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Cover photo: Emeritus House,
 by Frank Salle

Properties (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by Properties, Inc., 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2008 by Properties, Inc. All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$24.95, single copy \$6.95, back issues \$10 when available. Postmaster: send change of address notices to Properties, P.O. Box 112127, Cleveland, Ohio 44111.

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April 2008

A View from the Roof



KEN KRYCH

At last with spring upon us, we start things off with our annual roofing issue. This year, we have an array of articles from top experts on a variety of subjects and would like to thank Burns & Scalo, Vision Infrared Services, Absolute Roofing, RoofTEC, West Roofing and the W.P. Hickman Company for their input.

Our cover story on the historic Emeritus House, owned by the Phillis Wheatley Association, features a building that has undergone nearly ten million in restoration and renovations. Built in 1927 “on donations of five cents and a prayer” for \$600,000, it has been a home, community center and educational center to thousands over the years.

Our second major feature is the brand new North Olmsted Town Centre, cre-

ated by Carnegie Management and Development Company. The new shopping center is anchored by a uniquely designed Target store and offers ample retail and office space.

In addition, we take a look at a beautiful new restaurant, called Elements Bistro on Euclid, located on the first floor of Cleveland State University’s Parker Hannifin Administration Center.

NAIOP Awards of Excellence

We are very proud to produce a one-of-a-kind special insert magazine for the Northern Ohio Chapter of NAIOP (National Association of Industrial & Office Properties) on its 25th Awards Anniversary. This insert focuses on the association’s history, accomplishments, goals and all the major entries for the

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special awards event to be held May 10 at Windows on the River in the Flats.

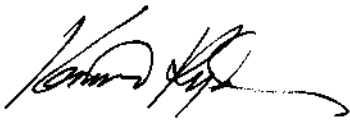
Coming in May

Looking ahead to next month, we will be featuring the addition and renovation to the Cleveland State University School of Law, the Lakewood Library addition and renovation, the 10th anniversary of architect Duane Van Dyke's firm and Korfant and Mazzone Construction's new headquarters downtown. We will also profile Jance & Company in Mentor and offer our annual HVAC and Plumbing special section.

Send us news items, potential features and/or photos to kkrych@propertiesmag.com or call me at 216-251-0035.

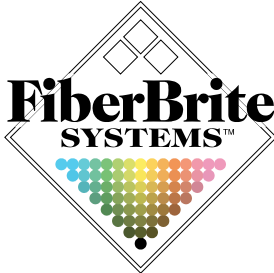
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Positively,



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PROPERTIES PEOPLE

Highlighting notable industry events



1



2



3

- 1 (From left) **Terry Urbanek**, of United Associations, and **John Porada**, of Construction Employers Association
- 2 (From left) **Tom Wanner**, of Mechanical & Plumbing Industry Council; **Neil Ginley**, of Local 120; **Terry Urbanek**, of United Associations; **Neal Gehring**, of Local 120; and **Daniel Fousek**, of Mechanical & Plumbing Industry Council
- 3 Prize winner **Daniel Shaver**, of Tile Layers Union, about to drive away in his new truck

SIP Awards Luncheon

Over 350 hundred people, representing top contractors, attended the 14th Annual Safety Incentive Program (SIP) "Safety Drive It Home" Luncheon, held recently at the Embassy Suites Hotel in Independence. The luncheon celebrates safety record excellence on construction projects. As in the past, 13 union members were given a chance at driving away with a new Ford F-150 pick-up truck; the winner this year was Tile Layers Union worker Daniel Shaver, of Corcoran Tile Company.

Terry Urbanek, administrative assistant to the United Associations (UA) director of training in Washington, DC, gave the keynote presentation. **P**



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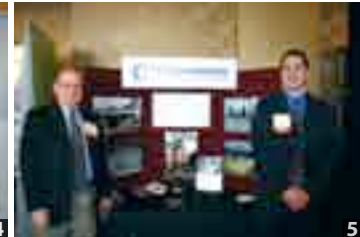
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6

- 1 (From left) **Ronald M. Czaplicki**, of Barber & Hoffman Inc.; **Tari Rivera**, of Regency Construction; and **Jerry Hutchinson**, of PSI, Inc.
- 2 **Ronald A. Bender**, of Euthenics, Inc., and wife **Sue Bender**
- 3 (From left) **Meghan K. Donovan**, of CES; **Tasha Jakubisen**, of CTL Engineering, and **Susan Czaplicki**
- 4 (From left) **Mark A. Yeager** and **Kathy Bast**, of KS Associates
- 5 (From left) **Richard lafelice** and **Michael Konrad**, of CT Consultants
- 6 **Margaret Hewitt**, of University Hospitals

56th Annual CES Design & Construction Conference

The Cleveland Engineering Society hosted its 56th Annual Design and Construction Conference at LaCentre in Westlake recently, with a host of speakers, breakout "Track Sessions" exhibitors and awards.

