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KEN KRYCH

An Exhibition Of Colorful Projects

With fall upon us, we bring to you in this issue a number of very colorful and important projects recently opened in our area, from the exciting new addition to the Akron Art Museum, which houses some important pieces of contemporary art, to the new Cleveland Clinic Courts practice facility in Independence where the Cleveland Cavaliers will hone their art on the hardwood. Our thanks to The Akron Art Museum and The Cleveland Cavaliers and the Cleveland Clinic for their cooperation and assistance.

We also thank and congratulate The K & D Group, who have recently completed phase five of the Stonebridge development in the Flats with the new Stonebridge Plaza, as well as the First Catholic Slovak Ladies Foundation, who

are enjoying their new headquarters in Beachwood.

We wish a happy 101st anniversary to Atwell-Hicks and have included a special profile on their tremendous growth here locally in Solon.

This month we also feature Nagele Manufacturing who have been engineering works of art in architectural woodwork/millwork for more than 50 years. They have received more awards I believe than any firm in town and we thought it was high time we told their story.

Security and Fire Protection is the theme of our special section for October and we appreciate the input of AlliedBarton Security Services, ABC Fire Inc., and Gillmore Security, who have provided us a trio of fine articles.



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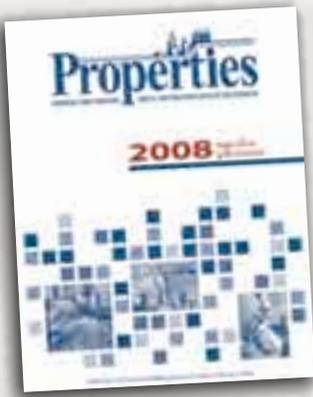
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Media Planner 2008

This time of year we receive a great deal of calls from individuals and companies who are planning their budgets and strategies for the upcoming year. We have included our new 2008 Media Planner in this issue as a convenience for you to review, regarding both editorial and advertising opportunities for the coming year.

Next month, our special section will focus on "Professional Services," which runs the gamut of Real Estate Lawyers, Banks, Title Companies, Savings & Loans, Accountants and a host of other companies who interact and are an integral part of construction and real estate but are often "behind the scenes." We are hoping to change that.

In addition next month, we will provide a look at the new home for the School of Journalism & Mass Communication at Kent State University (my alma mater), as well as a very unique building for Solon-based company Agilysis and the latest project for the Geis Companies: Tecumseh Box, in Twinsburg.

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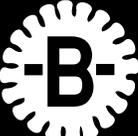
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Ari Maron, of MRN Limited Partnership

Cleveland AIA Developers Series

Recently, the Cleveland AIA Urban Design Committee hosted Ari Maron of MRN Limited Partnership, of Cleveland Heights, for a seminar on “Revisioning Downtown Life,” including discussion of his company’s involvement with the redevelopment and renewal of E. 4th Street, the effect of the Silver Line and the growth of urban renewal. Ari Maron is currently helping to develop the new University and Arts District.

The Developer Series is aimed at bringing local developers, architects and parties alike together to discuss current, and proposed projects throughout the Cleveland area. **P**



NAOIP Mixer on the Lake

Over 50 members of NAOIP (National Association of Industrial and Office Properties) Northern Ohio Chapter enjoyed one of the last warm summer evenings at a mix held at Edgewater Yacht Club. Members shared networking, drinks and seafood delights amidst the boats and yachts at the club. **P**

- 1 (From left) **Johnna Walter**, of OM Workspace, **Shane Farolina** and **Sean Urvan**, of Roetzel & Andress
- 2 (From left) **Joe Perrow**, of Geis Companies, and **Pat Kenney**, of Cleveland Housing Network
- 3 (From left) **Mark Polansky**, of First Industrial Realty Trust, and **Charlie Soloman**
4. **Jeffy Wherry**, **Maureen Leech** and **Donna Haders**, of NAOIP/Wherry Associates
5. **Tom West**, of CRESCO Real Estate, and **Camille Maxwell**, of Commercial Real Estate Industry



Studio Graphique ‘Art of Space’ Auction, Anniversary Celebration

Earlier this year, Studio Graphique, a brand consultancy and environmental graphic design firm in Shaker Heights, firm partnered with ten local artists, both established and emerging, to help communicate the process of thinking about space with a project entitled “Art of Space.” September marked the 10-year anniversary of the firm and, to celebrate, the firm held an auction of ten finished pieces from the “Art of Space” project. Over 200 attended and proceeds went to help the Red Dot Project, Cleveland Public Art and SPACES Gallery. **P**

- 1 (From left) **Deborah Van Valkenburgh**, of National City Bank, and husband **Jim Van Valkenburgh**, of Consolidated Graphics Group
- 2 (From left) **Cathy Fromet**, **Erica Deutsch** and **Allison Levin**, of Studio Graphique
- 3 (From left) **Bryan** and **Jennifer Wahl**, of Bostwick Design Partnership
- 4 “Art of Space” creations on exhibit



Cleveland Engineering Society Inaugural Fall Extravaganza

Over 250 professionals joined sponsors and exhibitors at the CES Fall Engineering Extravaganza held at LaCentre in Westlake. The day included speeches by Ohio EPA Director Chris Korleski and E4S Network's Holly Harlan, as well as a panel discussion on clean fuel alternatives. **P**

- 1 (From left) **J.C. (Jack) Gustashaw** and **Gabe Sciarretti**, of Middough Associates
- 2 (From left) **Holly Harlan**, of E4S Network, and **Tuwhanna Lewis**, of Cleveland Engineering Society
- 3 (From left) Ohio EPA Director **Chris Korleski**
4. **Bill Hadden**, of Kurtz Brothers Inc.
5. CES Executive Director **Carol Duane** and *Properties* Publisher **Ken Krych**

- 1 **Jerry Hutchinson**, of PSI Engineering & Consulting
- 2 (From left) **Brett Neff**, of R.E. Warner & Associates, **Gabe Sciarretti**, of Middough Architecture Engineering & Management, and **Jamie Hart**, of Rudolph Libbe Inc.

Cleveland Engineering Society Golf Outing

Recently over 70 members of CES hit the course at the Shaker Heights Country club in Shaker Heights. The event featured a beautiful day of golf, games, prizes and dinner afterward. **P**

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August Construction Advances 6%

At a seasonally adjusted annual rate of \$624.3 billion, new construction starts in August climbed 6%, it was reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. The increase showed construction starts making a partial rebound after July's 11% decline, helped by strengthening for nonresidential building and nonbuilding construction (public works and electric utilities). At the same time, the downward trend for residential building continued. Through the first eight months of 2007, total construction on an unadjusted basis came in at \$424.9 billion, down 11% from the corresponding period of 2006. Excluding residential building, new construction starts in this year's January-August period were up 5% over last year.

The August data lifted the Dodge Index to 132 (2000=100), compared to a revised 125 for July. For all of 2006, the Dodge Index averaged 144.

"Through the first eight months of 2007, the construction start series has hovered around a level that is 7% to 8% below last year's average pace," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The downturn for residential building has shaped this year's pattern for overall construction activity, and with multifamily housing now joining single family housing in decline, the correction for residential building

is still very much in progress. In contrast, nonresidential building and public works remain on track to register moderate growth for 2007 as a whole. The credit crunch is clearly having a negative impact on the residential sector right now, but to this point in 2007 it appears that nonresidential building has experienced only modest dampening."

Nonresidential building

Nonresidential building in August jumped 16% to \$222.1 billion (annual rate). Much of the increase reflected a surge for manufacturing plant construction, which climbed an exceptional

508% from a weak July. The August manufacturing amount was boosted by the start of a \$3.5 billion mixed oxide fuel fabrication facility in South Carolina, which will be used to process surplus weapons-grade plutonium for use in commercial nuclear power reactors. Warehouse construction also had a strong August, growing 54% with the push coming from the start of a \$110 million industrial center in Texas. Hotel construction advanced 20% in August, regaining some of the strength that had been reported earlier in the year. Three of the smaller institutional categories showed improvement in

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August Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on August 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:

	2007	2006	Percent Change
Nonresidential	\$103,586,000	\$121,045,000	-14
Residential	\$102,461,000	\$129,690,000	-21
Total Building	\$206,047,000	\$250,735,000	-18

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

	2005	2004	Percent Change
Nonresidential	\$722,999,000	\$765,894,000	-6
Residential	\$664,470,000	\$859,025,000	-23
Total Building	\$1,387,469,000	\$1,624,919,000	-15

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

August – amusement-related projects, up 11%; transportation terminals, up 7%; and churches, also up 7%. The largest institutional category, educational buildings, held steady in August compared to the previous month. Large educational building projects that reached groundbreaking in August were located in California (\$104 million), New York (\$74 million), and Virginia (\$65 million).

Several nonresidential categories that had shown strength earlier in the year witnessed declines in August. Store construction for the month slipped 4%, while during the first eight months of the year this category was still up 11%. Offices dropped 28% after a strong July, yet maintained a year-to-date gain of 9%. The public buildings category (courthouses and detention facilities) fell 29%, but on a year-to-date basis advanced 19%. Construction starts for healthcare facilities retreated 19% in August, and in this case it was consistent with the general weakening for this structure type, down 9% for the first eight months of 2007.

“The moderate pullback for healthcare facilities in 2007 is relative to an all-time high reached in 2006, and the current level of activity for this structure type can still be viewed as quite strong,” Murray says.

Nonbuilding construction

Nonbuilding construction, at \$160.2 billion (annual rate), grew 12% in August. A major portion of the increase came from the often volatile electric utility category, which jumped 737% in August from a weak July. Aiding the August electric utility volume were the start of two large power plant projects, located in Texas (\$1.8 billion) and

Nevada (\$400 million). On a year-to-date basis, electric utility construction in the first eight months of 2007 was up a slight 1% from 2006. The August nonbuilding total was also helped by a 116% rise for water supply projects, boosted by the start of a \$1.3 billion water treatment plant in New York. For the other environmental categories, river/harbor development edged up 1%, and sewers and waste disposal projects dropped 59% from a strong July. Highway construction, the largest nonbuilding category by dollar volume, settled back 3% in August while bridge projects held steady. The miscellaneous public works category in August retreated 6% from an elevated July, although August did include the start of several noteworthy projects – an \$800 million petroleum pipeline located in

Texas, Louisiana, and Mississippi; a \$289 million football stadium (University of Minnesota) in Minneapolis, Minnesota, and a \$180 million natural gas pipeline in Massachusetts.

Residential building

Residential building in August dropped 6% to \$242.0 billion (annual rate), continuing the weakening trend that has been present so far in 2007. Single family housing fell an additional 7% in dollar terms, and on a year-to-date basis was down 26%. By region, the year-to-date declines for single-family housing have been most severe in the South Atlantic, down 32%; followed by the West, down 27%; the Midwest, down 24%, the Northeast, down 21%; and the South Central, down 16%.





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“The single family correction is turning out to be more severe than anticipated – with home sales continuing to diminish while inventories rise, it’s not expected that this market will begin to see sustained improvement for at least another year,” Murray says.

Multifamily housing in August edged up a slight 1%, representing a brief pause in the decreased activity reported this year. August did include the start of several large apartment projects, in such locales as Washington, D.C. (\$100 million) and suburban Boston (\$80 million), but the number of large condominium projects is down considerably from last year.

The lower amount of total construction starts during the first eight months of 2007 was the result of this performance by major sector – residential building, down 25%; nonresidential building, up 3%; and nonbuilding construction, up 8%. By geography, total construction in the January-August period of 2007 showed this pattern relative to last year – the West, down 15%; the Midwest, down 12%; the South Atlantic, down 10%; the Northeast, down 9%; and the South Central, down 6%. **P**

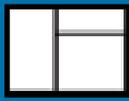
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IP Surveillance: Just the FAQs

Even though IPS is a full security integrator, I'm asked more about IP Surveillance or network cameras than any other facet of the business. Properties looking to upgrade systems have real concerns about what directions they should consider. Let's tackle some common questions.

What is a network camera?

Also called an IP or Ethernet camera, a network camera transmits its audio/video (A/V) signal via standard computer networking CAT5 cable. It has software built-in on its chip that allows anyone on the network to view the A/V data – just like a computer on a network. There is no special software needed to view the camera. You can view the images in an Internet browser by pulling up the IP address assigned to the camera. To record the video, you can use software on any computer on the network.

What is the difference between an analog camera and a network camera?

An ordinary security camera transmits its A/V data via RCA or COAX cable to a monitor or a recording device (either a VCR or DVR). If you want to view this data remotely you would need to purchase a special kind of DVR that converts the image data to digital and has networking software to broadcast this digital data over a network.

What are network video servers?

A network video server allows you to use a standard analog CCTV camera and connect it to a network. The network video server converts the analog output of the camera to digital and then, just like the network camera, has the software on its chip that broadcasts the AV data to the network.

What applications are good to use network cameras for?

Any site that already has a network in place. In large sites like office buildings and

schools you can save a lot of money by not having to run CCTV cable in addition to networking cable. Another application is when remote viewing is essential – since network cameras provide remote connectivity by design. Examples would be buildings with tenants who want cameras in their spaces but would like the property to manage them.

What are the advantage and disadvantages?

The advantages are that they save you from having to run special CCTV cable, and they provide instant and easy connectivity to everyone on the network, including remote connectivity via the Internet. You don't have to purchase a special VCR or DVR for recording but can use any computer on the network, although you do need software however.

The disadvantage is that they're digital and they use your network resources.

“There are trade-offs with all [IP surveillance] systems. Rather than just a vendor, get yourself a trusted advisor to help guide you”

The camera's analog signal is converted to digital just like with a DVR. Compression algorithms are used to reduce the total bytes required to store and transmit the information over the network. This

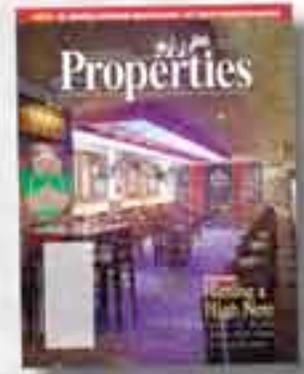
digitization process can reduce the quality of the image, and the AV data will use bandwidth on your network.

There are trade-offs with all systems. Rather than just a vendor, get yourself a trusted advisor to help guide you. You'll find several at BOMA Greater Cleveland.

BOMA Greater Cleveland is proud to provide this space to our Associate Members so they can inform, educate and share their knowledge with property management professionals. This article was written by Dean Langfitt, director of professional services for IPS-Integrated Precision Systems, Inc. a provider of security technologies and integration since 1985. Langfitt and IPS has been a member of BOMA Greater Cleveland since 2005.

Janice L. Parham
Executive Vice President
BOMA Greater Cleveland

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Expanding Views

Stonebridge continues steady development in the Flats with latest phases

By Nancy Loyan Schuemann | Photos by Scott Morris

No stone has been left unturned on the newest phase of the Stonebridge development in the Flats. Douglas Price, president of Stonebridge Management and principal of the K&D Group (Cleveland's largest multi-family development firm) and Robert Corna, vice president of Stonebridge Management and principal of Architectural Concept, Inc. have created another signature address. The grand opening of Stonebridge Plaza (1237 Washington Blvd., at Center Street), took place on September 20 and already sales of the luxury apartments and condominiums are brisk.

Stonebridge Plaza is the fifth phase of Stonebridge, a development that began with the seven-story, 30-suite Stonebridge Apartments in 2001. The success of this project led to the construction of a second 132-suite apartment

complex. In 2004, a third 12-story, 160-unit condominium-apartment complex was added. This prompted the renovation of two 100-year old brick structures into a 55,000-square-foot office building, Stonebridge Center. Stonebridge Plaza

has been part of K&D's master plan for the past five years.

