusion and, therefore, the number one cause of indoor environmental contamination, like bacteria and mold. It's likely, however, that inadequate maintenance will stay close to the top of the list as well.

- So much water intrusion and its resulting contamination can lead to

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asthma (or worse) and asthma is already up 160%, over the last fifteen years, for children under six years old. Yet, this is only one of many health related issues caused by a multitude of additional indoor environmental problems.

I have included only a small portion of the information gleaned from the two-day workshop in this article and important new information becomes available every day.

It seems the more you know, the more you realize the vastness of what there is to know.

Even the information from the workshop came from people whose backgrounds involve many years in "science and academia" and, therefore, we can expect that there will be significant additional research and information over time.

It's important, though, to know that even the Surgeon General's office is willing to acknowledge the adverse health effects of contaminants and moisture in our indoor environments.

I personally appealed to Dr. Carmona to issue warnings concerning those things that can adversely affect the indoor environment, much like what was done for tobacco smoke. In doing so, the American public would know what to look for and to take this issue far more seriously. Let's hope he listened and will provide us with the information needed to protect our building occupants and ourselves. **P**

Author Paul McHam is president of indoor environmental quality consulting firm AirXperts, Inc., based in Doylestown and servicing Northeast Ohio. McHam is qualified as an ASCS, Air Systems Cleaning Specialist (NADCA), VSMR, Ventilation Systems Mold Remediator (NADCA), CEI, Certified Environmental Inspector (EAA), CMI, Certified Mold Inspector (IAQA), CMR, Certified Mold Remediator (IAQA), and CIE, Certified Indoor Environmentalist (IAQA). For more information contact McHam by email at paulmcham@brightdsl.net or by phone at 330.658.2600.



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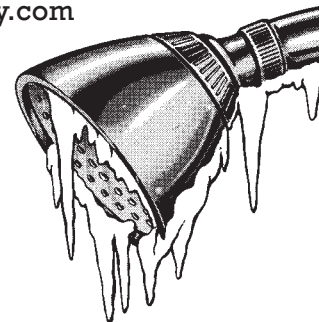
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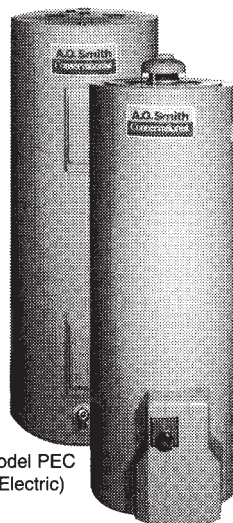


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Golfing on the Green

LEED standards incorporated into design of new Big Met Clubhouse

By Monique Johnson

You will see big changes at Big Met Golf Course in 2005 and 2006, namely the construction of a new clubhouse. The Big Met Clubhouse will set a benchmark in Northeast Ohio as an example of a Leadership in Energy and Environmental Design (LEED) sustainable site. LEED, the voluntary “green-building” standard based on a point system developed by the U.S. Green Building Council, rates and certifies green initiatives in architectural design and landscaping that minimize impact on the environment. The new clubhouse blends state-of-the-art design



LEED LEADER The facility features a visitor information area, pro shop, changing rooms, conference room and more

with environmentally sensitive green building techniques.

Designed by Bedford-based architectural firm Doty & Miller, the clubhouse features amenities to benefit golfers and the environment alike.

The 6,900-square-foot facility features a visitor information area, pro shop, men and women’s changing rooms with locker storage, a snack bar/food/beverage service area, lounge and dining room, conference room and covered outdoor patio seating for 125.

“The significance of green building on a project like this is that it will reduce the amount of energy used in building operations, provide increased occupant health and convey the conservation principles and values associated with Cleveland Metroparks and their commitment to preservation of the natural landscape,” says Bill Doty,

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president of Doty & Miller Architects.

Some of the features implemented at Big Met Clubhouse to insure LEED certification include: reduction in site disturbance, energy efficient mechanical equipment, construction waste management and using materials that contain recycled content.