Margaret Hewitt, vice present of construction at University Hospitals, was the opening speaker and detailed UH's \$1-billion-plus construction plans. **P**



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OLA Landscape Ohio! Awards

Ohio Landscape Association (OLA) recently hosted its 11th annual awards dinner, at Cleveland Botanical Gardens, which was attended by nearly 250 people with 109 entries in this year's competition. Forty-eight awards were given during a slide show featuring the projects, following dinner and tours of the gardens. **P**

- 1 **Melissa** and **Jonas Pattie**, of The Pattie Group
- 2 **Karen** and **Mario Cekeda**, of Rusty Oak Nursery
- 3 (From left) **John Wheeler**, of Wheeler Landscaping, and **Ed Connelly**, of Connelly Landscaping
- 4 (From left) **Sandy Munley**, of OLA, with **Karen Allport** and **Peter Vertes**, of Cleveland Botanical Gardens
- 5 **Russell W. Luyster**, of JTS Landscaping

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Dynamic Dining

Elements Bistro on Euclid brings contemporary cuisine to Cleveland State campus

By Mark Watt | Photos by Scott Pease

When Cleveland State University's Parker Hannifin Administration Center opened last year at 2300 Euclid Avenue, a 2,700-square-foot space was left open on the building's first floor. The intention: to fill the space with a restaurant that would provide a contemporary dining experience for faculty, staff and students, while also welcoming the general public as a gesture of community outreach. That goal is now complete with the opening of Elements Bistro on Euclid, which serves contemporary cuisine for breakfast and lunch throughout the week and can be reserved on nights and weekends.

"Because of the administration center's location along the Euclid Corridor, we felt this would be a good way to integrate the neighborhood into the campus life," says Clare Rahm, assistant vice president for campus support services at Cleveland State University. "Our other dining areas around campus

were developed with a more insulated idea of serving faculty and students, but we look at Elements Bistro on Euclid as a Cleveland restaurant that happens to be [on the CSU campus]."

A play on its address and university atmosphere, the restaurant is named after the ancient mathematical tome

Elements, written by Greek scholar Euclid and considered the most widely read textbook in history.

The "elements" theme is evident in the selection of materials throughout the space, which was designed by Braun & Steidl Architects and built by Apex Construction.

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SIZING UP Brandi Wilson, of Braun & Steidl Architects, says one design challenge “was getting everything to fit and function well in a relatively small space.”

“The university was looking for a design sensibility that was contemporary and stylish with innovative, high-end materials, but it was also important that it felt comfortable,” says Brandi Wilson, of Braun & Steidl Architects, the Akron-based architectural firm that served as lead designers for Elements Bistro on Euclid and the entire administration center project, as well as the renovation of the Howe Museum nearby. “The idea was to create a fun space as a way to encourage interaction between the university and surrounding neighborhood.”

The space includes an elliptical main bar, a freestanding secondary bar seating 15 on Italian leather stools, and a dining area that seats 60 guests, including three banquettes that offer views of the recently renovated Howe Mansion



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nearby. A series of French doors opens to an open, paved outdoor patio space, totaling about 2,000 square feet with teak tables and chairs that will seat about 50 when open during warmer months of the year.

As Wilson notes, materials used for the interior spaces are well suited for the restaurant's focus on the elements. These include a metal perforated ceiling, sculptural wood panels, a bamboo bar front facing, black quartz countertops, suspended resin materials and a curved ceiling soffit above the bar that is made of metal stud and gyp board. The theme is also carried through in the restaurant's signage, logo and menus, which were designed by Studio Graphique, a brand consultancy and environmental graphic design firm that also assisted in naming the restaurant.

"The challenge of the design was getting everything to fit and function well in a relatively small space," Wilson says. "Part of the solution was maximizing the ceiling height and allowing a lot of natural light through high perimeter windows."



Rahm says the university is pleased with results.

"I didn't realize how truly beautiful all of the finishes are until I came in during a gloomy day and noticed that, even

MODERN MOOD Suspended resin materials and a curved ceiling soffit above the bar add a contemporary flare to the restaurant's design.

then, the atmosphere was warm and pleasantly elegant," she says.

Shaju Shahjahan, president of Apex Construction, agrees, noting that the cabinetry design in the space was particularly well done.

"It's very well designed," he says. "The entire space turned out excellent overall."

Rahm says she is looking forward to the arrival of warmer weather, so she'll have a chance to enjoy the dynamic of sitting outside on the patio of Elements Bistro on Euclid.

"Since the restaurant opened, there has been a positive reaction from area restaurateurs, which was a pleasant surprise for us, and a positive response from customers as well," she says. "As we move forward, we're hoping to tap into the free transportation to downtown as the Euclid Corridor project continues to come together. Then I think a spot on the patio will be one of the hottest seats in town." **P**

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February Construction Rises 2%

At a seasonally adjusted annual rate of \$561.3 billion, new construction starts in February advanced 2% from the previous month, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. The gain for total construction reflected a strong performance by nonresidential building, which for the second month in a row was boosted by groundbreaking for several very large projects. At the same time, nonbuilding construction (public works and electric utilities) fell back from January's elevated pace, and residential building dropped further as its lengthy correction continues. For the first two months of 2008, total construction on an unadjusted basis came in at \$79.1 billion, down 18% from the same period a year ago. If residential building is excluded, the value of new construction starts during the first two months of 2008 increased a slight 1% compared to last year.