The newest addition to the Stonebridge "neighborhood," Stonebridge Plaza is a 12-story, 108-unit condominium-apartment complex. The steel-framed structure



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is comprised of an aluminum and glass curtainwall system with tile accents. This curtainwall system was designed specifically for this complex, offering a watertight weep system with two back-up systems. Blown-in cellulose insulation eliminates drafts and maintains indoor temperatures. Floor-to-ceiling walls of windows are of energy-efficient, low-glare Low-E glass. Baseboard heating under the windows is for added warmth, aiding the energy-efficient heating system. Floors are constructed of Level Rock™ panels. Concrete was pumped in, one-and-a-half inches thick, into steel tracks and self-leveled. This creates a soundproof building. The entire structure was pre-fabricated in the shop and brought and installed on-site.

“This project is on track to be certified Green with a Gold Standing,” Robert Corna says. “Ninety percent of our



product is recycled, [including] recycled steel and newspaper/cellulose insulation, plus there’s the high-performance glass, 200-amp electrical service and Kohler high-efficient one-gallon toilets. The aluminum skin is 100% recyclable. We used 100% recycled steel from U.S. Steel.”

The first three floors feature a parking garage with stone accents at the base.

The interior features a 10-story atrium in the center of the structure. This adds to the building’s energy efficiency, as all corridors lead to it. A contemporary-designed seating area is in the atrium, just off the building’s entrance lobby

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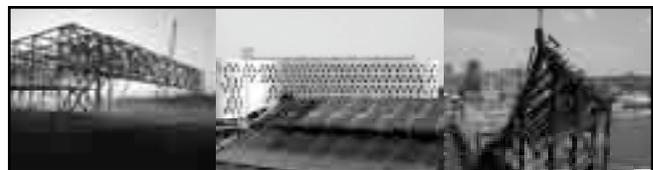
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DOWN TO DETAILS Upscale features can be seen in the design of the kitchens, which include granite counters, granite tile backsplashes and tile floors, as well as stainless steel appliances and Amish-made solid-wood cabinetry.

rounds and tile floors. Master bedrooms feature showers. Floor-to-ceiling windows afford spectacular views of the city, the river, the lake and/or the Flats. Vertical blinds are included for privacy. Rooms are spacious with ample storage. Each unit has smoke detectors, is fully sprinkled, offers security and is wired for technology. Each has an outdoor balcony. Units range from 770 to 2,168 square feet. Some clients have purchased two units and combined them into a larger unit, increasing square-footage.

Penthouse suites offer the ultimate in luxury and ambiance. These two-level top-floor units offer sweeping views,

rooftop decks and amenities desired in an upscale address.

Unique to Stonebridge is the management's rent-to-own program. This affords clients the opportunity to experience the Stonebridge lifestyle before making a commitment to purchase. For every dollar paid in rent, 50% can be applied

“We’ve been working on Stonebridge for 10 years and can see the Master Plan coming into view.”

*Geoff Coyle
Colliers Ostendorf-Morris*

toward the purchase of a condominium at Stonebridge. A two-bedroom, two-bath suite rents from \$1,200 per month.

For those interested in buying, reduced interest financing is offered through the Champ program. Tax abatement is for 15 years. Units range from \$150,000 to \$800,000.

The sixth phase of Stonebridge is underway with 2020 Center, a welcome addition to the neighborhood. With around 1,000 residents in the area, the need for a multi-purpose shopping and gathering space was inevitable. The 2020 Center will be the “town square” of Stonebridge when it opens around Thanksgiving.

Working with Hollywood set designers from Rome, Italy, an old brick trolley building is being transformed into an Italian piazza with

They said it couldn't be done and yet the Stonebridge project was completed – exceptionally well!



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CORE COMFORT Seating for meetings or relaxing are found at the base of the 12-story atrium centered in the plaza.

contemporary elements. The exterior of the brick building features patio planters that are replicas of the imposing transportation statues on the Hope Memorial Bridge. The entrance is like entering a street in Rome. Inside, Venetian plaster masks are suspended from the walls. One mask serves as a surround to a pizza

oven, the face's mouth the oven itself. Twenty-eight palm trees under a skylight-illuminated ceiling will make this community gathering place the ultimate escape.

Downstairs will feature a convenience store catering to Stonebridge residents, a gourmet deli, dry cleaning service,

wine and beer carry-out, an ATM, martini lounge, indoor/outdoor island bar, tapas menu, Italian pizzeria with delivery service, contemporary lounge seating, live entertainment, gourmet coffee, ice cream bar, bakery and more. The upper level will feature a state-of-the-art fitness center, conference room access, mini-computer center with print station, offices and the Stonebridge sales center.

Plans are underway for yet another Stonebridge project, the historic Tenk Machine & Tool Company building.

"This entire project continues to be a testament to dedication and perseverance," says Geoff Coyle, SIOR, senior vice president at Colliers Ostendorf-Morris, which has been involved with the commercial leasing and property acquisition of Stonebridge since the inception of the development, beginning with the 2019 Center Street Building. "We have been working on Stonebridge for 10 years and can see the Master Plan coming into view. Stonebridge is a premier downtown mixed-use development."

The National City Community Development Corporation (NCCDC) is proud to have been an early partner in the development of Stonebridge Place and Plaza, according to NCCDC President and Executive Director Michael Taylor.

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The NCCDC's early investment in the construction of the several model units helped stimulate sales and spark further interest in the development, as well as interest in the area.

"It's a project that really excited us because of the potential it had – and has had – in the revitalization of the Flats," Taylor says. "Our goal with this

"We've had ten years of experience in building the best possible product."

*Douglas Price
The K&D Group*

investment was to act as a catalyst in the creation of a new market in that region of our city, and I believe we met that goal, as similar projects take root nearby and renewed interest in the region's potential grows."

In all, Corna says the team has "learned from what we have done before."

"We started with the idea not to change anything and there were very few changes from our original plans," he says. "We have the right product and the right plan."

"We've had ten years of experience in building the best possible product," Price says.

The bottom line is that we build a good product," Corna says. **P**

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Balanced Building

New headquarters' symmetrical design reflects First Catholic Slovak Ladies Association's strong foundation

By Mark Watt | Photos by Scott Pease

Once its new headquarters was completed in Beachwood this spring, the approximately 25 local staff members of the First Catholic Slovak Ladies Association (FCSLA) gathered what they needed, said goodbye to their original office building and headed toward their new home. They didn't have far to go. The new facility was located just six feet away.

"Our old headquarters was a great, solid building but we simply needed more room for staff, storage and technology and an updated space that could be configured to make our business flow more easily," says Mary Ann Johaneck, national president of FCSLA, a 115-year-old fraternal benefits society that provides life insurance for individuals of Eastern European descent. "Our board looked at all possibilities. We considered renovating and adding onto the old building. We looked into selling everything and either buying an established

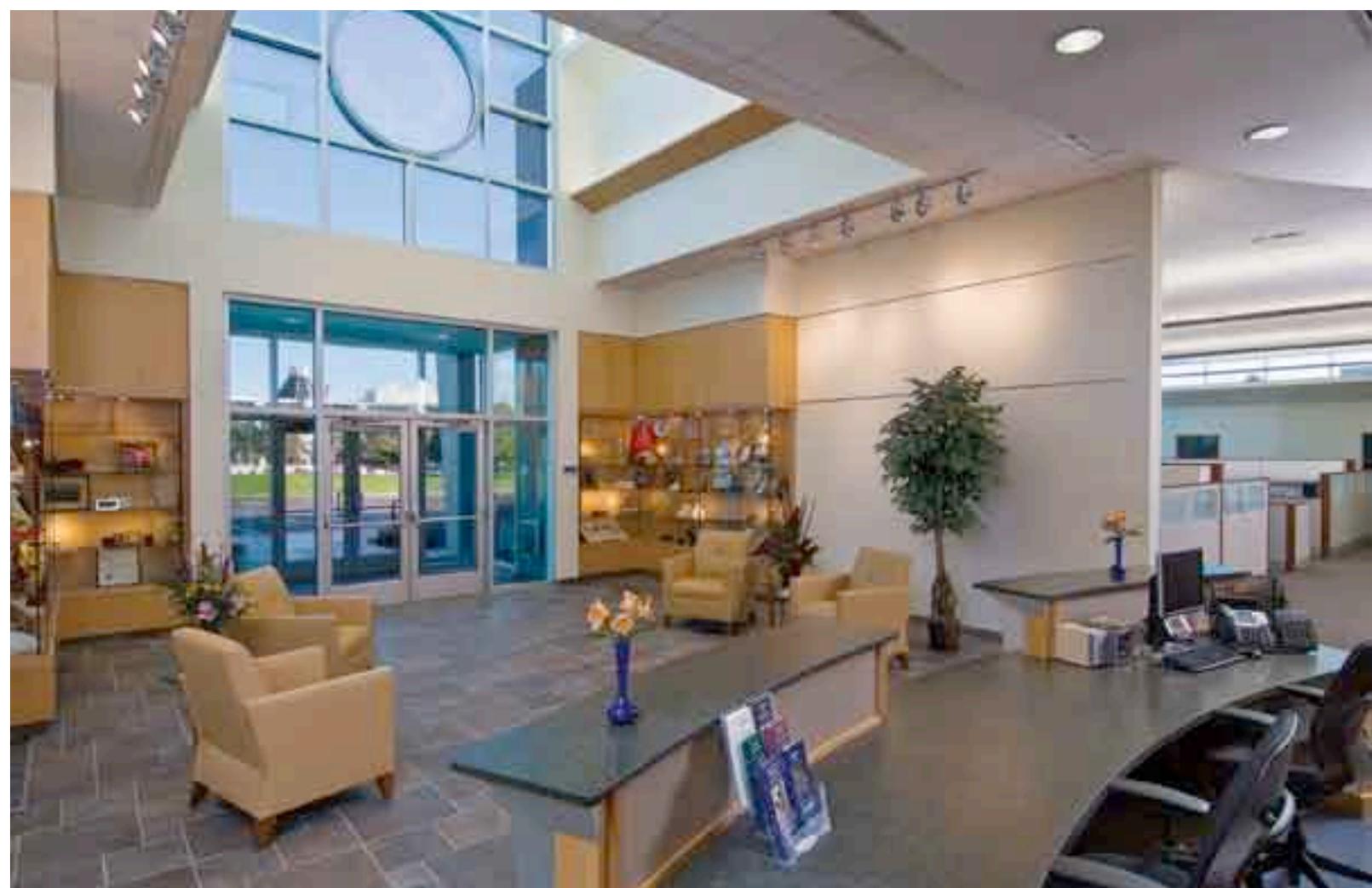
[facility] that could be rehabbed to meet our needs or buying a parcel of land and building new. But we finally decided that we would demolish the original offices and [construct] our own building on this same piece of land."

So today the FCSLA's new \$6.8 million, 22,000-square-foot headquarters, designed by Herman Gibans Fodor, Inc. and built with The Albert M. Higley Company acting as construction manager, is situated on the same piece of property along Chagrin Boulevard that the association has owned for nearly

60 years. And where the original 1967 headquarters building once stood, a 67-car capacity parking lot now resides.

"To keep the existing building, the board felt they would be making too many compromises," says Michael K. Werner, project architect of Herman Gibans Fodor, Inc. "After a pretty lengthy cost analysis process, it was determined that starting from scratch would be the smartest move."

Because FCSLA's property was sizeable at roughly 30 acres (although only a small portion is zoned commercial;



HONORING HERITAGE A spacious entry lobby has a ceramic tiled floor and custom designed built-in display cases, which are used to display artifacts from the Slovak community. Also, the association's logo is frosted into a circular pane of glass above the front door.

the rest is residential), it made sense to simply construct the new headquarters directly behind the original facility. Because of this, the association could continue working in the 1967 building while the new structure was built. And when it moved into the new headquarters, the old building was demolished.

"The site was constraining and that made construction tricky, but in the end it worked out well for the association," Werner says. "Once the new

building was completed, a huge mesh was stretched across the front of it to protect it during the demolition."

Steve Phillips, project manager with The Albert M. Higley Company, acknowledges that the demolition portion of the project was a challenge.

"Because of the proximity of the new building, the demolition was a pretty deliberate process," Phillips says. "The back half of the building came down piece by piece to prevent damage to

the new building. We were successful. The owner was able to move into the new building on time and without any interruption of operations, which was essential."

Design details

The new building is designed to maintain a connection to the organization's past by employing features used in the architecture of the original building.

"In a way, we were emulating or at least keeping a dialogue with what the association already had in its existing building," Werner says. "The architecture is intended to create an impression of stability and permanence, and that's achieved in part by using a design that is symmetrical in nature. There are expressed columns at the entry with spacing that was found in the original building's design. Also, the building sits on a stone block base, which reinforces the association's intentions of conveying that is built on a strong foundation."

With a shell of dark green granite, curtainwall and a composite metal panel

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— George Bernard Shaw




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LIGHT TOUCH A prevalent design feature throughout the new headquarters, including this boardroom, is the use of clerestory windows, which allow natural light to pour deep into the building.

system in addition to the rough hewn stone block base, which was installed by Foti Construction, the steel-framed building has a bar joist metal deck with a modified bitumen, multi-ply roofing system on top.

Inside, the new FCSLA headquarters is designed to allow natural light to pour deep into the floor plate. Clerestory windows with interior light shelves allow diffused light in, yet exterior windows are shaded by large overhangs to prevent glare or heat gain from direct sunlight. All windows, including clerestories, are outfitted with electronic drop-down shades.

The layout of the interior space is designed for effortless navigation. A spacious, 28-foot, north-facing entry lobby is front and center, with a ceramic tiled floor and finely detailed maple and cherry features such as a reception desk, wood paneled walls and custom designed built-in display cases used to display artifacts from the Slovak community. The association's logo is frosted into a large circular pane of glass above the front door.

"There is a large amount of detailing throughout the building," Werner says.

"For instance, even the edging of the millwork has the same wedge shape at the exact same angle as what's on the outside of the building. And the reveals

"There is a large amount of detailing throughout the building. For instance, even the edging of the millwork has the same wedge shape at the exact same angle as what's on the outside of the building."

Michael Werner
Herman Gibans Fodor, Inc.

have the same angles as the vertical joints in the metal panel system. There are two angles on the job. One is about 80 degrees and the other is 20 degrees and everything is at those two angles."

Surrounding the entry lobby to the east and west are open office spaces where custom-stained wood workstations are situated. Along the south wall of the building is a line of closed offices and an employee break room.

A lunchroom, with wood panel flooring, is located at the southeast corner of the building and features an expansive kitchen area along one entire wall.

On the southwest corner of the building is the association's conference room, which includes a drop-down projection screen and a large conferencing table that seats 16.

At the core of the building are the mailroom and a small classroom-style

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training facility. Storage and mechanical systems are situated in the basement.

An easily overlooked but significant functional upgrade from the old building is the location of a loading dock and an elevator at the east side of the building, according to Johaneck.

"Before, we had an elevator in the middle of the building, which was not convenient for the delivery of paper – and paper is still a big item with us even though we're working toward reducing the use of it," she says. "The new [configuration] is very helpful."

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FCSLA, like many organizations today, has become more and more interested in going “green” in recent years because of its financial benefits. The maximization of natural light through the clerestory windows in the new facility and a trend toward reducing paper consumption are two examples of this. Another is the use of geothermal heating and cooling in its new headquarters, provided by 48 geothermal wells that are situated 300 feet beneath the parking lot.

“We had some engineering firms do some cost projections and they calculated when we would be essentially making money on the decision to go geothermal, which costs more initially but pays off in the long run,” Johanek says. “We plan on being here for a long, long time, which made it worth looking into a geothermal system. It ended up making sense, financially. And to be environmentally friendly doesn’t hurt either. It’s been working very well for us.”

A water retention system on the property was another key aspect of the project, Werner notes. The team took advantage of the demolished 1967 structure’s basement, using half of it to serve as a retention basin.

Built for growth

Johanek says the staff of FCSLA is pleased with the new building and is enjoying having more space in which to stretch out.