In addition, the plans for the Big Met project also call for reducing water usage by working with Cleveland Metroparks staff to select native landscape plants that are drought tolerant, installing ultra-low flow fixtures in shower stalls of the changing rooms, and using low-emitting and non-toxic materials to improve air quality and chemical sensitivity amongst building occupants - including building materials, entryway flooring and carpeting.

The goal is to provide golfers and visitors a clubhouse that is not only beautiful, but also has environmentally friendly amenities for its patrons. With this combination, Cleveland Metroparks mission of conservation, education and recreation is blended into a building that should be up to par for Ohio's most popular public golf course. **P**

Author Monique Johnson serves as part of the marketing department for Cleveland Metroparks.

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"We provide an extensive array of due diligence services that help the client understand the potential for success of each property," he adds.

Beleck says the Atwell-Hicks Small Box Team was designed for fast response.

"These projects require that you be very nimble," he says. "We are always prepared to rapidly respond to any issue that may arise."

Within the firm, Atwell-Hicks has an entire team dedicated to 'small-box' projects consisting primarily of banks, drugstores and restaurants.

"Smaller projects are much more schedule dependant than larger ones, so when you receive comments from municipalities or questions that may come up in the field, they need to be answered fast," he says. "We handle all that. We turn on a dime."

And when he wants extra help, he taps into similar skill sets available elsewhere within the company - a

luxury not available to most other firms.

The range of talent helps put solutions at project managers' fingertips, Beleck says, making it possible to concentrate resources to improve planning, keep a project on a schedule, and identify potential obstacles before they become a problem.

For example, Atwell-Hicks' knowledge of local zoning laws and



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political issues is so deep that it can classify communities according to how easy – or hard – it is to do developments there.

“Some municipalities will take much longer to approve the development of a site and get it permitted than others,” he says. “For some communities, it may take six months to a year to get a shovel in the ground.”

As a result, depending on the community that the bank chooses, the company can make reliable estimates on how long it will take to bring a branch from concept to completion. And, in most cases, Beleck says, Atwell-Hicks’ clients can put a dollar figure on how much a three or six-month head start is worth to them.

“Certainly, they will have priorities based on demographics and market penetration, but we can help them reconfigure that priority, if necessary, based on how long it is

going to take get than branch up and running,” he says. “Often, we see possibilities for sites that are lower on their list because of their demographic priority. But if they have made a commitment to open a specific number of branches in a given year, we can help them adjust.”

“The banks are always looking for small corner or mid-block lots – or outlots at major developments,” he

says. “In many cases, we are the ones doing these developments. We know about these outlot options before anybody, other than the developer. We are on the inside track with many of these projects.”

Beleck says synergies can be created between, say, a big-box retailer or a some large commercial mixed-use development on one hand – and a smaller project on the other.



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environmental issues

"We can get the bank branch project done at the same time," Beleck says.

"We are big enough to handle the big projects, and we are small enough to understand the smaller player's needs," says Randy S. Smith, an expert on brownfield redevelop-

ment and an Atwell-Hicks corporate development manager.

As businesses of all kinds compete for locations, he says, banks will often need to consider redevelopment as an option. So-called "greenfield" sites may all be taken - or situated too far away from the tar-

geted neighborhood. But the site of a former gas station or dry cleaners could prove ideal.

"Those are often good sites because they are on the main corner of Main Street U.S.A.," Smith says. "And that's where the banks or the drugstores like to be."

"You are coming into these old sites and you want to reuse them," he said. "Anybody can show up and do your due diligence. But when we see a problem come up, we start to think about the solution. Suppose we find three buried gas tanks over in one area of the property. That could be a problem. Maybe there is remediation that is necessary, and if that's the case, maybe we should put a parking lot over that. That's how we work. We are development consultants."