February's data lifted the Dodge Index to 119 (2000=100), up from 117 in January. After weakening substantially during the latter half of 2007, the level of contracting has now shown improvement for two consecutive months.

"Nonresidential building cushioned the housing-led decline for total construction in 2007, and it's largely responsible for total construction's modest pickup in early 2008," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "However, it's going to be more difficult for nonresidential building to provide the same support as 2008 goes forward. Projects that are now reaching the construction start stage had financing arranged prior to the start of the credit crunch last summer. The credit crunch has since widened in scope, dampening the

volume of commercial property transactions, and there are more instances where developers are putting projects on hold until the financial markets stabilize. In addition, state governments have come under greater fiscal stress, which may lead to the deferral of construction projects in coming months."

Nonresidential building

Nonresidential building in February surged 23% to \$270.5 billion (annual rate), continuing its rebound from the depressed activity at the end of 2007. Hotel construction had a particularly strong February, soaring 94% with the main push coming from the start of two massive projects – \$1.1 billion for the hotel portion of the Revel Resort Hotel and Casino in Atlantic City, New Jersey, and \$1.1 billion for the

hotel portion of the Echelon Resort in Las Vegas, Nevada. In addition to these two massive projects, the hotel category also included three additional projects valued each at \$100 million, with two located in Las Vegas, Nevada, and one located in Atlanta, Georgia. Store construction in February jumped 30%, helped by \$245 million for retail work at the Revel Resort project in Atlantic City, \$150 million for retail work at the Echelon Resort project in Las Vegas, and \$100 million for a large retail facility in Yonkers, New York. Warehouse construction, rising 6%, also contributed to February's strong nonresidential amount. The office category in February included the start of another huge project at the World Trade Center site in lower Manhattan – the \$1.4 billion World Trade Center Tower 2. However, since

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January included groundbreaking for the \$1.4 billion World Trade Center Tower 3 and the \$1.1 billion World Trade Center Tower 4, the pace of new office starts in February was down 23%. Manufacturing plant construction in February climbed 36%, aided by the start of a \$190 million ethanol plant in Iowa.

Heightened contracting was also present across a number of institutional structure types. Healthcare facilities jumped 58%, as February witnessed the start of four very large hospital projects located in Virginia (\$594 million), California (\$200 million), Maryland

(\$150 million) and Pennsylvania (\$109 million). This was reminiscent of the peak activity reported back in 2006, prior to the modest slowdown for large hospital projects that took place in 2007. Each of the smaller institutional categories registered strong February gains. This included a 362% hike for public buildings, led by the start of a \$1.2 billion federal government facility in Virginia, plus the start of a \$146 million military facility in North Carolina.

Amusement-related projects advanced 52%, helped by the start of a \$225 million casino in Pittsburgh, Pennsylvania,

plus \$111 million for the casino portion of the Revel Resort project in Atlantic City and \$100 million for the convention center portion of the Echelon Resort in Las Vegas. Transportation terminals and churches rebounded from a very weak January, climbing 63% and 36% respectively. School construction was the one institutional structure type that lost momentum in February, slipping 13%, even though February did include the start of a \$235 million research center in St. Louis, Missouri.

Residential building

Residential building in February dropped 3% to \$185.3 billion (annual rate). Single-family housing fell an additional 6%, extending its lengthy downturn. The February weakness for single-family housing was widespread geographically, as shown by this regional pattern – the Midwest, down 16%; the South Atlantic, down 7%; the West, down 4%; the Northeast, down 3%; and the South Central, down 2%.

“With each additional month of decline, there’s yet to be any evidence that the single-family correction is close to reaching bottom,” Murray says.