OPEN FOR BUSINESS A large portion of the new FCSLA headquarters is open office space for the 25-member staff, designed to maximize natural light and encourage collaboration.

“It was important that the new headquarters would allow us room to grow,” she says. “And it does.”

The association has continued to expand since it was founded in Northeast Ohio in 1892 with a mission to provide a safety net for Slovak immigrants to America.

“At the time, many of the immigrants were working in coal mines or had other dangerous professions and there was no protection for workers when they were injured or killed,” she says. “They were too high risk for commercial insurers. Thankfully, things have evolved over

the years, but we continue to grow with attractive benefits for members.”

Today, the organization has expanded into more than 20 states with intentions to further extend its reach throughout the United States.

“We look forward to staying here for a long time,” she says. “We are enjoying the [new building]. The project came together nicely and the move was smoother than we expected.”

Keeping the same address certainly didn’t hurt.

“We didn’t even have to throw out our old stationary,” she says with a laugh. **P**



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Civil engineer and surveyor Herbert Hicks joined Atwell in 1949, bought the firm a year later and incorporated it as Atwell-Hicks.

With 450 employees and growing, Atwell today serves a growing roster of clients, including Fortune 50 retailers, leading commercial real estate and land developers, and several of country's largest homebuilders, through eight offices in Florida, Illinois, Michigan and Ohio. The firm's exclusive private sector representation avoids conflicts of interests that can occur with entities who service both the private and public sectors. Overall, Atwell-Hicks currently provides development services on 50,000 residential units and over 40 million square feet of commercial projects, making it one of the nation's largest land development consulting firms.

Although each of Atwell-Hicks' now 101 years in business has been critical



COMMITTED CREW Based in the Solon office of Atwell-Hicks is the Nashville Land Development Team.

to this success, the past 20 have seen the most dramatic growth. In 1984, the company developed its first formal strategic plan, one that launched the realignment of the firm, attracted a new generation of younger professionals to the team, and resulted in significant technological and structural advancements. The result has been an enviable average annual business growth of 25% in each of the past 20 years. In the past five years, revenues have more than doubled, from \$25.7 million in 2001 to \$62.3 million in 2005.

Accepting the challenge

Modern land development is a high stakes endeavor for developers, investors, tenants and communities. Atwell-Hicks understands and accepts the complexity and inherent responsibilities

associated with this process, a professional and business commitment which goes far beyond being cost efficient and technically excellent.

Among the trends impacting land development are: a growing importance for national home builders, commercial real estate developers and retailers to secure the successful, highest value projects; municipalities requiring developers to understand their long-term planning goals, preferences and agendas, including architectural-based ordinances; and greater complexity in

zoning and land use rules, financing, and gauging and meeting consumer expectations, including marketing—before and after development.

Atwell-Hicks has organized the delivery of its services in a way that favors clients prospering in this environment. This includes a comprehensive understanding of project assessment and due diligence — where getting off “on the right foot” sets the tone for everything that follows and ultimately determines the project's ultimate success and value. Atwell-Hicks understands that its engagement is often the first extended encounter as the representative of a developer with community officials and residents. This engagement involves responsibility for land planning deci-

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LOCAL ACCESS The Solon office of Atwell-Hicks is located at 30575 Bainbridge Road, Suite 180.

sions that will impact a community for decades with respect to environmental quality, commercial fortunes, and quality of life.

Importance of a market/service sector approach

Understanding these new rules for real estate development, over the last decade, Atwell-Hicks has emphasized a corporate focus on the industries of its clients, as opposed to a roster of services provided or disciplines represented.

As a private-sector consulting firm working predominantly with land development and real estate clients, market sectors were created to provide all available development services to clients through expert leaders and staff intimately familiar with each assignment's needs and goals. This approach assigns responsibility, and also fosters the most appropriate application of resources and skill sets to each assignment. It is a targeted cost-, time- and knowledge-efficient system, as opposed to a "blanket" approach. Each project manager accepts "ownership" for an engagement and is responsible for all client activities. Atwell-Hicks doesn't worry about such empowerment, but credits it as one of its distinctions over competing firms. Each of Atwell-Hicks 25 owners is an active partner, making it a "firm of consensus-building and personal impact," according to President and COO Brian R. Wenzel, PE.

Thus, services or methodologies like civil engineering, surveying or environmental analysis and management are delivered within the context of the following market sectors:

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mixed-use in nature, spanning retail, office, industrial and institutional uses.

Residential Land Development

The sector includes master planned communities, single-family developments, multi-family developments and manufactured housing developments. Atwell-Hicks has also developed extensive experience and capabilities in senior living, including age-restricted communities, independent housing, assisted living and dependent care facilities.

Field Services

Atwell-Hicks has one of the largest land surveying fleets in land development, organized in teams that utilize the most advanced technologies to stay one step ahead of the technological shifts affecting the surveying industry. Examples include GPS, 3D High Definition scanning (HDS), and 3D Machine Control.

Environmental Services

In particular, among its many assignments, Atwell-Hicks has developed innovative solutions and alternative uses for properties that might otherwise remain undeveloped

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In working "behind the scenes" for both commercial and residential developers, Atwell-Hicks has been a leader in redefining the methodologies, scope of strategic contribution and problem-solving potential of the due diligence process. On the one hand, a quick, accurate and honestly arrived at "no go" can be immensely more valuable to a developer than protracted attempts at making the numbers and situation somehow work. Elsewhere, proper due diligence, as practiced by Atwell-Hicks, can have a significant financial implication, affecting the decision on whether to option or purchase a property and, ultimately, playing a powerful role in positively positioning competitive developments in the marketplace. The faster, more accurate, more insightful, more community-aware and community-sensitive

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the land development due diligence is, the greater the chance that the development will be successful.

The components of this due diligence process include such areas as environmental issues, survey and title work, site access, municipal zoning and entitlements, schedules and costs. By “thinking like a developer” or investor, Atwell-Hicks has been able to suggest – early on – novel solutions that create investment opportunities or greater potential yields. This comes from understanding land development from technical, investment and “highest and best use” aspects.

Examples include: preservation of green space and natural features while achieving favorable densities in residential communities through zoning adjustments and water management/water supply plans; identifying redevelopment and other tax incentive programs, or master planning and rezoning that transforms obsolete or abandoned property into use for retail centers or mixed-use developments; or helping municipalities write new zoning standards that will allow successful redevelopment of properties.

The thrust of this rigorous pre-development consultation by Atwell-Hicks has been to achieve successful developments that are excellent investments for developers and their co-investors, including retail tenants, as well as overall

In working “behind the scenes” for both commercial and residential developers, Atwell-Hicks has been a leader in redefining the methodologies, scope of strategic contribution and problem-solving potential of the due diligence process.

“livability” for homeowners or residents and communities.

Growth in support of client needs

The dramatic growth Atwell-Hicks has experienced over the past two decades has taken place in an organizational climate that encourages and rewards the highest professional standards, creativity and responsibility, as well as business acumen in putting client needs first. Atwell-Hicks doesn’t make an issue of “taking credit” for a successful

land development process, except in the form of continued client relationships. Within its peer group, Atwell-Hicks has received many awards reflective of its corporate culture, including being listed in the “Top Ten” of *Civil Engineering News’* Best Firms to Work for Award for two years and being included in the top 50 for six years running.

Atwell-Hicks continues to expand its geographic presence and skill sets in response to client needs, including: new field offices established in Florida, Illinois and Ohio; internal training programs; advanced communications technology that links all branches and employees; and expanding services, such as consulting with financing institutions or developer identity programs.

A broad and deep array of technical and analytical services are unified and made more valuable through Atwell-Hicks’ insistence, a century after its founding, of operating-as-a-unit, placing leadership and decision-making authority in the field and on-site, and subverting its own ego to its clients’ needs. These are Atwell-Hicks’ style and substance points. **P**



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HIGHFLYING DESIGN

By Mark Watt | Photos by Roland Halbe

Celebrated Viennese architectural firm creates new Akron Art Museum addition as cultural beacon

Over the past 85 years, the Akron Art Museum – at the corner of East Market and South High streets in downtown Akron – has evolved into a respected art gathering institution with a nationally recognized collection, according to CEO/Director Mitchell Kahan. Boasting a particular strength in modern sculpture and painting, 20th century American and international photography and American impressionist and tonalist paintings, its modest but significant permanent collection includes approximately 3,700 objects.

“In the art museum field, we have been respected for decades,” Kahan says. “But many in the local community didn’t understand how important our collection was.”

That perception may be changing – quickly. After years of residing solely in a handsome but conservative 19th century Renaissance revival building that was built as a city post office in 1899, the

Akron Art Museum recently opened a dramatic, architecturally exciting addition that demands attention and triples the museum’s square footage, allowing the institution to display its entire permanent collection together for the first time ever.

Designed by internationally renowned Austrian architectural firm Coop Himmelb(l)au with Principal Wolf D.

Best Wishes to Continued Growth and Success



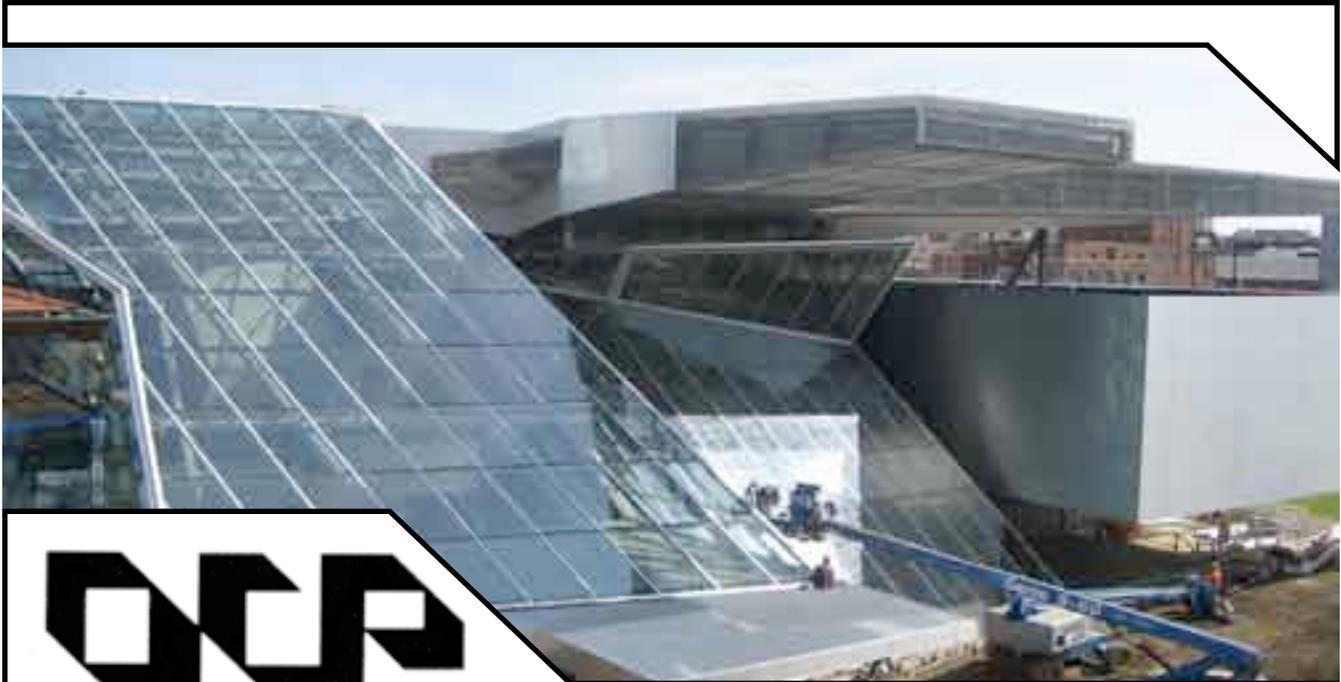
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WELCOMING WINGS Jutting beyond the exterior walls of the entire museum to the north, south, east and west, the High Roof is designed to visually link the original building and the new addition, and also provide shading for exterior spaces.

Prix acting as design architect, the new 63,300-square-foot John S. and James L. Knight Building serves as a bold contrast to the existing, 21,000-square-foot, brick 1899 Building to which it is connected. The new building is in fact the first public project in the Americas completed by Coop Himmelb(l)au, who were selected as the result of an international design competition held by the museum in 2001.

“Our intention from the beginning was to create a building that would provide an aesthetic architectural experience that wasn’t available anywhere else in the state,” says Kahan, noting that planning began in 1999. “Ohio has already distinguished itself by commissioning some of the most important pieces of architecture in

the last 15 years and we wanted Akron to take part in that.”

The design competition started with a large list of firms, Kahan says, and then the museum narrowed down the playing

“Our intention from the beginning was to create a building that would provide an aesthetic architectural experience that wasn’t available anywhere else in the state.”

***Mitchell Kahan
Akron Art Museum***

field to 30 serious firms, of which 20 were available and interested. Three of those firms were selected and paid to submit proposals and Coop Himmelb(l)au was selected in September of 2001.

“Their proposal was the most exciting aesthetically and it was the most adventurous,” Kahan says. “At the same time, it fulfilled our functional requirements most closely. Specifically, all of the public functions were closely grouped around a central, interior piazza, so that all of the visitor amenities would be incredibly easy to find and use. At the same time, the galleries are prominently placed where you can’t miss them. They made the building very easy to use for visitors and they solved some problems with deliveries in their design and placement of the loading docks. Most importantly, they solved the problem of how the new building would interact with the existing 1899 Building. The design pulls in the original museum and incorporates it

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TAKING SHAPE The asymmetrical angles of the exterior continue within the 57-foot-tall, 7,700-square-foot piazza.

in a way that it's not left behind, so that it wouldn't become just an old tool shed next door."

Explosion of architecture

Built primarily of glass, steel and concrete with Akron-based Welty Building Company acting as construction manager, the \$35 million structure is comprised of three distinct parts that each carries its own aesthetic and functional purpose: the High Roof, the Crystal and the Gallery.

The High Roof

A primary element of the design is the High Roof, also known as the Roof Cloud. Hovering above the new addi-

"The overall coordination was difficult, especially as we were building a one-of-a-kind structure that had never been built before. It required a lot of patience, but it worked out well. It's an awesome building."

Frank Gazzillo
Welty Building Co.

tion and the existing 1899 Building, the High Roof is a 300-foot cantilevered structure with four, tapered wings and comprised of steel beams wrapped in aluminum grating. Jutting beyond the exterior walls of the entire museum to the north, south, east and west, the High Roof is designed to visually link

the original building and the new addition, and also provide shading for exterior spaces.

The Crystal

As explained in notes from Coop Himmelb(l)au the new addition as a whole is intended to serve as more than simply a place where visitors go to look at art. Instead, its design argues that at modern art museums “art should be able to flow out of the building and the city should be able to flow inside.”

A prime example of this concept is the design of the Crystal, a 57-foot-tall, 7,700-square-foot piazza that serves as the building’s main entrance and houses a reception desk, a 159-seat auditorium, a café with indoor and outdoor seating, a 900-square-foot gift shop, restrooms, lockers and loading docks on the first floor. Built with exposed steel framing and large panes of low-E glass in a seemingly random, asymmetrical configuration to create nearly 50 separate surfaces, the Crystal allows full views of the interior space from outside, and vice versa. The piazza’s concrete floor is intended to appear as a continuation of the sidewalk outside. Together, these features support Prix’s intention to make buildings appear as “sculpture cut out of frozen air.”

Inside is a central elevator tower, which serves as a secondary support for the High Roof and is constructed of rough, poured concrete and formed into a zigzagging, vertical shape. Nearby, a grand staircase rises to the second floor where a bending walkway leads to the existing 1899 building. Also on the second floor are gallery entrances and the Video Box, a room for displaying videos for visitors that is balanced above an A-shaped column that serves as the main support for the High Roof.