The development of a brownfield may require special state and local approvals, but incentives exist that can repay the bank or other developer for a portion of their redevelopment costs. In many cases, banks may not need to worry about special brownfield requirements slowing the pace of development.

"We did some pilot studies with some of the larger banks in the past, and we found that timing wasn't a problem," he says. "As far as the Brownfield aspect was concerned, we were able to make things happen simultaneously with the rest of the projects."

In some scenarios, depending on state and local programs, Brownfield incentives could amount to more than \$100,000 on a \$1 million bank branch, he said. When a project does involve delays, Smith said, his policy is to keep developers apprised of the incentive money available and gives them the option of pressing forward or waiting for it. They usually go for the incentives, he says. **P**

This article first appeared in Michigan Banker Magazine and is reprinted with permission. Atwell-Hicks is a 350-person development consulting firm with six offices in Ohio, Michigan and Illinois. To contact Kurt Beleck or Randy Smith, please call 866.850.4200 or visit www.atwell-hicks.com.

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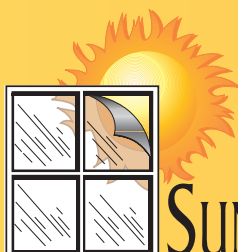
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Where do I find someone who can tell me if I have mold growing in my building/home? Is it the bad kind? How harmful is it? Can this fungus be successfully removed? How? How much will it cost?

Mold can be found everywhere. But even a healthy person can become ill if exposed to elevated numbers of mold spores for a prolonged period of time. Certain mold spores are very hardy and flourish even when the water appears to have evaporated. In fact, this is when mold spores become airborne, and ambient levels become extremely high. The mature spores release their young into the ambient air when the moisture is suddenly extracted from the air. They are hoping their young spores will find moister environments to grow in.

Mold spores can grow within 24 hours when environmental conditions are right. Water intrusion, if left unabated, can cause severe damage to building materials. The fungal spores can feed on this one water intrusion indefinitely.

Fungal spores are attracted to paper and wood because of the glucans (sugars) they contain. Mold (fungal spores) breaks down wood fibers and converts glucans



into energy. So water intrusions that occur inside the building or home and left unattended can provide the perfect environment for the mold spores to flourish.

Many professionals feel mold spores have contributed to the diminished wellbeing of people with health issues (i.e., asthma or respiratory issues) because they are in a building/home contaminated with elevated levels of mold spores.

While out in the field testing for mold, we have noticed that many structures exhibited mold issues. However, many owners could not afford to conduct proper testing or they couldn't find qualified people to help them. Unfortunately for these people, they never received answers to the questions mentioned above, and they continue to reside in the fungal contamination

not knowing the potential harm they may be bestowing upon their health and other persons.

After ten years in the field and six years remediating fungal contamination, I have now assimilated all necessary data and created a website that will enable you to access this information quickly by simply purchasing a swab test kit.

The swab test kit includes all of the supplies you will need to retrieve a sample from the area(s) in question as well as a 12-step sampling instruction guide (complete with photographs). The sample process takes only a couple of minutes to complete. From there, you just drop the postage-paid laboratory envelope into the mailbox. Shortly thereafter you will receive a comprehensive, easy-to-understand report.

Included are several key pieces of information that you can get only from the website. In addition to identifying the various fungal spores, a section details the possible health effects of each individual fungal spore identified. Also included is a recommendation section that guides you through the proper remediation measures and a cost estimate section that gives you a range of the typical costs to

engage a professional contractor to remove the potential hazard.

The website also offers an air testing kit that will help you identify the type of mold spores in the air. It utilizes the same laboratory analysis as the swab testing kit. Instead of using a cotton swab, you use a plastic filter media that contains a slide inside of it. The microbiologist processes this slide and under direct microscopic identifies up to five types of mold spores present in each sample.

Take a look and see that the testing process is safe, quick, inexpensive and complete.

The professional report provides you with the necessary information you will need to make a good decision as it relates to the potential mold issues in your building/home.