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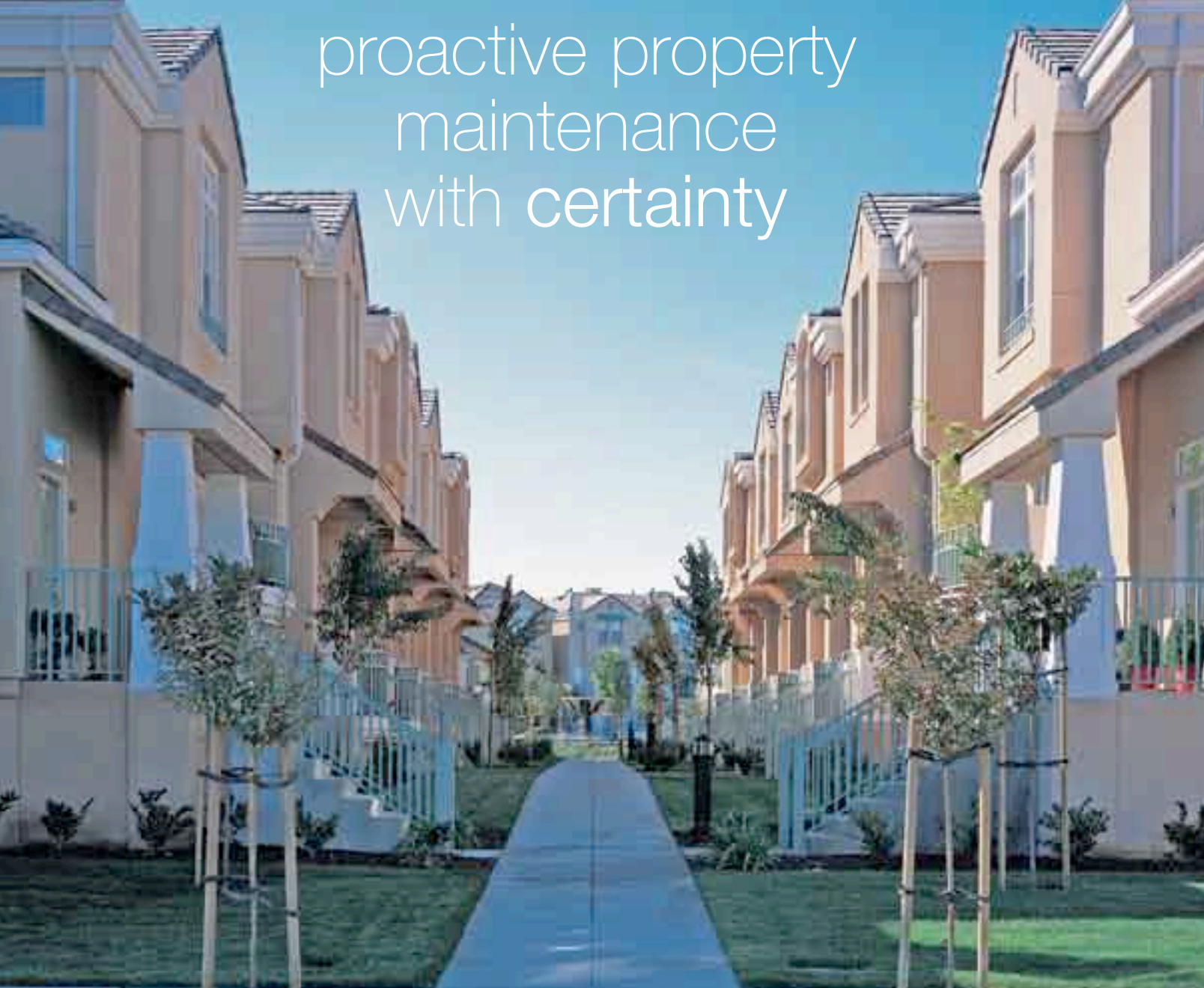
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Multifamily housing in February increased 6%, lifted by the start of a \$147 million mixed use facility in Boston, Massachusetts, plus the start of a \$62 million condominium project in Parrish, Florida, a \$62 million mixed use facility in Jersey City, New Jersey, and a \$62 million independent/assisted living facility in National City, California. Multifamily housing is still trending downward – the February pace for multifamily housing in dollar terms was 28% below the monthly average for 2007.

The 18% decline for total construction during the first two months of 2008, compared to last year, was the result of this behavior by major sector – nonresidential building, up 10%; nonbuilding construction, down 14%; and residential building, down 41%. By geography, the first two months of 2008 showed a greater dollar amount of construction starts in the Northeast, up 19%. The other four regions showed declines for total construction relative to last year – the West, down 13%; the South Central, down 19%; the South Atlantic, down 31%; and the Midwest, down 34%. **P**

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Each year, more buildings are being constructed. The buildings are taller and have more glass than ever before. This means more work for the window cleaners, but it can also mean greater risk when doing the work, especially if the building has not been provided with suitable anchorage for suspending work platforms and lifelines.

The corners of buildings are the most challenging for window cleaners. Often, you will see a lone worker in a boatswain chair negotiating his way down the side of a building and, unlike Spiderman, the worker relies on the rigging of his equipment for his total safety. Properly installed anchors make all window work and other suspension work safe, which reduces injuries and fatalities.

Safe access and understanding shared responsibility for potential liability have certainly become mainstream within the commercial real estate industry. Existing and pending ANSI/OSHA regulations make it quite clear there is no gray area in shared responsibility. Contractors and building owners are equally responsible for providing a "safe workplace" on their rooftops for maintenance personnel required to access the side of the building to apply their trade (i.e., window cleaning, glazing, waterproofing, etc.). With this new understanding arises the need for architects and building owners to ensure their new projects and existing buildings are in compliance and have the necessary equipment on their roofs to provide a "safe workplace."

"Contractors and building owners are equally responsible for providing a 'safe workplace' on their rooftops for maintenance personnel"

The I-14.1 is a standard created by the American National Standards Institute (ANSI) and the International Window Cleaning Association (IWCA). The standard was created to provide a safe environment for building owners, tenants and workers. This standard assists property owners to establish and maintain a "safe work place" for contractors, using suspended access equipment (i.e., window cleaners, glazers, waterproofers, etc.). By complying with the ANSI/IWCA I-14.1, property owners have done all they can to provide a "safe work place."