The Gallery Box

The majority of the museum’s art collection is displayed in the composite aluminum panel-sheathed Gallery Box, which appears to float in the air at the museum’s southern end. Supported by a 52-foot cantilever, the steel-framed structure is windowless to protect art from damage by sunlight.



FRAMING ART Gallery walls appear to float in the air, due to reveals at top and bottom, creating an interesting but understated backdrop for works of art, such as the museum’s Andy Warhol pieces.

Inside, the galleries include 16-foot ceilings, light oak floors and walls that seem to float due to reveals at top and bottom, which conceal vents providing air circulation. Interior walls are not load bearing so that they can be reconfigured if desired; support is instead provided by numerous columns throughout the space that are hidden within walls.

Presently, 13,000 square feet of gallery space is devoted to the museum’s permanent art collection and 7,300 square feet accommodate temporary exhibits.

Hidden from public view is a large freight elevator used to bring works of art to and from storage areas in the building’s basement or the loading dock.

The project included the construction of a mechanical wing along the northeast

corner of the museum’s campus. Heating and cooling throughout the addition is supplied by an efficient radiant floor system with water-filled pipes woven through the poured-in-place concrete floors of the Crystal and the Gallery Box. This marks the first time that radiant heating is being used in a museum gallery in the United States.

“Mechanical systems are the bane of art museums,” Kahan says. “They cause the most headaches because of the [sensitivity of art work]. So we were dreading the day we turned on the heat and began climatizing the building, but it has been working great. We are very happy with it.”

The 1899 Building was remodeled as well, which entailed carving out a space on its south side where the new addition is attached.



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“We cut a huge opening into the south side and installed an 11-ton steel lentil to support the upper portion of the building,” says Frank Gazzillo, project manager with Welty Building Company. “That was done very carefully. For each window there, we had to do temporary shoring, make the opening and install the window, and then take down the shoring. It was a process.”

The 1899 Building includes additional gallery spaces, as well as offices, classrooms and a library.

Construction challenges

From Gazzillo’s perspective, the most challenging aspect of the project was the fact that many of the major contributing professionals were located around the world, including the design architect in Vienna, executive architect Westlake Reed Leskosky in Cleveland, a store designer in Illinois, a structural engineer in California, a lighting designer in Washington D.C., and an acoustical designer in New York City.

“The overall coordination was difficult, especially as we were building a one-of-a-kind structure that had never been built before,” Gazzillo says. “It was built off of three-dimensional models and everything was based off of coordinates, plus we were making changes right up to the bitter end. It required a lot of patience, but it worked out well. It’s an awesome building.”

The prevailing challenge for the museum itself was the funding campaign, according to Kahan.

“The campaign was difficult and took longer than anticipated, due to the recession and the war,” he says.

Regardless, the capital campaign, completed in 2006 at a total of \$44.3 million, exceeded its initial goal of \$40 million. Of the total, \$35 million was utilized for the project and the remaining \$9.3 is being used for endowment. Lead gifts included \$9.2 million in grants from the State of Ohio, a \$6 million grant from the GAR Foundation of Akron and a \$6 million dollar gift from the John S. and James L. Knight Foundation.



INNER SPACE Presently, 13,000 square feet of gallery space is devoted to the museum’s permanent art collection.

Visualizing the future

With the new John S. and James L. Knight Building built and running smoothly, the Akron Art Museum is starting to look ahead to a second phase of the project: a sculpture garden that will reside just south of the new addition. That project will begin within the next few years, Kahan says.

“When I came to the museum in 1986, we began focusing on acquiring properties around the original post office

building at 70 E. Market St.,” Kahan says. “We’ve acquired four properties since then and we now have 20 acres on two contiguous blocks. We think the next generation will build on the next block.”

For now, Kahan says he’s excited to see visitors absorbing the new environment at the expanded museum and to have helped create what he sees as a landmark in downtown Akron.

“It’s a symbolic statement of culture being at heart of the city, which is exciting to all of us,” Kahan says. “We

are delighted by the amount of support we’ve received from the community, from Welty Building Company, from all the subcontractors and all of the donors who really got behind this project. Everyone knew they were taking a risk by being involved in this project but here we are. It really says something about the region to have such an exciting new piece of architecture here in Akron.” **P**



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Credit Crunch



ALEC J. PACELLA

This month, we are going to switch gears a bit and discuss the current environment in the investment world. Although I usually try to avoid discussions of time-sensitive subjects in these monthly columns, recent events have had a dramatic effect that will be with us for the foreseeable future. So what exactly did happen and what caused it to occur? How are investors dealing with these changes? And what will happen over the next several months? For another dose of Pacella pontificating, read on.

What it was

Let's face it, we have been on cruise control for the past few years, at least when it comes to the real estate investment market. Cap rates continually marched downward, prices continually marched upward and investment volume surged. There are numerous reasons for this unprecedented real estate 'bull market' but the primary driver has been

a preponderance of debt that was both aggressive and plentiful. Interest rates were at historically low levels and borrowers were able to obtain loans with very little equity. It was not uncommon to see equity levels at between 10% and 15%

Let's face it, we have been on cruise control for the past few years, at least when it comes to the real estate investment market.

and there were periods where borrowers could obtain interest-only loans. And the variety of lending sources vying for business was seemingly endless, from local savings & loans to insurance companies to 'conduit' lenders. Couple this with an

ever-increasing number of investors rushing to place money in real estate and the result is a powerful forced that propelled the market onward and upward, year after year. Deep down, most everyone knew that the market had to peak. But so long as the music played, everyone continued to dance.

What it is

The first indications that something was going afoul began in the spring.



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Some of the larger banks, realizing that the housing market was in a serious downturn, began to limit exposure or, in some instance, exit the subprime lending market. However, the problem seemed to be isolated to the housing market and the commercial investment marketed marched on. But that all changed in mid-August. Seemingly overnight, the entire lending market hit the brakes. Some blame very public outcries by some primary lenders concerning their subprime units. Some blame the almost free-fall state of the housing market. No one can pin down the exact reason but once it started, the speed and range of the effect was startling. Wall Street became a roller coaster, with the Dow Jones Index giving back nine months of gains in three days. Banks slashed thousands of mortgage-related jobs and the whole lending market seemed to be on the verge of a meltdown. The poster child for this chaos became the sale of Home Depot Supply. Shopped for most of the summer, the company found a suitor and a deal was struck for \$10 billion. Debt and equity sources were lined up and everything was proceeding smoothly. August rolls around, disaster strikes and most of the debt sources were forced to recast their quoted terms. The end result was a re-trade of massive proportions, with the buying group lowering their price from \$10 billion to \$8 billion. Nationwide, this scenario replayed itself countless times on various scales and the commercial real estate market was front and center. Lenders were forced to recast the quoted terms of their loans, sometimes several times in the same day. As a result, buyers could no longer hold their prices. At best, they could submit lower offer prices. At worst, they had to just plain walk away.

What it shall be

As the nation ended its collective summer vacation and returned to work, the smoke began to clear a bit. The debt markets seemed to stabilize and the Fed stepped in to boost confidence, first by releasing billions of dollars in cash into the federal reserve system and then by cutting the prime interest rate. The result in the real estate investment market seems to be a more cautious and, in some ways, more realistic market.

Heard Here First

HOT IN THE CITY The list of properties on the market in the CBD continues to grow. One Cleveland Center and 55 Public Square are the latest to test the waters, joining North Pointe Tower, Penton Media and the Diamond Building. **COOL IN THE SUBURBS** The former Topps warehouse in Maple Heights is being sold to a Boston-based investor for around \$12 psf. This 750,000 square foot complex has a substantial amount of freezer-cooler space, which can be prized by investors and tenants alike.—AP

Following are three things that I see playing out over the next six months.

Cash is king

If a seller really wants to have certainty of close, find a cash buyer. Or at least one with a substantial amount of equity. The days of high leveraged buyers are gone and most lenders are looking for at least 25% in equity. This makes it absolutely critical for sellers to understand a potential buyer's equity position and debt sources.

Open for business

Most lenders are still ready, willing and able to lend. Interest rates will continue to be low, the real estate markets

will continue show improvements and the pool of buyers will continue to be deep. The exception to this is the Commercial Mortgage Backed Securities (CMBS) or conduit market. This lending segment came to a screeching halt in early August and it may be some time before it comes back.

Price check

The days of the crazy cap rates are numbered. Buyers simply will not be able to make sense of the combination of low leverage and low cap rates. Even if they could, lenders will continue to tighten their underwriting thresholds. In addition to requiring more equity, they are using lower rent growth projections and tempering many other underwriting aspects with a good dose of conservatism. All this points to a general moderating of cap rates, particularly the crazy low caps. **P**

Alec Pacella is regional manager for First Industrial Trust, Inc. He can be reached by email at apacella@firstindustrial.com or by phone at 216.525.0968.

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NAWIC Honors Cleveland Chapter Member

Almost 600 members attended the 52nd Annual National Association of Women in Construction (NAWIC) Convention in Orlando, Florida recently where Toni Walker, executive assistant at the Construction Employers Association, was honored and received the prestigious Founder's Trophy promoting membership to women employed in all phases of the construction industry. This is the fifth time that Walker has received this honor in 18 years. She also received her seventh star for her Red Rose Recruiter jacket.



Toni Walker

R.E. Warner Announces New Hires

Consulting engineering, architectural and surveying firm R.E. Warner & Associates, Inc. recently announced it has expanded its professional staff. These include

Structural Engineer Jay Bruckner, Mechanical Engineer Kathryn C. Ebel,

Senior Structural Engineer James Gorman, P.E., and Senior Electrical Engineer Kenneth Zmija, P.E.

KeyBank Real Estate Capital Appoints VP

KeyBank Real Estate Capital, one of the nation's largest commercial real estate capital providers, announced today that the company has

hired Charles H. Williams as vice president, responsible for originating construction, acquisition and interim financing for income generating commercial and multifamily properties in Eastern Ohio and Western Pennsylvania. He will be based in Cleveland.

"We're very pleased to announce that Charles has joined our firm," says John Case, executive vice president and head of KeyBank Real Estate Capital's Income Property Group. "Charles' industry and market knowledge and his strong reputation make him an important addition to our lending team."

Prior to joining KeyBank Real Estate Capital, Williams was assistant vice president of Realty Funding Group LLC, a Denver-based firm, where he was responsible for the development and permanent financing of multifamily and commercial properties. Previously, he was a founding partner and principal with Sound Capital Ventures

LLC, a real estate investment firm that specialized in foreclosures and rehab projects. He has also held positions with Chase Manhattan Bank; Salomon Smith Barney; and Julien J. Studley.

Ohio Historic Preservation Office Honors Local Firms

At a recent annual meeting and conference of the Ohio Historical Society and Ohio Association of Historical Societies & Museums, seven recipients of 2007 Ohio Historic Preservation Office Awards were honored. Two of the award-winning entries are from Northeast Ohio.

A Preservation Merit Award celebrated the preservation and rehabilitation of the 1929 John Hay High School (2075 Stokes Blvd., Cleveland) by Cleveland Metropolitan School District, Richard L. Bowen + Associates, and the Ohio School Facilities Commission. The project received a Preservation Merit Award.

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Additionally, a Public Education and Awareness Award was given to Cleveland Restoration Society, Lake Erie Graphics, Dependable Painting Company and Turner Construction Company for the 2007 "Celebration of Preservation" Calendar.

The Ohio Historic Preservation Office Awards have been presented annually since 1983 on the basis of nominations from throughout the state.

Library Planning, Design Firms Merge

Holzheimer Bolek Architects (Chagrin Falls) and Meehan Architects (Cleveland), two long established leaders in library

planning and design have recently merged to become Holzheimer Bolek + Meehan Architects. In addition to libraries, Holzheimer Bolek + Meehan Architects has an extensive portfolio of educational, municipal, historic, religious, athletic, residential and government projects.

Separately, the firms were two of the most experienced library specialists in Ohio; often in competition with each other. Together their portfolio of library projects is unsurpassed.

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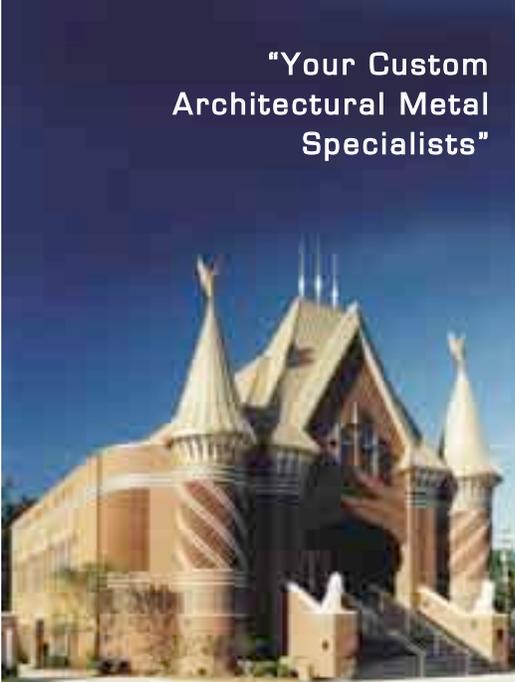
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libraries. With requests from libraries as far away as North Dakota and Florida, and projects in Michigan, Virginia, Idaho, West Virginia and North Carolina, the new firm is competing for library projects on a national level.

KS Associates Appoints Human Resource Manager

KS Associates, Inc., a civil engineering and land surveying firm, recently announced the appointment of Amanda L. Clancy to Human Resource Manager. Clancy's responsibilities include recruiting, retention strategies, internal branding, safety and professional training, benefits administration and legal compliance. This newly created



Amanda L. Clancy

position supports the firm's growth strategy and helps to fulfill its mission of continually sharpening its focus on performance and client service.

Clancy is a certified Professional in Human Resources (PHR) with more than 10 years' experience. Prior to joining KS Associates,

Clancy served in positions of increasing responsibility, most recently as Corporate Human Resources Manager for an automotive industry manufacturing company in Wickliffe, Ohio.

CB Richard Ellis Names V.P.

The Cleveland office of CB Richard Ellis, Inc. recently named Fred Herrera to first vice president. During Herrera's 18-year career with CB Richard Ellis, he has consistently received Top Five awards for service delivery and production levels, and has been recipient of many prestigious awards including two NAIOP Deal of the Year awards and a NAIOP Broker of the Year Nominee.

"We are proud of Fred's achievement," says David Browning, managing director of the CB Richard Ellis Cleveland office. "Because of his exceptional performance in 2006, including his current 2007 performance, he is one of our leading professionals in the Cleveland office."

Herrera is involved in numerous professional organizations. He is a resident of Willoughby Hills and earned a bachelor of arts in finance, management and Spanish from Kent State University.

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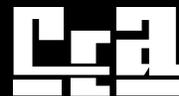
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Association (IFMA) presented its annual awards at its recent yearly meeting at the Terrace Club at Jacobs Field. Honored this year were Sandy Benzin, of Eaton Corporation, with IFMA's 2007 Member of the Year award and Jennifer Taylor, of ServiceMaster Clean, with the association's 2007 Vendor Member of the Year award.

The Northern Ohio Chapter of IFMA is comprised of over 150 members from the facility management industry, with close to 100 facility managers who oversee properties in the Cleveland, Akron and Canton areas.



Silent Knight Upgrades Fire Alarm Control Panel

Silent Knight, a Honeywell company and provider of industry-wide compatible

fire alarm solutions for small to mid-size institutions and commercial sites, recently announced the upgrade of its IntellKnight 5820XL Fire Alarm Control Panel.

The enhanced 5820XL conforms to the testing requirements of UL 9th edition standards, as well as offering upgraded features and benefits.