Author Gregory L. Drenik is a CIE (Certified Indoor Environmentalist), certified mold instructor and biologist. He founded Moldresource.com and has performed mold assessments, designing projects & supervising remediation projects for ten years. He can be contacted by email at greg@moldresource.com or by calling toll free 1 (877) WRG-1183.

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Using Gray Water in Sustainable Design Focus of ASHRAE Forum

While “water, water everywhere, but not a drop to drink” is becoming increasingly common around the world, plenty of non-drinkable water exists for use in HVAC systems such as cooling towers. Although drinkable water is a scarce commodity in many

parts of the world, cooling towers continue to consume large quantities. While the towers don't require drinkable quality water to operate, in most instances, such as office buildings, that is the only available supply, says Mark Hodgson of New Jersey's Clayton Group Services.

One way to reduce use of drinkable water in cooling applications is to use “gray water,” or tertiary-treated municipal effluent (i.e., sewage).

The U.S. Environmental Protection Agency (EPA) has identified cooling towers as an area where gray water could be substituted for potable water, reducing demand on a limited resource and potentially saving money. In addition, water use efficiency is a recognized incentive for Leadership in Energy and Environmental Design (LEED) points. Electricity generating stations and industries such as oil refineries and steel mills are already using gray water.

“The question,” Hodgson says, “becomes ‘Can we make a similar switch for HVAC and building systems with cooling towers? Would we need to change cooling tower design? And do we fully understand the possible health risks?’”

Those questions will be explored in a forum, titled What Do You Need to Know About Gray Water Before It can be Used in HVAC Cooling Systems, chaired by Hodgson, at ASHRAE's 2005 Annual Meeting in Denver, Colorado, June 25-29. **P**

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NAME Health Center Addition
LOCATION Youngstown, OH – Mahoning County – Gypsy Lane
OWNER Forum Health Administration Office – 500 Gypsy Lane – Youngstown, OH 44504 – 330-747-1444 – Howard Schaefer
ARCHITECT Baker Bednar & Associates – 628 Niles-Cortland Road SE – Warren, OH 44484 – 330-856-7226 – Randy Baker
CONST/MGR Gilbane Building Company – 1422 Euclid Avenue – Cleveland, OH 44115 – 216-771-6491 – Ray Rigsby
DESCRIPTION 30,000 sq ft
STATUS Proposed work may start soon

NAME Office Buildings (three)
LOCATION Mayfield, OH – Cuyahoga County
OWNER Progressive Insurance Company - 6300 Willson Mills Road – Mayfield, OH 44143
440-461-5000 – Shannon Radigan
ARCHITECT Plans by Owner
DESCRIPTION Not as yet determined
STATUS Early planning stages

NAME Cleveland Flats Mixed Development Project \$230,000,000
LOCATION Cleveland, OH – Cuyahoga County – Flats area
OWNER Developers Diversified Realty Corporation – 3300 Enterprise Parkway – Beachwood, OH 44122 – 216-755-5500 – Scott Wolstein
ARCHITECT Plans by owner
DESCRIPTION Multi building project – 1,000,000 sq ft
STATUS Early Planning Stages

NAME Adult Care Facility Renovations \$3,900,000
LOCATION Fairlawn, OH – Summit County – Village at St. Edward Independent Living – 3125 Smith Road – Fairlawn, OH 44333
330-668-2828 – Cecilia Lowther
ARCHITECT Dorsky Hodgson + Partners – 23240 Chagrin Boulevard – Cleveland, OH 44122
216-464-8600 – Eileen Nacht
CONST/MGR Panzica Construction Company – 735 Beta Drive – Mayfield Village, OH 44143 – 440-442-4300

DESCRIPTION Extensive Renovations - 8,000 sq ft addition
STATUS Final Plans underway