ANSI/IWCA gave a five-year time frame to comply with the standard from its publication date. The ANSI/IWCA I-14.1 was passed in October 2001 and the compliance deadline was October 2006.

At this time the I-14.1 Standard is

not required by OSHA, but is recommended. OSHA has already started to issue citations to building owners that are not in compliance with the ANSI/IWCA I-14.1 Standard.

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 George Kovach, division manager for American National Skyline, Inc. George can be reached by email at grk@ansi.com. American National Skyline, Inc has been a member of BOMA Greater Cleveland since 1999.

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Right on Target

Meeting aesthetic, functional, cost requirements presents strategic challenges at North Olmsted lifestyle center

By Lou Kren | Photos by Ken Krych

North Olmsted Towne Centre, a mixed-use development anchored by retail giant Target, occupies a golden spot in the western suburbs of Cleveland. Strategically located on the northeast corner of Great Northern Boulevard and Brookpark Road and across the street from Wal-Mart and Great Northern Mall, it resides within an area boasting hundreds of millions of dollars of local commerce annually.

The design-build project is the brainchild of Carnegie Management and Development Corp., of Westlake, with the services of architect ThenDesign Architecture Inc., of Willoughby, and general contractor Moran Construction, of Strongsville. Construction has been completed on three of the four planned buildings in the 386,000-square-foot development, including 249,000 square feet of street-front retail and 72,000 square

feet of second-floor office space. The Target store, a prototype design model, features millions of dollars in upgrades over a typical Target retail location. Preleasing has brought in other tenants such as David's Bridal, La-Z-Boy Furniture Galleries, Men's Wearhouse, G&G Fitness, Pearle Vision, Inkstop, Allcare Dental, Jimmy Johns Subs, Moe's Southwest Grill, Fatburger and Fuji Oichii Japanese Steakhouse.



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FRESH FACADE The Target store, a prototype design model, features millions of dollars in upgrades over the retail chain's typical store.

The design concept and architectural elements encompass a contemporary mixed-use aesthetic with the functionality of a power shopping center. It is designed as a lifestyle center with interactive, complementary use to increase retail business, and provide office users options to dine and shop. This theme is followed throughout the other retail/office buildings within the development.

Gives big box a small-town feel

Actually, the development, despite its massive size, exudes a small-town feel. This one is no big-box property.

"This development is consistent with an urban look of multiple buildings making up the different storefronts," says Robert Berryhill of Carnegie. "We carried that through to the miscellaneous retail. We interjected different facades to provide that old urban feel with streetscaping and nice public amenities."

The effect is a look that breaks up what normally would be a huge mass. In fact, that idea is what allowed the project to be approved. The site originally was zoned for a residential development and the previous property owner decided to pursue retail on the site, then sought to place office space.

"The site had been contested ever since," says Berryhill, noting that the case made it all the way to the Ohio



TAKING SHAPE The design concept and architectural elements of the Target store and the entire development encompass a contemporary mixed-use aesthetic with the functionality of a power shopping center.

Supreme Court where in 2004 the court ruled for the developers.

“After the ruling, we acquired the property,” he adds. “The city had a vision for the site as did the neighbors. On our end, Target was the main tenant we wanted to bring in. And Target wanted to be in that location. It had been trying to get into North Olmsted since 1995 but was unable to find a site that made sense.”

Worked with city, community

Carnegie understood what the city and neighbors envisioned for the site and sought to respect their wishes, yet create a project that would be functional, effective and successful.

“The neighbors wanted a quality development as did the city, but each had different ideas on what should be developed, where it should be placed and what should be the key design ele-

ments, so we reached out and tried to respond within reason to each party while maintaining a functional design,” Berryhill says. “The city had a big-box ordinance and in discussions with city officials I uncovered why they were hesitant: the sheer massing of all of the walls would make it look like a big box. We explained that we could create a structure that would provide multiple facades, like a downtown environment

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OUTSIDE OF THE BOX To create an almost “European streetscape” appearance instead of a typical “big box” feel, the shopping center’s design features “extensive movement in the vertical and horizontal planes,” according to Bob Fiala of ThenDesign Architecture, Inc..

where multiple buildings are placed together, and then allow the inside to be whatever it wants to be.”

After numerous meetings with city planners, leaders and neighborhood groups throughout the early 2000s, the project got the green light, with groundbreaking for Target in fall 2004, followed by its grand opening one year later. To date, with three of the four planned buildings constructed, the fourth waits for the right tenant to come along, according to Berryhill.

Designed to allow for flexibility

So how did the design and construction satisfy the interested parties?

“Our challenge was to take the architectural features that were suggested and create a concept that would be a timeless work of beauty while being functionally effective,” says Bob Fiala of ThenDesign, which joined the project after preliminary design was completed. “This was more complex than it sounds, trying to design a functional, flexible retail space that would co-exist with office, while massing the exterior with a new-urbanism [aesthetic] was like pulling your own teeth. We needed to keep the exterior look within the requirements that the city had imposed on us. As part of the value engineering, we had to develop a method to build the frame or box of the

structure to meet the cost requirements of the project so that it would be efficient and effective but with the materials and features that give the appearance of almost a small European streetscape. We manipulated that framing system to give the ins and the outs and the variation in the façade. While the concept was simple, the execution was complex. We have angled roofs hitting flat roofs, and extensive movement in the vertical and horizontal planes. After several long thought-out redesigns, we were able to capture that within a relatively standard column grid.”