A USB port has been added to increase compatibility with laptop computers and now uploads and downloads five-times faster due to data compression software upgrades. In addition, the 5820XL has increased its power supply of six amps and offers programming capability from the on-board user

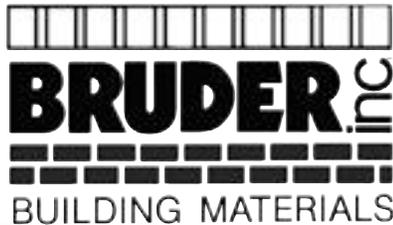
interface or via the SKSS PC-based programming software. Complying with UL-9th Edition requirements, the 5820XL now boasts battery charging circuit integrity testing.

The 5820XL features an advanced digital communication protocol that uses standard wiring, so no twisted pair or shielded cable is required.

The 5820XL supports 127 addressable points right out of the box and can be expanded to up 508 points. It features a built-in digital communicator and an integrated dead-front cabinet.

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Estate Planning 101 – Property Ownership Issues



DAVID W. WOODBURN

How many times have you heard the mantra “You need to avoid probate?” Time and time again, the media imparts upon us the pitfalls involved with probate proceedings. No matter where you turn, the advice seems to be that you must avoid probate at all costs. The reality is that there are pitfalls in avoiding probate, especially when dealing with real estate.

Probate is the process where an individual’s assets are administered and distributed through the Probate Court upon death. Assets which do not have a beneficiary designation, survivorship feature, or payable on death designation pass through the Probate Court and pursuant to the terms of one’s Will (or by statute if there is no Will). The probate process is often time consuming and costly.

When dealing with real property, it is possible to avoid probate by titling assets as joint tenants, by using transfer on death deeds, or titling property in the name of a trust. Each of these options has certain pros and cons, which need to be considered before implementation.

Joint tenancy

Joint tenancy, otherwise known as joint and survivorship ownership, involves

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titling property between one or more individuals with a right of survivorship. This right of survivorship feature allows a decedent's interest to pass to surviving co-owner(s) by operation of law upon his or her death. If property is owned in joint tenancy, the survivor need only file an Affidavit of Surviving Spouse and an original death certificate to transfer the decedent's interest in the property.

While this result sounds great (and cheap), one must understand that such property passes outside probate and outside the terms of a decedent's Will. Thus, the property may pass in a manner inconsistent with the decedent's Will. For example, when a widow titles property as joint tenants with one child, as opposed to all of her children, the widow's interest will pass to only the one child as opposed to all the children (as may be required by the widow's Will). There is no legal requirement for that one child to "share" the property with his or her siblings as the widow may have desired.

Additionally, the use of a joint survivorship deed creates a present interest gift that has potential gift tax liabilities. This can be problematic depending upon the value of the interest conveyed and may require the filing of a gift tax return. Likewise, when one titles property in a survivorship format, it exposes the property to creditors of one joint tenant and poses a risk of partition in the event there is a falling out between the owners. Accordingly, joint tenancy is not the universal "best" option for owning property.

Transfer on Death Deed

A Transfer on Death Deed allows property to pass to named beneficiaries upon the grantor's death. Much like a survivorship deed, the survivor need only file an affidavit and death certificate in order to complete the transfer. However, unlike joint ownership, the Transfer on Death Deed is revocable. Thus, the grantor may actually change the beneficiary designation from time to time. The grantor may also name contingent beneficiaries who will inherit if the transfer on death beneficiary does not survive. Because no transfer becomes complete until the grantor dies, creditors of the beneficiary cannot reach the interest in the property until the grantor's death.

The Transfer on Death Deed is also beneficial because ownership remains with the grantor until his or her death. Thus, upon death, the transfer on death beneficiary receives a complete step-up in basis for income tax purposes. The same does not hold true for a survivorship deed where a portion of the grantor's interest is conveyed during life, and the donee receives the grantor's basis in the property. For property that has appreciated significantly over the years, this can be a significant income tax concern.

Trust-Owned Property

Finally, property that is owned by the trustee of a trust will not be subject to probate upon the grantor's death. Thus, an individual may title property into the name of the trustee of his or her trust during life and avoid probate of that asset. The use of a trust also provides great flexibility as the grantor of the trust may place whatever restrictions he or she desires in the trust. Such restrictions would then govern the administration of the property. This can be a very helpful tool in trying to manage property from "beyond the grave."

Trust-owned property also is extremely beneficial when property is owned in another jurisdiction. Real property owned outside the State of Ohio must be administered in the state in which it is situated if it passes through probate. Thus, it is conceivable that an indi-

vidual could have both an Ohio estate administration and an ancillary administration in the state where the property is situated. This results in significant additional expenses which can be offset by the use of trusts or other probate avoidance techniques.

One negative associated with trust-owned property is that one must incur the cost necessary to create a trust in order to title property in the name of the trust. There is obviously much more time and expense that will go into creating a trust for such purposes as opposed to a survivorship deed or Transfer on Death Deed.

As you can see, there are a number of ways in which probate may be avoided when dealing with real estate. Care needs to be given to consider all of the options before simply titling property in certain names with the right of survivorship. Failure to take this into consideration can result in significant negative estate and gift tax consequences. Always remember to consult with your estate planning attorney before you transfer real property into another's name. **P**

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Underground Storage Tanks: Property owners, potential purchasers need to understand compliance regulations



SUZANNE M. FISHER

Are you considering purchasing or do you own one of the more than 8,000 properties in Ohio containing petroleum underground storage tanks (USTs)?

As a property owner or potential purchaser, what you do not know about your tenant's or a former owner's operation of their petroleum USTs may severely impact the value of the property. For example, a petroleum release may require notification to the state and result in investigation and remediation expenses. When it comes to your bottom line, even a \$50,000 to \$100,000 remediation is substantial, especially given the size and typical value of a gas station property.

In past years, a purchaser would typically check only with the Bureau of

Underground Storage Tank Regulations (BUSTR) for active releases at the property and determine if the state insurance fund had previously issued a certificate of coverage for the property. Today, among a myriad of other considerations to be included in purchase agreements and leases, there are multiple due diligence requirements that need to be reviewed prior to purchase.

Two recent regulatory changes will impact a property owner's risk management strategies for UST properties:

Insurance coverage

Effective June 30, 2006, the Petroleum Underground Storage Tank Release (PUSTR) Compensation Board enacted new regulations requiring that all past fees and penalties be paid before a valid

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certificate of coverage is issued or transferred. A thorough review of past fees and penalties should be conducted before a purchase agreement is executed. If a tenant vacates the property and leaves uninsured USTs, the property owner or new tenant will have to pay the outstanding amount to obtain UST coverage if they plan to continue use of the UST system at the site. As a precautionary measure, property owners should require proof of receipt of a Certificate of Coverage from the tenant annually.

Although no penalties or fees may be owed, it is possible that no current Certificate of Coverage exists for the UST on your property. Payment of fees alone does not guarantee issuance of a

As a property owner or potential purchaser, what you do not know about your tenant's or a former owner's operation of their petroleum USTs may severely impact the value of the property.

Certificate. Several factors, such as non-compliance with BUSTR regulations, may make the UST system ineligible for coverage. If coverage is not in place, the purchaser or landlord will be subject to additional steps before a Certificate may be issued.

Frequently, these steps may include environmental assessments of the property, a tank tightness test and possibly even placing the USTs back in service. These investigations can be costly and if a release is discovered during the inspection fund coverage may not be available for the release. Even if the landlord is not the regulatory "owner or operator" of the USTs, the landlord may have to bear the cost of investigation and remediation of the property if they intend to lease or sell the property in the future.

While there is no way to guarantee that a tenant will maintain compliance with BUSTR and PUSTRCB requirements, monitoring the UST system's status may allow landlords to require the tenant's compliance or be grounds for eviction. Addressing non-compliance issues in a timely matter can greatly save



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on costs and reduce the risk of losing fund coverage.

Increased inspections

There is yet another reason that it is vital for property owners to review all of their properties' operations right now. In August 2005, President Bush signed the Energy Policy Act of 2005 into law. One of its provisions requires that all petroleum USTs be inspected every three years. BUSTR is now formalizing implementation of these regulations at the state level and anticipates that

inspections will increase dramatically in the next year. If a UST system is cited as out of compliance, certain steps will be required to bring the tank back into compliance. During this time, the tank may not be eligible for fund coverage.

The increase in inspections is expected to double the amount of detected releases. Unfortunately, many of the releases will be discovered during the period after the inspection and prior to obtaining reissuance of fund coverage. It is vital that property owners take all steps possible to ensure that the UST

systems are in compliance with both BUSTR and the state insurance fund prior to the inspection.

Over the next year, property owners should conduct thorough audits of their properties. Property owners contemplating a new lease should, at a minimum, also require demonstration of annual registration of the tanks, execution of the operational compliance form, tightness test results and receipt of a certificate of coverage. Purchasers should also request copies of the previous year's leak detection records.

This documentation should be reviewed by an environmental consultant and/or environmental counsel with specialized experience to prepare the purchase and lease agreements to protect the property owner's interests. **P**

The information contained in this article does not constitute legal advice. You should not act or rely on any information contained in this article without first seeking the advice of an attorney. Suzanne M. Fisher, Esq., is a partner at McMahon DeGulis LLP, a Cleveland law firm providing quality environmental counseling and litigation services.

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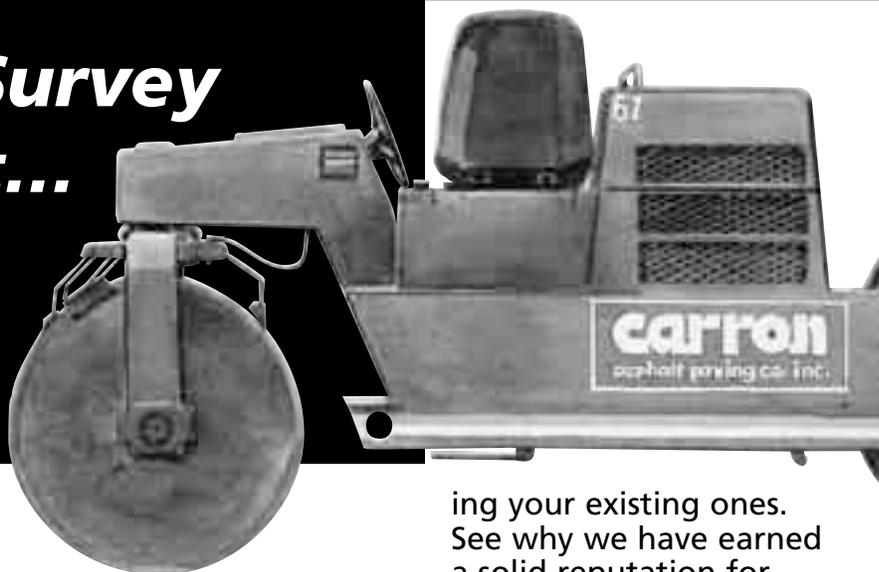
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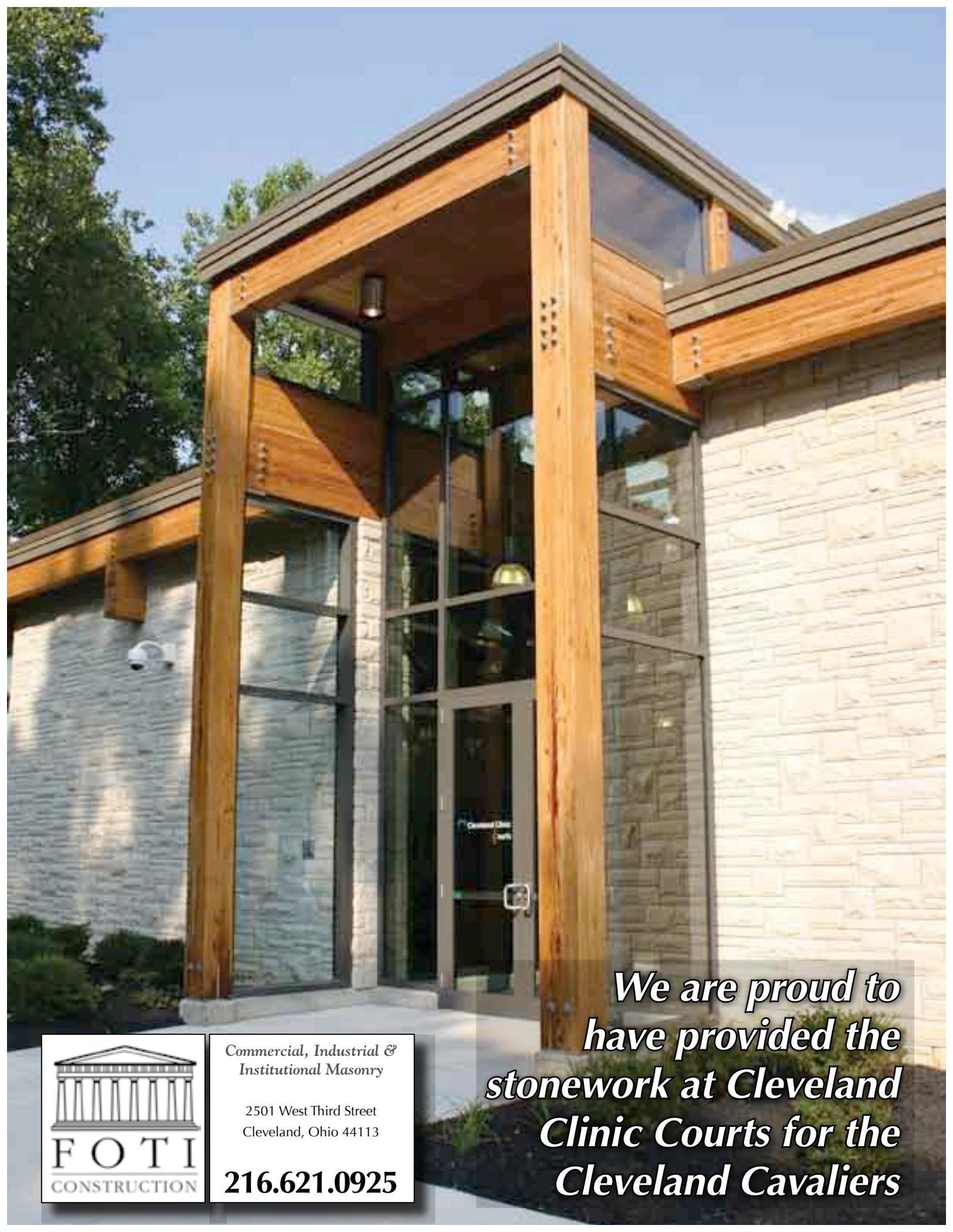
Fit for a King

Cleveland Clinic Courts equips Cavs with state-of-the-art athletic training facility

By John Elliott | Photos by Trepal Photography

The Cleveland Clinic has stepped forward to put Cleveland on the national basketball court by partnering with The Cleveland Cavaliers on a world class, state-of-the-art training facility known as Cleveland Clinic Courts. The \$25 million facility, conveniently located near Rockside Road in Independence, has advanced training facilities that few NBA franchises can offer, including the most sport-specific player development, recovery and rehabilitation tools available.

The complex officially opened with a ribbon-cutting ceremony in September, almost a month before the Cavs reported for training for the 2007/2008 NBA season. Speaking at the grand opening were Dan Gilbert, the Cavs majority owner, Dr. Toby Cosgrove, president and CEO of The Cleveland Clinic, and Danny Ferry,



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WARM WOOD & LIGHT The main entrance and reception area sport a variety of fine finishes with a unique metal cutout wall hanging of the Cavaliers logo.

the Cavs' general manager. Attendees were then treated to a tour of the 50,000-square-foot facility.

"We have a great team of individuals that have worked very hard to plan and construct the best player development facility in sports," Gilbert says. "We also have a tremendous and appropriate partner in this project with the Cleveland Clinic. All of this comes together to help build the best atmosphere possible for our team to continue developing and be the best they can be."