NAME Condominiums – Renovations to existing building \$10,000,000
LOCATION Sandusky, OH – Erie County – 401 W Shoreline Drive
OWNER/BLDR Mid-States Development Corporation – 5695 Avery Road – Dublin, OH 43016
614-889-1143 – Robert Davis
ARCHITECT Meyers Welsh Architecture + Design – 15 East Gay Street – Columbus, OH 43215
614-221-9433 – Timothy Welsh
CONST/MGR Hawk Control Management – 1808 Pelton Park Lane – Sandusky, OH 44870
440-503-4664 – Gene Hawk
DESCRIPTION 185 units renovated from existing building
STATUS Work may start soon

NAME Emerald Ridge Condominiums \$3,000,000
LOCATION Solon, OH – Cuyahoga County – Miles Road

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OWNER/BLDR Morningstar Realty – 27300 Miles Road – Solon, OH 44139
440-498-9969 – Kevin Young

ARCHITECT Ronald Kluchin Associates – 23811 Chagrin Boulevard – Cleveland, OH 44122 – 216-464-7494

CONTRACTOR Owner Subcontracts
DESCRIPTION 17 Buildings - 2 Stories – 54,000 sq ft

STATUS Work may start soon

NAME Apartment-Condominium Project
\$10,000,000

LOCATION Cleveland, OH – Cuyahoga County - Union Gospel Press Building

OWNER/BLDR Western Reserve Construction – 695 East Glenwood Avenue – Akron, OH 44310
330-762-9913 – Myrl Roberts

ARCHITECT Sandvick architects Inc – 1265 West Sixth Street – Cleveland, OH 44113 – 216-621-8055 – John Sandvick

CONTRACTOR Owner Subcontracts
DESCRIPTION 130 units – 3,000 sq ft new construction

STATUS Plans completed - Advance soon

NAME Bergan Village Townhomes
\$7,000,000

LOCATION Cleveland, OH – Cuyahoga County – 5th and Literary Sts

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216-621-7899 – Dave Territo



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216-521-5134 – Nathan Gramley

DESCRIPTION 36 Buildings - 82,000 sq ft

STATUS Proposed

NAME Apartments/Community Building
\$5,000,000

LOCATION Painesville, OH – Lake County –
Schamrock Center

OWNER/BLDR The Goldberg Companies – 25101
Chagrin Boulevard – Beachwood,
OH 44122 – 216-831-6100 – Stan
Jakse

ARCHITECT Ronald Kluchin Associates – 23811
Chagrin Boulevard – Cleveland, OH
44122 – 216-464-7494

CONTRACTOR Owner Subcontracts

DESCRIPTION 5 Buildings - 80,000 sq ft - 2 storie

STATUS Proposed

NAME Condominium Development
(Mueller Conversion)

LOCATION Cleveland, OH – Cuyahoga County
– 1583 E 31st Street

OWNER/BLDR Tesco Builders – 2324 Lakeside
Avenue East – Cleveland, OH 44114
216-575-0515 – Mike Kucera

ARCHITECT City Architecture – 3634 Euclid
Avenue – Cleveland, OH 44115
216-881-2444 – Mark Dobbs

DESCRIPTION Renovate two buildings

STATUS Early Planning

NAME Carroll Manufacturing Office/Plant
\$8,000,000

LOCATION Avon, OH – Lorain County – Avon
Commerce Parkway

OWNER Carroll Manufacturing Company –
26200 1st Street – Westlake, OH
44145 – 440-575-1500 – Cathie
Shaw

ARCHITECT Davison Smith Certo Architects –
26031 Center Ridge Road –
Westlake, OH 44145 – 440-835-
3957 – Randy Smith

CONST/MGR Consultex – 51300 North Ridge
Road – Vermilion, OH 44089
440-934-0013 – Paul Pustay

DESCRIPTION One Building 67,000 sq ft

STATUS Proposed - Possible summer start

NAME Sterling Lakes Townhouses

LOCATION Pepper Pike, OH – Cuyahoga County
– Brainard Road

OWNER Forest City Land Group – 1250
Terminal Tower – Cleveland, OH
44113

ARCHT / CONTR 216-416-3766 – Michelle Zalinski
Donald Barr – 28801 Lakeshore
Boulevard – Willowick, OH 44094 –
440-944-6091