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tone shades, with the shading itself helping to diminish a mass visual.

“At the time many of the tenants were not yet selected, so we had to make the whole façade be flexible enough to deal with different tenant requirements for sign size or storefronts,” Fiala says. “To some extent the ground level – the first floor of the retail environment – is plug-and-play where we can change one storefront into another with one sign band, and we can manipulate the storefronts a little bit in other ways depending on individual tenants’ requirements.”

The storefronts and upper levels also use varying glass treatments, including large, flat windows and bay windows, with false balconies added to bring depth to upper-floor-office facades.

“The City of North Olmsted specifically required live second floors, meaning that those floors have tenants,” Fiala says. “We didn’t want that to look like typical suburban office space but instead have a traditional urban scale and feel. So we used the different types of windows with varying ornamentation as well as the balconies.”

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Great effort also went into ensuring a pedestrian-friendly environment.

"A Main Street-style streetscape is incorporated in the development utilizing Brookpark Road as a backdrop to the thematic individual storefront buildings," says Berryhill. "The incorporation of plaza areas and pedestrian walkways offers a welcoming attraction and relaxing atmosphere to the visiting customers. We created a large mound and a natural area in the back of the site, which is an extension of residents' backyards, and then placed a fence up on top of that mound to block the visual impact of the project."

Of course, as unique as North Olmsted Towne Centre is, it had to be completed in a cost-conscious manner.

"We had to try to hit a budget goal and meet certain tenant requirements," says Fiala, which meant simplifying the frontal design, yet still giving the appearance of a project that took many years to build with the complex-looking elevation."

'Nicest commercial development in North Olmsted'

Carnegie Management and Development has limited small-shop space left for lease in the existing buildings, and as much as 32,500 square feet in the junior anchor position available in the planned building adjacent to Target on Brookpark Road. Also available: an additional 72,000 square feet of second-floor office space with dedicated parking.

"This development was not created overnight," Berryhill says. "It traveled a very long, time-consuming and expensive road to approval. The entire process required an overly burdensome amount of work, effort and commitment on everyone's part – the city, the residents and ourselves to make it reality. We believe, as do most people who know the area, that this is the nicest commercial development in North Olmsted and we couldn't ask for a better location due to the proximity to Interstate 480, Great Northern and Brookpark Road, as well as the accessibility off of Brookpark. That sector has some of the highest traffic counts in the area. I think the result of all the effort is a magnificent development that supersedes what we imagined when we first began this project." **P**

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Real Estate Development, Part 1



ALEC J. PACELLA

This month, we are starting the first of a three-part series on the wonderful world of real estate development. Although development can be a highly complex and involved process, I will be taking a “development-lite” approach and focus on broad concepts and analytical tools. In this article, we will discuss some of the most common ways to structure development, including the advantages and disadvantages of each as well as the various drivers for each type of category. Next month, we will discuss the actual development process and the third month, we will delve into the analysis and underwriting process.

The term “real estate development” can mean many things to many people. It can range from a new fast-food restaurant to a new condominium to a redeveloped shopping center. And while

each of these uses has a unique process associated with it, the general categories in which developments can fall are the same, regardless of the end use. There are three basic categories, each of which



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will be covered in detail below. As you will see, each has its own set of risks and rewards and it is not uncommon to see one type of structure flourish during certain times or in certain industries while the others languish.

Build-to-suit (BTS)

This type of development is characterized by the end occupant being the primary impetus for construction. For example, a manufacturing company is interested in building a new facility. Perhaps they need a specific building design or layout or maybe they are focused on a specific geographic area, but one of the primary reasons that a BTS occurs is that the end user cannot find an existing alternative that meets their needs. And the critical component that all BTS possess is the fact that the end occupant is the owner.

A common scenario that most people can relate to is the construction of a new home. The homeowner selects a parcel of land, chooses a layout, engages a builder and, when construction is complete, takes ownership of the house. However, this category is also very common in



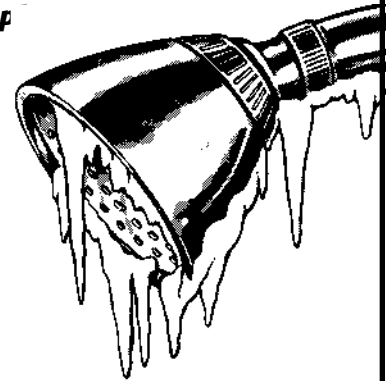
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Northern Ohio in the commercial and industrial sectors. The majority of suburban outpatient/medical facilities as well as many corporate headquarter facilities and large manufacturing compounds fall under this category.

There are many advantages to this structure for the end occupant. Most importantly, the occupant gets exactly what they want, even if the facility is highly specialized or unique. Another common advantage is that the occupant controls their own facility and can expand or otherwise modify it as they see fit.