He commends the builder, Cleveland-based Albert M. Higley Co., and the project manager, Ellsworth Grimsley of Rock Companies. He also thanks the cities of Cleveland and Independence for helping the team secure bonds for the project, as well as the port authorities of Cuyahoga County, Summit County and Toledo.

Gilbert notes that the new training facility puts the Cavs on par with The San Antonio Spurs, whose state-of-the-art training amenities served as a role model for Cleveland Clinic Courts.

An investment in Cleveland sports

Gilbert strongly believes the investment will pay off for the Cavs and its home town. He says there was only a 12-point difference last season in the point totals of the Cavs and the NBA champion Spurs.

"These things [the new facility provides] help make the difference in building a championship team," Gilbert says.

The center was built to optimize both functionality and efficiency and to provide the ultimate in work flow, communication and connectivity. With the main courts area serving as a centerpiece, all other areas of the single-floor facility, including the offices, are positioned within view and easy access to the courts.

"The goal was to build a facility that will help our team maximize opportunities to succeed," says Danny Ferry, the general manager. "We'll have a much stronger individual player development program now, and at the same time,



we'll have a much better full-team atmosphere as well. Cleveland Clinic Courts is another example of our ownership team and The Cleveland Clinic's incredible dedication and commitment to both the team and our community of fans."

The team's athletic trainers and medical staff will be connected to The Cleveland Clinic's computer network for immediate examination and analysis of information related to player health and development. This linkage between the team and medical resources is believed to be the first of its kind in the NBA.

"Both the Cleveland Clinic and the Cavs are national ambassadors for Northeast Ohio," says Dr. Cosgrove, president and CEO of The Cleveland Clinic. "We share a commitment to community, teamwork and optimum health. By incorporating Cleveland Clinic's innovative techniques, the Cavs

have built one of the best NBA training facilities in the country.

"Cleveland Clinic Courts offer the most state-of-the-art equipment," Cosgrove continues. "Connecting the facility to the Cleveland Clinic's advanced electronic medical records database will help team physicians make medical decisions more quickly. Our collaboration will help promote injury prevention on the court."

"You can't bring together a great team if it's not healthy," adds Cosgrove. "We are committed to the team effort and bringing an NBA championship to Northeast Ohio."

Convenient location

The building is located on Brecksville Road, which intersects Rockside Road not far from the I-480/I-77 intersection in Independence. It was one of



TWO TO VIEW The building is wrapped around two main basketball courts with interior views from offices and exercise areas along the perimeter, inviting everyone in the building into the action.

several sites considered for the facility, notes Doug Beichley, principal in charge of the project for Ellerbe Beckett, the Kansas City, Missouri-based architect.

The site's proximity to major thoroughfares and its potential for beautiful views made it ideal, says Beichley, who worked closely with Ferry. Once the site was selected, the primary design consideration was to allow the different spaces inside the building to interact as seamlessly as possible.

"We drilled down many weeks," Beichley says. "We walked through every

potential circulation route for players, coaches, visitors, trainers, delivery staff, etc."

The aesthetic benefits were secondary, to be sure, but Beichley says they are beyond even what the San Antonio Spurs have.

"We had a beautiful site to work with," he says.

Ellerbe Beckett brought a well established understanding of the team's needs, having designed Quicken Loans Arena downtown and having developed that facility's enhancements since 1994.

Ellerbe Beckett provided architecture, interior design, planning, mechanical engineering and electrical engineering for the project. James Poulson was the project designer.

Early soil testing indicated the need for augur cast piles to provide sufficient bearing capacity, Beichley notes. Some augur piles were as deep as 50 feet. The building is set 900 feet back from Brecksville Road.

From a distance, the horizontal building with a rising pitched roof and large windows resembles a modern art museum. The structure fits in well with the surrounding architecture in the heavily wooded area. It features light-colored stone and rustic-contemporary, wood timber construction with large expanses of glass. The landscaping around the building includes a lot of green area, as the 25,000-square-foot parking lot is located below the building.

The Sturgis stone and rustic-contemporary, wood timber construction serve the dual purpose of providing a comfortable setting and one that carries a sense of the great outdoors to the interior spaces.

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WOOD WORKS Offices for staff are open and offer spacious views of the wooded environment outside.

Natural park design

This natural park design was accomplished by the extensive use of glue laminated wood on both exterior and interior surfaces. Glue laminated wood is a stress-rated engineered wood product comprised of wood laminations that are bonded together with waterproof adhesives. The exposed glue laminated wood trusses and wood decks are crucial in maintaining a lodge like feel.

The Sturgis stone came from Arkansas, notes Fred Innamorato, president of Foti Construction Co. in Cleveland, which installed the stone.

“We laid 325 tons of stone in a modified ashlar pattern,” Innamorato says. “The pieces range in size from three to 10 inches. The main obstacle we encountered was the schedule. The Cavs wanted to open the facility on a fast track schedule, so we had to expedite 325 tons of stone.”

Beichley, the architect, says this type of “great outdoors” design is unusual to find outside the Pacific Northwest.

“You will not find many heavy timber construction facilities in the [Midwest] region,” he says. He says the only other athletic facility that has it that he knows of is the University of Oregon’s Autzen Stadium in Eugene, Oregon.

Construction schedule challenging

Harry Schatschneider, site superintendent and construction manager for Higley, says it was a challenge to stay on schedule for the 12-month project. He says there were several high-end finishes, such as the tile in the locker room.

There were a few changes in the design once the project was under way, Schatschneider says, such as adding doors between the kitchen and the weight room, a change in flooring materials, a blue stripe in the hallway floors, enhancements to the landscaping, and an enlargement of the outdoor pond and water fountain.

Wood, glass and stone surfaces are prevalent in the interior spaces, giving

the building a sense of warmth, modernity and environmentalism. Wood beams outline the tops of many of the walls, along with large duct pipes. A wall behind the main reception desk sports a large metal Cavaliers logo. There is also a wall-mounted video screen, one of many throughout the complex.

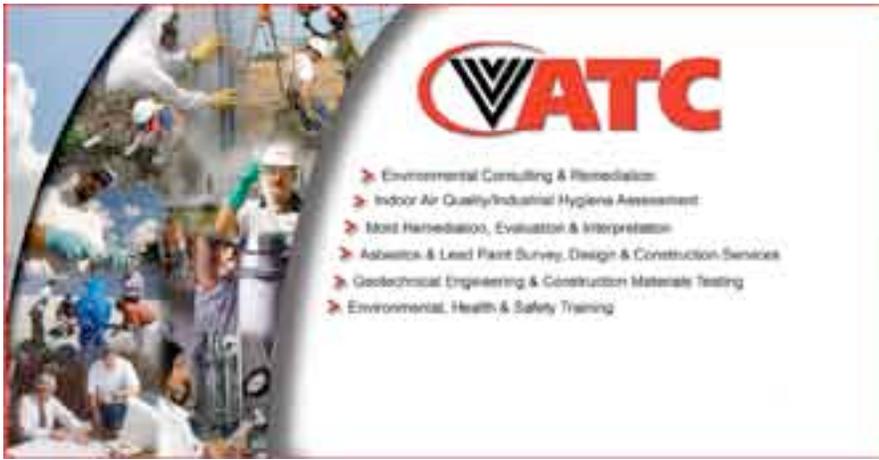
Most of the floors throughout the building have a brown and black pattern and have been stained with acid washed concrete.

White hallway walls are covered with magnetic marker boards. The interior doors are seven feet high while outside doors are eight feet.

Offices are positioned throughout the building’s perimeter, most of which have big windows allowing ample views of the two courts, encompassing 17,000 square feet and containing six baskets in the building’s center.

More playing and training area

The baskets provide the players the chance to shoot an NBA three-point



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THREE POINTS The aquatic rehabilitation and recovery room has three temperature-controlled pools: one cold, one warm and one with an underwater treadmill.

shot simultaneously at each basket, each of which supports an electronic scoreboard.

The new courts provide more than two and a half times the size of the practice courts at the former training center, the "Q."

The adjacent training rooms contain more than 3,000 square feet of conditioning area, allowing the entire team to work out simultaneously. The training rooms have the most technologically advanced equipment, some of which has never been seen before in Northeast Ohio.

There is more than 1,900 square feet of athletic training area, which triples what was available at The Q. All training spaces overlook the practice courts so players can stay engaged with practice if working out in other areas.

The main 3,000-square-foot training area is located between the basketball courts, the players lounge and the locker room. It also offers an ample view of the landscaped wooded area. It has conventional weights as well as new technologies such as Keiser equipment and vibration plates.

The Keiser power training system uses a combination of variable weights via air pressure for players to train at their own speed.

The PrimusRS rehab system is reputedly the most versatile rehab tool on the market and is designed to allow players to monitor their exercises to

better decrease the risk of injury. The system combines all the features of four machines into one compact unit.

The practice court also has a Keiser performance column recessed into a wall for performance speed training on the hard wood court.

Aquatic rehabilitation

An aquatics rehabilitation and recovery room features a Hydroworx 2000 system, allowing trainers to tailor aquatic rehabilitation, recovery and preventative procedures. There are three temperature-controlled pools in this room; a cold one, a warm one, and one with an underwater treadmill that operates on an elevator lift and can be adjusted to a player's height.

The underwater treadmill has underwater video cameras that allow the player to observe himself while using the treadmill. It even tracks the speed of the treadmill.



TALL ORDER High ceilings are used throughout the facility, including in the players' locker room.

Players practicing in the courts can access a hydration station that faces the courts, helping themselves to refrigerated drinks, life saver candies, towels and trash receptacles.

Physician exam rooms contain state-of-the-art exam facilities and are networked with the Cleveland Clinic's master system via a T1 cable, enabling team doctors to view specialists' notes from other areas of service, such as cardiology, dermatology, dentistry, etc.

"We're able to bring up past MRI images," says Max Benton, one of the trainers.

On-site health care staffers can view the court and training areas at all times.

Doctors can also view X-rays, MRIs, cat scans, bone scans and lab reports, just as easily as if there were in the hospital.

Luxury and functionality

The players lounge has a big, granite serving counter, modern kitchen appliances, a counter island, cabinets, and a serving area with tables and cushioned furniture, overlooking the outside landscaping. The landscape on one side of the building has been graded to provide an outdoor, low-impact running hill. The laundry room is located close to a loading dock, making it easy for the laundry staff to load and unload uniforms. The staff keeps the uniform racks filled with fresh apparel. The racks resemble a department store.



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NATURAL CHOICE The new facility's "great outdoors" design style is influenced by its park-like setting.

The locker room with 16 individual maple lockers is an open area, with eight lockers on opposite walls, requiring the player to continuously be visible to one another. This was intended to foster a sense of camaraderie. The players' names are inscribed in wood plaques over the lockers.

The shower facility features dark, square-cut stone surfaces. The stalls partially separate the players while showering, but the players are always in view of each other, once again to support the sense of camaraderie.

Each stall has recessed holes for soap and shampoo. A window above the main shower area lets in light from outside.

The locker room faucet sinks feature waterfall designs.

A portable wall separates the locker room from a multi-purpose room that

can be used for press briefings and community relations.

High-tech audio visuals

A players' theater features a 150-inch video screen for reviewing games, exercise and practice sessions. The theater's 25 seats are wood arm chairs, stationary and cushioned.

There is also a video production studio that has three production desks, each with three editing screens. The editors can videotape every NBA game that is taking place simultaneously. This room has its own temperature control system. Practice and game archives and live video of practice are accessible from all offices, conference rooms and training areas at all times.

The media room, designed for the press, has an office with computer stations, a lounge, office supplies, and facsimile

and copy machines. It also has a view of the basketball court.

Because of the high level of technology involved in the project, the design team considered the placement of such items as iPod docking stations and video control boards early on in the design process.

XOS Technologies, Inc., a Billerica, Massachusetts-based technology provider for audio visual services for sports organizations, installed much of the sound and digital technology for

the players and coaches areas, including the video editing room.

Fred Vint, the NBA sales manager for XOS Technologies, says professional sports organizations have special audio video needs.

"It gives the teams exactly what they're looking for," he says.

He says his company worked with some of the Cavs' other technology providers in customizing the audio visual systems.

Where XOS Technologies handled the coaches and players areas, Acoustical Design Group (ADG), based in Mission, Kansas, provided similar services for the owners conference room, the gym and the media room, notes Evan Koehn, an associate at ADG. Koehn says ADG and XOS Technologies coordinated a lot of their work.

Patlin Electronics, Inc., based in Broadview Heights, another company specializing in sports facilities that has worked with the Cavaliers in the past, designed the TV and radio systems for on-site broadcast interviews, notes Earle Engel, president of the company.

Everyone who has visited Cleveland Clinic Courts agrees that the new facility gives the Cavs their best chance ever for a winning season. The building marks a milestone in business, civic and government cooperation.

"I think it came off great," Beichley says. **P**



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Photo by Ken Kynch

CREW OF CRAFTSMEN The Nagele Manufacturing team includes (from left) Fred Nagele, Thom Calhat, Gary Cingle, Dan Horton, Jim McCann, Pat Kehoe, Joe Balint and Ron Nagele.

Industry Profile:

Nagele Manufacturing Co. prides itself on quality millwork, cabinetry, upholstery

By Linda Bloom | Photos courtesy of Nagele Manufacturing Company

Nagele Manufacturing Co. (5201 West 164th Street, Brookpark, Ohio) is a firm with old world craftsmanship and the most modern craftworking equipment available today. Nagele has forged an impressive record as one of Ohio's leading woodcrafting and upholstery firms. It specializes in producing and installing architectural millwork, cabinetry, custom furniture and upholstery, and works with general contractors, architects and interior designers.

With technology and more sophisticated production methods, Nagele Manufacturing Co. has grown over the years. In 1954, the company employed six people at its offices and plant on West 130th and Enterprise Avenue. The 12,000-square-foot plant burned down and the company moved to West 38th Street with its growing work force of 12 in just two weeks. Ten years later, Nagele moved to a 22,000-square-foot facility at 8110 Lake Rd., and in 1990 Nagele again expanded to its current facility, originally 34,000 square feet and then enlarged to 44,000 square feet.

Nagele has a strong partnership with the Ohio and Vicinity Regional

Council of Carpenters, having been affiliated with the group for 75 years. Without their help Nagele could not have competed in a non-union low price environment. When Ron Nagele, Nagele Manufacturing Co.'s president,

came onboard full time, there were 20 union firms in the local association. Now, two are left. Nagele is the only millwork company that exclusively produces custom millwork. The union has allowed it to excel in the industry, while

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CLINIC CONNECTION The firm has designed many architectural wood features within Cleveland Clinic facilities, including the Lerner Research Center.

never compromising its quality of product.

“[These days] we’re in a partnership with the union,” Ron says. “We employ the best union cabinetmakers working in the millworking business.”

Nagele says the company is a proud member of the Architectural Woodwork Institute (AWI), which sets strict standards for millwork, fabrication and installation.

“Being active in AWI is very important for a company such as Nagele Manufacturing that provides woodwork that is based off of premium grade standards,” he says. “The trade organization

has established premium grade standards, which if followed guarantee a very high degree of quality. Nagele guarantees following these standards for high quality wood work.”

The Nagele team is equally at ease with new installations or complicated restorations of antiques or matching custom paneling and furniture. The company is frequently asked by architects and designers to consult on cabinet work and help to prepare specifications for a project.

Fred Nagele, Ron’s father and Nagele Manufacturing Co.’s founder and CEO, learned the trade from his father, Matt,

who came to the United States in 1917 from Austria. After World War II, Fred apprenticed for his dad’s company and while at the Cleveland Trade School.

“I acquired the feeling for this field from working with my dad,” Fred says.

On many projects the Upholstery Division of Nagele Manufacturing functions as an integral part of the skilled Nagele team. This is a unique distinction, since few architectural millwork firms can boast of their own inhouse upholstery operation.

“It is a nice little plus to have upholstery experience when bidding on a job,” Fred says. Recently, Nagele did the upholstery seating at SouthPark Shopping Mall and Beachwood Place.