DESCRIPTION 93 units

STATUS Proposed - Summer start

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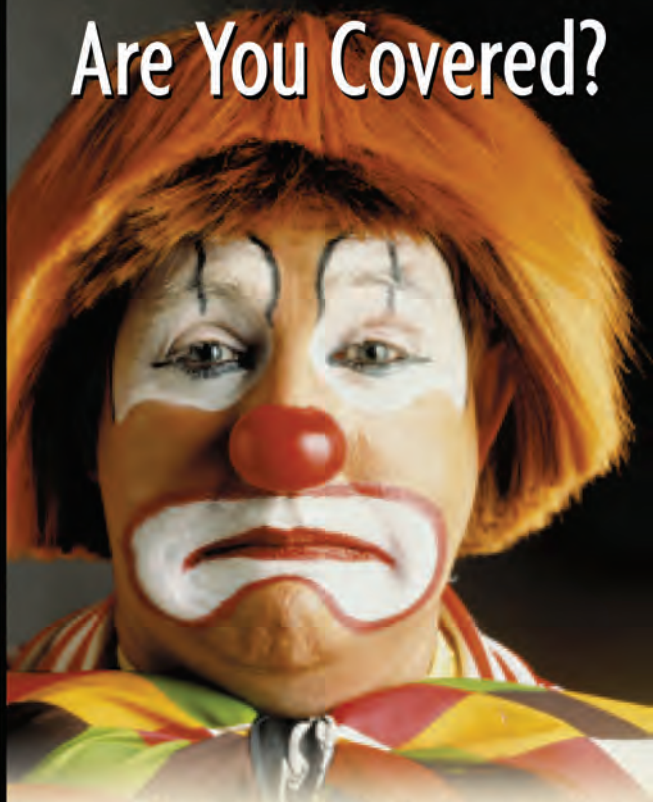


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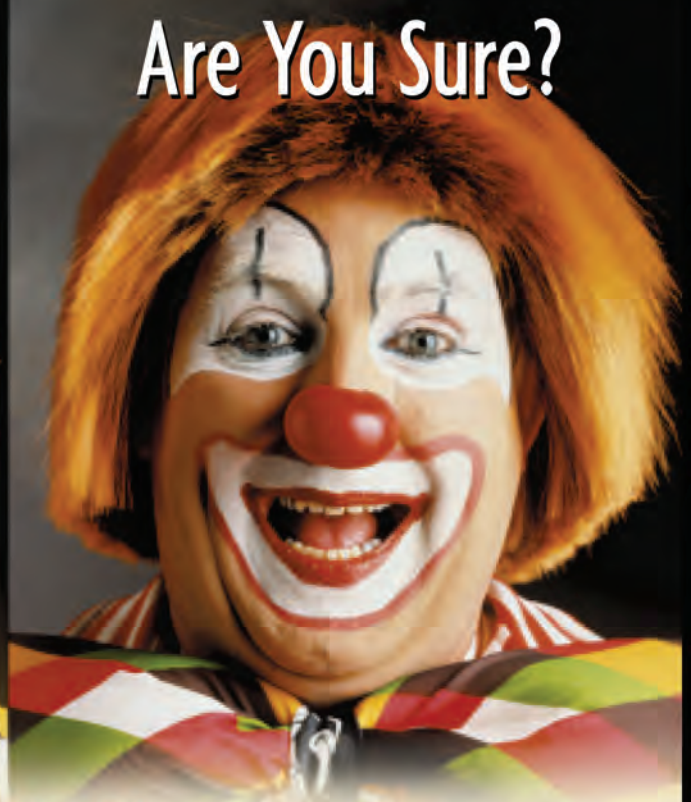


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