However, there are also some disadvantages. Foremost is the fact that the end user will have equity tied up into the real estate. Also, they lose some flexibility, as the process of moving, contracting or expanding becomes a more involved decision as compared to a typical lease situation.

Build-lease

A build-lease is similar to a BTS in that the end occupant is the primary impetus for the construction. Many of the drivers are the same for a build-lease and a BTS – end user has a specific need, design or

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location and cannot find an existing facility that would accommodate their business requirements. However, unlike a BTS, the occupant does not own the facility upon completion but rather, it is owned by a third-party investor and the end occupant signs a lease that commences upon completion.

This type of structure is dominant in the retail segment, as nearly all of the national chain restaurants, national drug stores and big-box retailers are developed with this structure. It is also fairly common in the industrial sector, particularly among larger regional and national corporations.

The advantages and disadvantages are generally opposite of those for a BTS. One of the primary advantages is that the end user is able to preserve their capital for the core business rather than the real estate.

Another advantage is that the user maintains a higher degree of flexibility. If the nature of their real estate needs changes over time, they can simply move out of the facility upon the expiration of their lease without having to worry about disposing of surplus real estate.

However, there are also disadvantages. Chief among these is limited flexibility. Expanding, contracting and otherwise modifying is much more challenging, as the end user does not have direct control of the facility.

Heard Here First

LAST CALL The winds of change have again blown into my life and, as of last month, I am no longer associated with First Industrial. My hiatus will hopefully be brief but, never fear, the articles will continue. —AP

Speculative (Spec)

Spec construction is very different from both BTS and build-lease. With the latter two, there is an end user that is the primary driver for development.

There are varying degrees of spec construction, ranging from pure spec (no pre-leasing) to partial spec (some amount of pre-leased space). Once pre-leasing exceeds about 75%, most consider the category to change from spec to build-lease, although there are no hard and fast rules for this.

But with a spec facility, the developer is constructing a facility for no end user in particular. Rather, the developer is taking a “build it and they will come” approach and is speculating that there is (or will be) sufficient demand for the facility once it is completed.

Because of this, spec developments usually have a few common characteristics. First, their design is generic so as to appeal to as many potential tenants

as possible. Second, they are not fully built out until the space is actually leased. It is common to construct walls, roof and mechanical systems but flooring, interior build-out and finish work usually aren’t installed until a tenant is secured and consulted. And third, spec buildings are usually located in well-established markets.

There are varying degrees of spec construction, ranging from pure spec (no pre-leasing) to partial spec (some amount of pre-leased space). Once pre-leasing exceeds about 75%, most consider

the category to change from spec to build-lease, although there are no hard and fast rules for this. A great example of spec development is a strip shopping center. A developer will usually have some type of anchor tenant, such as a grocery store, pre-committed to leasing space before starting construction but may not have the remainder of the center leased. They commence construction on the entire center with the hopes that having an anchor tenant will attract additional retailers.

In Northern Ohio, it is rare to see pure spec construction, partially because the market favors BTS and build-lease development and partially because the market does not typically experience large run-ups in demand for leased space. **P**



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NAR's report says that the commercial real estate market is holding essentially even, with no significant changes in vacancy rates or rent growth.

Commercial Fundamentals Holding

By Howard Lichtig, SIOR

The latest Commercial Real Estate Outlook published by the National Association of Realtors (NAR) notes that commercial real estate market fundamentals are fairly stable, although investment is waning following a record year in 2007.

NAR's report says that the commercial real estate market is holding essentially even, with no significant changes in vacancy rates or rent growth. Under normal circumstances, near-full occupancy coupled with positive rent growth would be of strong interest to investors, but that isn't the case in today's market. The credit crunch has filtered into the commercial real estate market

Investment in commercial real estate in 2007 was \$427.2 billion, up 39.2% from the previous record of \$306.8 billion in 2006; that total does not include transactions valued at less than \$5 million or investments in the hospitality sector, based on analysis of data from Real Capital Analytics. NAR projects the investment dollar volume this year could drop by 30 to 40%, comparable to 2006 levels.

The following information is NAR's forecast in four major commercial sectors.

Office market

There is a lag factor in the current office market to backfill space by tenants who moved into newly constructed space. At the same time, concerns about the overall economy are causing some tenants to put expansion or relocation plans on hold. These present a challenge to timely and cost-effectively lease space in older office buildings. Since the level of new supply will be greater this year, office vacancies are expected to rise to 13.3% in the fourth quarter from 12.5% in the last quarter of 2007. Annual rent growth in the office sector is forecast at 3.5% in 2008, following an 8.0% gain last year. Net absorption of office space in 57 markets tracked, which includes the leasing of new space coming on the market as well as space in existing properties, should total 38.5 million square feet in 2008, down from 57.3 million last year.