Often, new employees start by sweeping and loading trucks. Both Fred and Ron did sweeping themselves.

“I still do, once in awhile,” Ron says.

Fred recalls sending Ron out loading when he was 16 years old.

Ron has a business degree from Bowling Green University but worked for the company every summer, beginning at age 12. Ron, Nagele’s president for 15 years, spends a quarter of his time overseeing preparing quotes for perspective jobs. He is responsible for daily operations. Fred concentrates on buying activities.

Best wishes for continued success to



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WOOD WINDS The Nagele team is rightly proud of its 2000 restoration of Severance Hall.

Technology has changed the way Nagele Manufacturing does business. Unlike the old days, when millwork was all done by hand, much is designed with machinery. When Nagele acquires new equipment, it often arrives with software packages. Employees are sent to the manufacturer's training classes relevant to that technology. Fred Nagele feels that the quality has actually improved.

"Today everything is mechanized," he says. "That's how the industry survived. However, there is still a lot of hand work."

Fred is the one who follows new equipment technology. He stays on top of this area by reading industry publications. ("He likes that stuff," Ron says.)

"We're probably the most progressive shop in town when it comes to equipment," Fred says. "We've got better equipment than any shop that I can think of. We were the first to have many of these machines."

Thorough understanding of technology and its ramifications lies on the shoulders of an employee, Jimmy McCann. Jimmy, who heads the CNC detailing department, was hired out of high school 25 years ago. Today, many departments at Nagele are computerized. ("[Jimmy] likes computers," Fred says. "When he goes home he plays with computers.")

Jobs come primarily from word of mouth. Nagele's projects can reach

as far as Columbus. Recently a local contractor included them in a Detroit project. Some examples of Nagele completed Cleveland and Northern Ohio Landmarks jobs include:

- Justice Center
- Ritz-Carlton
- Severance Hall
- Gund Arena (Quicken Loans)
- Cleveland Browns Stadium
- State, Palace, and Allen Theatres
- Key Bank Towers
- Intercontinental Hotel at Cleveland Clinic
- Rainbow Babies and Children's hospital
- Cleveland Clinic Health Science Center
- Metzenbaum Court House
- Rock and Roll Hall of Fame and Museum
- Great Lakes Science Center

Besides working on high profile projects in Northern Ohio, Nagele has established a presence in Columbus. These projects include:

- Nationwide Arena
- Ohio State University Stadium

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- New Albany Country Club
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- Ohio State Court House
- Port Columbus International Airport
- Riverside Methodist Hospital

Current projects include:

- Cleveland Clinic Heart Center
- Book-Cadillac Hotel (Detroit)
- SouthPark Shopping Mall
- Beachwood Place renovations

Fred still is at work Monday through Friday, 8:30 a.m. to 4:00 p.m., he says, “unless I want to goof off.” Hardly. This man of few hobbies truly enjoys coming to work. Ron, a boating enthusiast, engages in this hobby almost every weekend.

Until recent years, he played baseball in adult leagues around town. His tour as a pitcher ended, he states, “when I got a bigger boat.”

Ron Nagele’s daughter, Lindy, a Chicago-based, marketing-savvy profes-

sional, assisted her father and grandfather in preparing for this story.

Nagele Manufacturing has many plaques in its office for current and past awards for exemplary work on various projects.

Fred and Ron explain that as assembly manufacturers, their work is like a “jigsaw puzzle.” The majority of their

Technology has changed the way Nagele Manufacturing does business. Unlike the old days, when millwork was all done by hand, much is designed with machinery.

work is fabricated in the shop, assembled, pre-finished, disassembled, loaded on to a truck, and delivered to installers.

They are one of the biggest shops in the greater Cleveland area. Sometimes employees go out and start small shops on their own.

Fred and Ron always “leave the door open for the good ones if they want to come back.”

Nagele has and keeps the best people in the industry, Fred says. People may come and go, but the core people have been there for a collective average of 35 years:

- Fred Nagele, CEO (60 years)
- Ron Nagele, President (39 years)
- Dan Horton — Sales (38 years)
- Joe Balint — VP, Sales (31 years)
- Gary Cingle — VP, Production Manager (30 years)
- Tom Cachat — VP, Engineering/Pre-production (25 years)
- Jimmy McCann — Detailing Department (25 years)

Fred Nagele, CEO, and son, Ron, president, “seldom argue.” Fred explains that when they do disagree, the winner is “the one who is right.” Ron says, “We can detail just about anything that somebody draws.” Nagele’s motto is that “no job is too difficult to produce.” Ron Nagele’s ongoing goal is to “get more efficient at what we do with the group that we have.” **P**

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Securing a Successful Strategy

Well-conceived integration plans optimize security system functionality, manageability

By Alan H. Gillmore IV

System integration is a popular buzz phrase in the security industry, encompassing a wide range of subject matter. A successful integration strategy attempts to combine a variety of security and life safety technologies to optimize a livable security solution while giving building owners and corporate entities the tools to manage their environment. While most facility managers know that integration is important, it is seldom thought through and implemented to maximize functionality. Technology in this arena changes rapidly and requires not only the purchase and installation of equipment, but the appropriate auditing and training protocols to accompany the physical aspect of the protection.

The technology portion of integration is a constantly moving target. Integration samples aspects of security, access control, digital video, life safety and building administration to provide a seamless security solution. The digital video solutions in the marketplace today allow for a wide range of onsite and remote system monitoring and administration. While having personnel monitor and audit the activity of a building is still a fundamental part of security management, new digital video recorders (DVRs) and network video recorders (NVRs) allow for remote access admin-

istration of multiple facilities. The latest technology also allows for customers to outsource video monitoring and actual device status monitoring to third party providers. New control equipment has the capability to monitor status, activity and of course stream data from alarm events. PDA technology allows for managers to receive footage stemming from alarm events enabling real time response and verification. This technology also allows for administrators to detect issues with control equipment before downtime ensues from a crashed hard drive or a failed cooling device, which could

dramatically shorten the useful life of a DVR. This new technology is an important part of reducing system downtime and having your system not functioning at its peak when you need it to perform.

The access control aspect of integration has also presented several new features recently allowing for more



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seamless connectivity between sites. Access control can now accommodate remote administration and multi-facility administration more easily than in the past. New access control systems can be configured to send output alarms, triggering digital video activation as well as site mapping allowing for onsite personnel to instantly be notified of suspicious activity. The reporting aspect of access administration has also become more user friendly, allowing even the most technically un-savvy to actively administer and run reports. Threat level management is another new solution that allows building managers to adapt to changing environments and to create different access control procedures based on current situations as opposed to the old manual process of changing individual profiles. While system administrators can still individually restrict doors, hours of access and overall range of operations, these new features speed the flow of information and create a much tighter

security solution. When integrated with security and digital video systems, access control can be a very robust tool to protect personnel, assets and intellectual property of an organization.

The security aspect of integration is also a crucial component. A security system was formerly a standalone system that was armed by personnel once a building had been vacated. In today's 24/7 business environment, this solution works for few. Instead, administrators can move towards an integrated solution allowing end users to present access fobs to unlock a door and immediately disarm a portion of a building. This same event can trigger digital cameras to begin recording at high frame rates to capture relevant activity data for later review. This allows for more complete protection 24 hours a day. These systems can also be set to automatically arm or disarm based on hours of inactivity or a certain time of the day. This type of solution is ideal for multi-tenant buildings as

well as partitioned office/manufacturing spaces with different hours of operation.

An ideal integrated solution should capture relevant data and allow for owners and managers to administer real time measures while storing potentially relevant data for further review. A good example of this would incorporate security, access control and digital video. An illustration could be an employee presenting a key fob and opening a door, while digital video appears on a 32" flat screen monitor next to a picture of the person's badge from their personnel file. Networkability creates seamless protection across multiple facilities and provides different levels of user administration rights to onsite personnel and remote security professionals. While the onsite personnel still play an integral role in live administration, they should not necessarily have the ability or rights to change mission critical settings.

The old adage that your most important asset is your people directly applies

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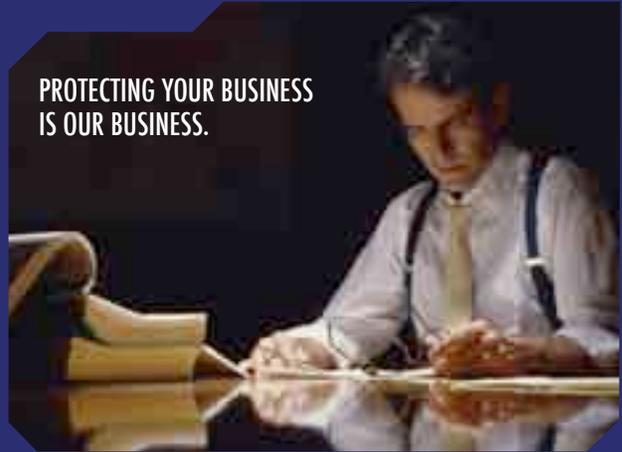


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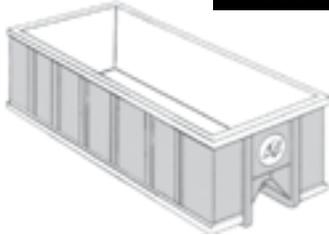


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to a corporate security solution. While you can spend thousands on the most bleeding edge technology, this technology is only as strong as the people administering it. Technology is meant to be used in conjunction with the human capital of an organization, not instead of it. This requires scripted security protocols and the appropriate training and succession planning. It is commonplace for the security staff of a firm to

As building owners and managers, your team should constantly be testing, exploring and reviewing security procedures and protocols, as well as staying abreast of changes in the security marketplace.

receive extensive training on equipment and administration, but not take into account personnel changes and corporate restructurings. Sometimes, consistency in personnel and training is more important than the technology itself.

The technology in this arena changes rapidly. What you have just read has probably already exceeded its shelf life. As building owners and managers, your team should constantly be testing, exploring and reviewing security procedures and protocols, as well as staying abreast of changes in the security marketplace. Regular service, maintenance and training for key personnel is the best way to stay on top of changing environments and to evaluate current systems. Redundant third party monitoring and email notification is also a necessary practice to close potential gaps in your security plan.

Constant vigilance and continuous improvement are the only effective tools to achieve a truly integrated and redundant security solution. **P**



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Preventing “Office Creepers” From Stealing Valuable Office Property

By J. Michael Coleman | Photos courtesy of AlliedBarton Security Services

Today’s office environment features busy and mobile professionals who are continually on-the-go. We conduct conference calls on our cell phones, access the Internet with our PDAs and take thousands of files home by simply packing up our notebook computers. However, this convenience and portability has a price. Transportable electronic devices are easy prey for thieves who can resell the products on the street for a huge profit. Laptop thefts alone accounted for nearly \$6.7 billion in losses during 2004 – or an average of almost \$50,000 per company. Laptops sell on average for less than \$1,000 each on the black market, but the information on the hard drive is generally far more valuable than the hardware.

Many people who wouldn’t dream of leaving their computer or phone sitting in their unlocked car think nothing of leaving those items in an unattended cubicle at work. Technological advances have bred a new generation of criminals called “office creepers.” These individuals are dressed like your coworkers or building service personnel and rely on the anonymity of busy office buildings to shield them during their crime.



As vice president of commercial real estate for the largest American-owned security officer services company and a 30-year veteran of the physical security services sector, I have seen my share of office theft. I offer the following top 10 tips to keep the “office creeper” at bay and to help protect your working environment:

Office creeper 101

An “office creeper” may skulk into your office dressed in uniform like a

building engineer or in upscale casual ware or suit and tie to blend into the corporate culture. Try to become familiar with all of the co-workers in your immediate area. By knowing the identities of all your co-workers, you can easily identify an individual who may be out of place.

Flag and tag the wanderer

If you see someone unfamiliar wandering the halls or casually roaming about,



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ask if you can help them. Ask questions like “May I help you find someone?”

Honor your access control policy

If your building has an access control policy where visitors must wear a badge, you should notify security immediately if someone is walking around without proper identification. If you believe an individual seems suspicious, notify security. Be sure to note details about the person's appearance so that you can provide a thorough description.

Sharing isn't always caring

Sharing can be great if you want to divvy up the contents of an office gift basket but not when your personal security is at risk. Never share keys or access codes with anyone and never leave your office keys unattended. Keep your personal keys and office keys on separate rings.

Don't hide valuables in plain sight

While it may feel safer to tuck your wallet or purse into an unlocked cabinet drawer or under your desk, it's not as this is generally the very first place an office creeper looks. Position coat racks and hangers away from all doorways, so that

a thief cannot easily snatch items from the outside.

Lock and mute

When leaving your office, make sure to lock the door and mute the telephone ringer. An unanswered phone is a clue to a thief that your office is empty.

Secure the ties that bind

Talk to management about purchasing a security cable for your laptop. This is an inexpensive locking device that secures your computer to the desk so that it cannot be easily removed.

Maintain up-to-date inventory log

Maintain an accurate inventory of all office equipment, furniture and devices in a locked, fireproof cabinet or other outside location (like your home office). And clearly mark all your personal electronics such as PDAs and cell-phones with identification. You can use non-removable tags or an inexpensive engraving pen.

Laptop awareness

To avoid having your notebook be one of the 3,000 computers stolen each day, be sure to lock your notebook in your

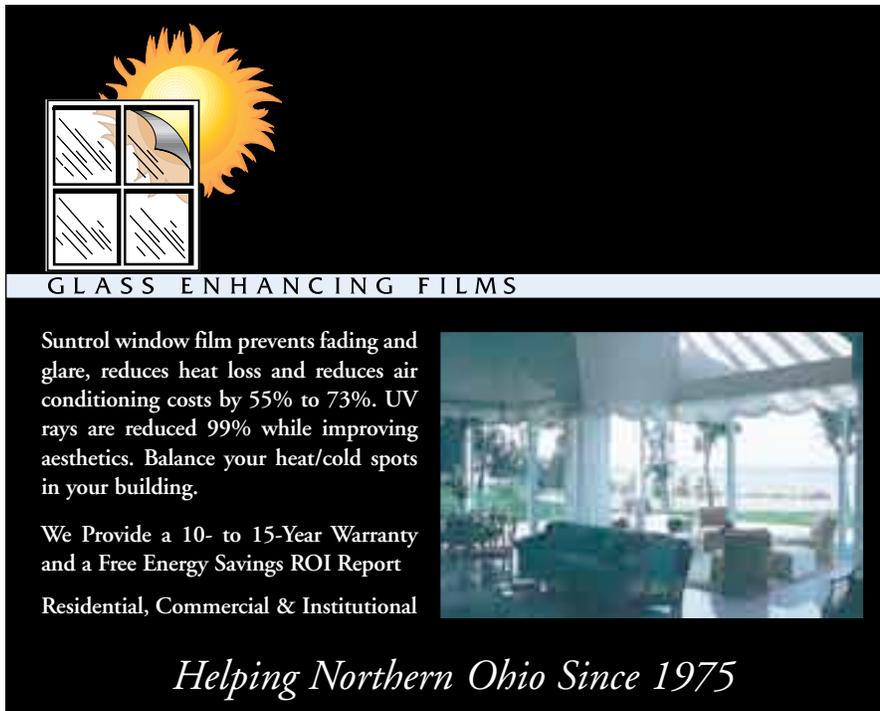
office during off-hours. Whenever possible, take your laptop home with you so you always know where it is. Keep only the most necessary proprietary information on your portable machine while updating your network with all sensitive information. Never load passwords onto your laptop and don't leave your computer unattended in a public place, even for a moment. Back up all your files and store that information some place other than your laptop carrying case.

Invest in laptop data security tools

Several effective laptop and data security options are available to protect your equipment from theft. IBM's new secure notebooks are equipped with *Asset ID*, a radio frequency-based security and asset-tracking technology. Automatic online backups by Toshiba prevent anyone from reading the data your computer sends without your pass phrase as information is encrypted before your PC transmits it. *Track-it* is a product that blasts a sonic alarm if you get more than 40 feet from your laptop to alert you that it has been left behind. *CompuTrace* is a software program that calls in with the location to a Central Monitoring System. These calls are made at regular intervals, providing the electronic serial number, phone number (from which it is calling) and other trackable information.

When traveling from your office, carry your notebook in a strong, padded non-descript bag. Don't use a carrying case that advertises there is a computer inside. Never leave your laptop in full view in your car and don't check your computer as luggage at the airport. Most office thefts can be prevented, and by following practical steps you can avoid becoming another police statistic. **P**

J. Michael Coleman is vice president of marketing – commercial real estate for AlliedBarton Security Services. Established in 1957, AlliedBarton Security Services is the largest American-owned security officer services company. He can be reached at: mike.coleman@alliedbarton.com.



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Safe Bet

Simple employee fire safety programs save lives

By Richard W. Watson

Every year, over 5,000 lives are lost due to fires in the United States. The National Fire Protection Association tells us that many of these lives could have been saved by having a fire safety program in place. Statistics show that smoking materials are the leading cause of civilian deaths in the U.S. and Canada, accounting for 25%. Other causes are arson, equipment malfunctioning, electrical, heating and cooling equipment, open flame and flammable liquids, and children playing with matches.

How can these deaths be prevented? It is easy in hindsight to point out what went wrong, but here is what we have to do for survival.

1. Have a fire evacuation plan

Include fire drills using your alarm system to evacuate all employees from your building. Time everyone to see how fast they get out; two minutes or

less is good for a two-story building, for buildings three stories or higher, add 30 seconds per floor.

Always use the stairwell. Never use the elevators. When evacuating from your building, always close the doors in back of you to stop smoke, heat and toxic fumes from spreading. This also cuts down the flow of fresh air, which fire needs to grow.

2. Locate fire extinguishers

Know where your fire extinguishers are located and how to use them. Almost all fires start small and can be extinguished in a few seconds. About 97% of all fires are put out with portable extinguishers.

In most cases, you have 15 seconds to extinguish a fire. If the fire is still not extinguished, evacuate to the nearest exit.



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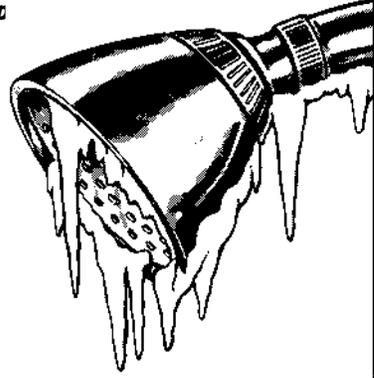
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3. Get down

Where smoke is present, *stay low* and crawl. In most fires, smoke, heat and toxic fumes rise, forcing oxygen down close to the floor where you can breathe fresh air.

4. Check smoke detectors

Make sure you have a fire extinguisher and smoke detectors in all work areas. Check and change the batteries in your smoke detector every six months; many choose to do so when setting the clock back or forward to adjust for daylight

Know where your fire extinguishers are located and how to use them. Almost all fires start small and can be extinguished in a few seconds. About 97% of all fires are put out with portable extinguishers.

savings time (DST). When installing smoke detectors, install at least one per floor and in hallways.

Try and have more than one way out of the building. Designate a meeting place outside of the workplace for employees to meet. And remember: *Never* re-enter a burning building.

5. Regular service

Make sure your building fire alarm, sprinkler system and fire extinguishers have been serviced and certified by a factory-approved fire protection company. This equipment could save your life and those of your building's occupants. **P**

If you have any questions regarding this article or need help creating a safety plan, please call author Richard Watson, president of ABC Fire, Inc. at (440) 237.6677.



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How many people does your company employ?

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| <input type="checkbox"/> 26-50 | <input type="checkbox"/> 201-500 |
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What is your company's gross annual revenue?

- Less than \$500,000
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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-50720064
LANGSTON HUGHES LIBRARY BUILDING RENOVATION/ADDITION

Cleveland, OH (Cuyahoga Co.) E 70th & Quincy Avenue

CONTRACTING METHOD: G.C. Subcontracts
UPDATE: Architect is still working on their portion of project; bidding possible October 2007.

OWNER: Fairfax Renaissance Development Corp.
 8111 Quincy Ave. #100
 Cleveland, OH 44104
 (216) 361-8400

ARCHITECT: Schmidt Copeland Parker Stevens
 1220 W. 6th Street, Suite 300
 Cleveland, OH 44113
 www.scpsohio.com
 (216) 696-6767 FAX (216) 696-4767

G.C.: Marous Brothers Construction
 1702 Joseph Lloyd Parkway
 Willoughby, OH 44094
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DETAILS: (440) 951-3904 FAX (440) 951-3781
 6,500 SF addition; renovate existing building into senior outreach center; site work; thermal and moisture protection; foundations; concrete; windows and doors; finishes; wood and plastics; specialties; HVAC; electrical; plumbing

PN-50706013
MUSEUM RENOVATION

Cleveland, OH (Cuyahoga Co.) Wade Oval Drive

CONTRACTING METHOD: To Be Determined

UPDATE: Project is in the master design and planning stages; bid schedule is undetermined at this time.

OWNER: Cleveland Museum of Natural History
 1 Wade Oval
 Cleveland, OH 44106
 (216) 231-4600

ARCHITECT: Fentress Bradburn
 421 Broadway

Denver, CO 80203
 (303) 722-5000

DETAILS: Infrastructure improvements; lobby renovation; parking deck; HVAC; finishes; electrical; windows and doors; painting; additional details to be determined.

PN-R0124016

NEW CANCER HOSPITAL

Cleveland, OH (Cuyahoga Co.) Euclid Avenue & Cornell Road

ESTIMATED AMOUNT: \$220,000,000

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Project is in redesign; bidding possible late 2007.

OWNER: University Hospitals Health System
 11100 Euclid Avenue
 Cleveland, OH 44106
 (216) 844-1000

ARCHITECT: Cannon Design
 1100 Wilson Blvd., Suite 2900
 Arlington, VA 22209
 (703) 907-2300

C.M.: Gilbane Building - Cleveland
 1621 Euclid Avenue #1830
 Cleveland, OH 44115-1303
 www.gilbaneco.com
 cleveland@gilbaneco.com
 (216) 771-6100 FAX (216) 771-6491

DETAILS: 320,000 SF; 10-stories; large solarium; sitework; landscaping; concrete; masonry; structural steel; membrane roof; steel doors/hardware; lumber; glass and glazing; acoustical ceilings; caulking; drywall; painting; various flooring; HVAC; electrical; plumbing; lighting.

PN-R1023016

ABBEYVILLE TOWNHOUSES

North Royalton, OH (Cuyahoga Co.) Abbey Road

CONTRACTING METHOD: Developer Subcontracts (By Invitation Only)

UPDATE: Developer seeking preliminary plan approval; plans were tabled at previous meeting.

DEVELOPER: Hinckley Ridge Ltd.
 11349 Abbey Road
 North Royalton, OH 44133
 (330) 278-2863

ENGINEER: Howard R. Selee & Associates
 9701 Brookpark Road #251
 Cleveland, OH 44129
 (216) 398-0280 FAX (216) 741-4319

DETAILS: Approx. 38 townhouses; sitework; site utilities; concrete; wood frame; shingle roof; vinyl siding; aluminum gutters & downspouts; insulation; vinyl windows; electrical; plumbing; HVAC; drywall; painting; interior finishes; landscaping.



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PN-S0830043

MEDICAL OFFICE BUILDING

Brunswick, OH (Medina Co.) Industrial Parkway North

CONTRACTING METHOD: G.C. Bids (By Invitation only)

UPDATE: Announcing engineer and owner's rep; bid schedule to be determined.

OWNER: Digestive Disease Consultants
3985 Medina Rd
Medina, OH 44256
(330) 725-3666

OWNER'S REP.: RFC Contracting
13477 Prospect Rd. #105
Strongsville, OH 44136
(440) 572-9444 FAX (440) 572-9499

ENGINEER: URS Companies - Cleveland
1375 Euclid Avenue, Suite 600
Cleveland, OH 44115
www.urscorp.com
(216) 622-2400 FAX (216) 622-2428

DETAILS: 40,000 SF ; two floors; site work; thermal and moisture protection; foundations; windows and doors; finishes; specialties; HVAC; electrical; plumbing.

PN-S0814014

COUNTY OFFICE COMPLEX

Chardon, OH (Geauga Co.) Ravenna Rd.

CONTRACTING METHOD: Public Bids

UPDATE: County recently purchased site; planning is preliminary.

OWNER: Geauga County Commissioners
470 Center Street, Building #4
Chardon, OH 44024
www.co.geauga.oh.us
(440) 285-2222 FAX (440) 286-9177

DETAILS: SF to be determined; sitework; concrete; masonry; metals; wood and plastics; siding; roofing; doors and windows; glass and glazing; painting; carpeting; tile; plumbing HVAC; fire protection; lighting.

PN-S0911011

CRESTWOOD LOCAL SCHOOLS ADDITIONS AND RENOVATIONS

Mantua, OH (Portage Co.)

CONTRACTING METHOD: Public Bids

OWNER: Crestwood Board of Education
4565 W. Prospect Street
Mantua, OH 44255
(330) 274-8311

DETAILS: Architectural services in connection with potential renovations and/or additions to various buildings or construction of a new facility possibly partnered with the Ohio School Facilities Commission and/or a combination thereof. Statements of qualifications should include the following phases: Pre-Design, Design, Construction Documents, Bidding/Negotiation, Construction and Post Construction.

PN-S0810057



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CITY HALL COMPLEX

University Heights, OH (Cuyahoga Co.) Warrensville Center Rd

CONTRACTING METHOD: Public Bids

UPDATE: Architectural Services 50Qs received; award to be announced.

OWNER: City of University Heights
2300 Warrensville Center Road
University Hts., OH 44118
(216) 932-7800

DETAILS: City is seeking Architectural Services to perform a study on city hall complex to see what improvements need to be made; specific details to be determined.

PN-S0829020

LOVE'S TRAVEL CENTER

Conneaut, OH (Ashtabula Co.) SW Corner I-90 & Rt 7

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Plans have been submitted; construction possible spring 2008.

DEVELOPER: Love's Travel Stops & Country Stores
10601 N. Pennsylvania
Oklahoma City, OK 731204108
(800) 388-0983

ARCHITECT: Pascal Aughtry & Associates
7416 Broadway Ext Ste L
Oklahoma City, OK 73116
(405) 848-2855

DETAILS: Approx. 6,500 - 8,000 SF; convenience store; fast-food restaurant; gas outlets; shower rooms; laundry facilities; game rooms and mail drops.

PN-Q1111003

LIBRARY EXPANSION

Vermilion, OH (Lorain Co.) Liberty Avenue

CONTRACTING METHOD: Public Bids

UPDATE: Announcing additional details; owner seeking a November 2007 bond approval.

OWNER: Ritter Public Library
5680 Liberty Avenue
Vermilion, OH 44089
(440) 967-3798

ARCHITECT: CBLH Design Inc.
7550 Lucerne Drive, Suite 207
Middleburg Heights, OH 44130
www.cblhdesign.com
info@cblhdesign.com
(440) 243-2000 FAX (440) 243-3305

DETAILS: Demolition of a 7,395 SF former car dealership located next to library; 15,000 SF addition to existing building; community room, teen room, technology space; site-work; demolition; concrete; brick exterior; glass and glazing; steel; plumbing; electrical; HVAC; finishes.

PN-S0827087

STUDENT CENTER

Cleveland, OH (Cuyahoga Co.) Euclid Ave and E. 21st Street

CONTRACTING METHOD: Public Bids

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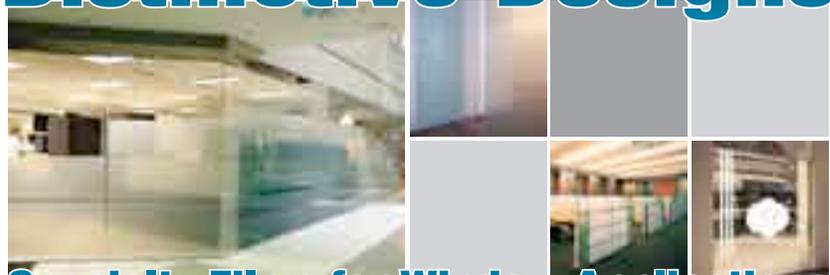
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216.229.3900

1862 E. 123rd St., Cleveland 44106

STATUS: Project is in schematic design phase; planning commission has approved concept; construction possible from 2008-2010; bid schedule to be determined.

OWNER: Cleveland State University, Purchasing Dept.
1621 Euclid Avenue, Room 1414C
Cleveland, OH 44115
www.csuohio.edu/
(216) 687-3600

ARCHITECT: Gwathmey Siegel & Assocs.
475 10th Avenue
New York, NY 10018
www.gwathmey-siegel.com
(212) 947-1240 FAX (212) 967-0890

DETAILS: Demolition of existing five-story University Center; new four-story; 120,000 SF center to house student organizations and services; new campus bookstore; a variety of eateries; 6,00 SF ballroom; glass and glazing; freestanding columns; ribbon windows; flat roofs; stair tower with cylinder shape; ballroom is enclosed in a large outward-tilting shape capped with a roof that resembles part of a roll-top desk; site-work; thermal and moisture protection; finishes; specialties; windows and doors; metals; HVAC; electrical; plumbing; foundations; concrete; masonry; additional details to be determined.

PN-S0511040

RAPID TRANSIT STATION

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; bid schedule has not been determined.

OWNER: Greater Cleveland Regional Transit Authority
1240 West 6th Street, 5th Floor
Cleveland, OH 44113
www.riderta.com
(216) 781-4546 FAX (216) 781-4480

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ARCHITECT: URS Companies - Cleveland
1375 Euclid Avenue, Suite 600
Cleveland, OH 44115
www.urscorp.com
(216) 622-2400 FAX (216) 622-2428

DETAILS: Cedar-University Rapid Transit Station; SF to be determined; sitework; concrete; electrical; lighting; plumbing; painting; HVAC; doors and hardware; glass and glazing; mechanical; finishes.

PN-P0503001

CITY HALL/POLICE STATION

Pepper Pike, OH (Cuyahoga Co.) Lewis Drive
CONTRACTING METHOD: Public Bids
UPDATE: Owner is interviewing three architectural firms to conduct study on whether or not to move forward with project this year; award to be made shortly.

OWNER: City of Pepper Pike
28000 Shaker Blvd.
Pepper Pike, OH 44124
www.pepperpike.org/index.asp
(216) 831-8500

DETAILS: 7 acres; 8,000 SF facility; site work; landscaping; concrete; masonry; structural steel; wood and plastics; roofing; doors/hardware; caulking; glass and glazing; painting; drywall; insulation; interior finishes; HVAC; floor coverings; plumbing; electrical; lighting.

PN-Q0324003

DOWNTOWN REDEVELOPMENT

Independence, OH (Cuyahoga Co.) Brecksville Road from Daisy Avenue to Selig Drive
CONTRACTING METHOD: To Be Determined
UPDATE: Commissioners seeking an agreement between two ideas for redevelopment possible by December 2007; project could go before a March 2008 ballot.

OWNER: City of Independence
6800 Brecksville Road
Independence, OH 44131
www.independenceohio.org
(216) 524-4131

ENGINEER: Northstar Planning & Design
10 West Erie Street
Suite 201
Painesville, OH 44077
(440) 352-9222 FAX (440) 352-9196

DETAILS: Redevelopment of Brecksville Road between Daisy Avenue and Selig Drive; combination of senior-citizen housing, retail shops and commercial/office spaces; style must represent the Western Reserve architectural details found throughout the city.

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