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Industrial market

Industrial activity remains strong in port and distribution hubs, with relative weakness around many manufacturing centers. International trade continues to play a pivotal role in industrial real estate. Vacancy rates in the industrial sector will probably average 9.6% in the fourth quarter of 2008, up from 9.4% in the same period last year. Annual rent growth is projected at 3.3% by the fourth quarter, down from 3.6% at the end of 2007. Net absorption of industrial space in 58 markets tracked is likely to total 134.7 million square feet in 2008, up from 120.2 million last year. Industrial transaction volume in 2007 was a record \$46.0 billion, compared with \$38.9 billion in 2006.

Retail market

The supply of new retail space is finally being held in check, although secondary markets might be growing because new space often follows population growth. As secondary and tertiary market populations continue to grow, it will become necessary to track those markets in addition to monitoring older retail centers. Vacancy rates in the retail sector are expected to decline to 8.8% in the fourth quarter from 9.2% in the fourth quarter of 2007. Average retail rent is forecast to grow by 1.4% in 2008, compared with a 3.2% rise in 2007. Net absorption of retail space in 53 tracked markets is forecast at 24.8 million square feet this year, up from 11.1 million in 2007. Retail transaction volume in 2007 totaled a record \$71.6 billion, up from \$46.9 billion in 2006.

Multifamily market

The apartment rental market is attracting risk-averse institutional investors. Of the record \$98.6 billion spent in this sector last year, 40% of acquisitions were from institutional investors such as pension funds and life insurance companies. Private investors were equally active, accounting for another 40% of transactions. Many potential first-time home buyers continue to rent, placing downward pressure on vacancy rates and upward pressure on rents. Average rent is seen to rise 5.3% in 2008, up from a 3.1% increase in 2007. **P**

Howard Lichtig is CABOR's 2008 chairman of the board.



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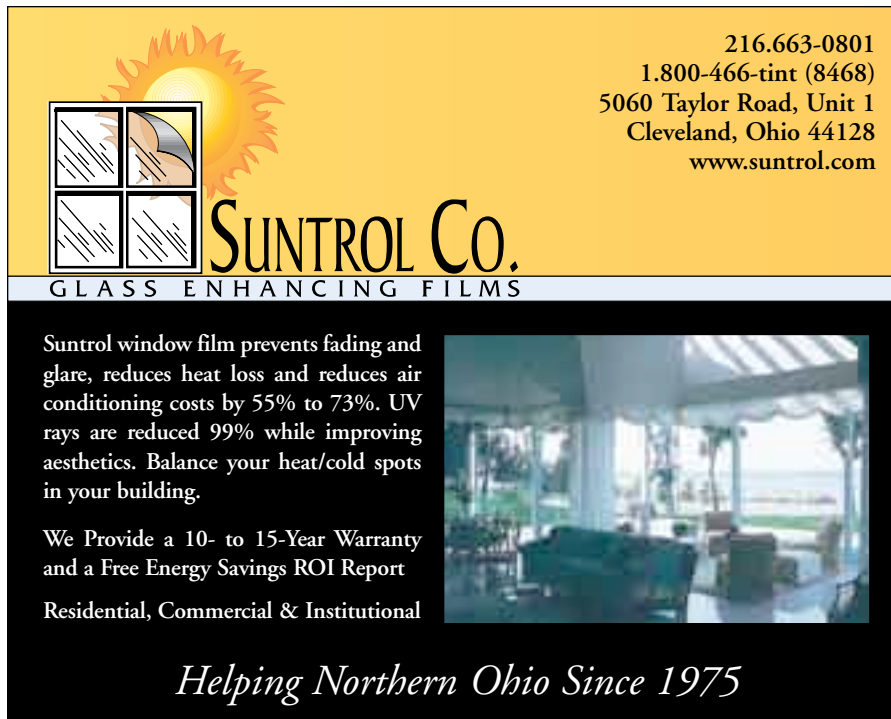
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Transfer on Death Deeds – Preparers Beware

In recent years, the Transfer on Death Deed has gained significant recognition in Ohio as an alternative means of avoiding the probate of real property. Under Ohio Revised Code § 5302.22, individuals who hold title to real estate may execute a Transfer on Death Deed transferring property to themselves and designating a beneficiary or beneficiaries to receive the property upon death. When the property owner passes away, the interest in the property vests immediately in the named beneficiary, thereby avoiding probate and related administration costs.

Prior to the enactment of Ohio Revised Code § 5302.22, an owner of real estate could only avoid probate by owning property as a joint tenant with a right of survivorship or by transferring the

property to the trustee of a living trust. Although both were effective means of avoiding probate, these forms of ownership were not attractive options where an individual did not wish to spend the money to create a living trust or did not wish to share title to the property with another individual. The Transfer on Death Deed option addressed both concerns in a cost efficient manner.

Under Ohio law, a Transfer on Death Deed can be created by any person who owns an interest without a right of survivorship in real property, regardless of whether or not the individual owns the entire interest or a portion. In order to establish a beneficiary designation, the owner must simply re-title the deed in his or her name with language granting one or more beneficiaries the right to



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the property upon death. The deed must then be recorded.

Under the law, each named beneficiary must be specifically identified. In other words, a parent cannot simply direct that the property pass to his or her "children" or "lineal descendants." Instead, the owner must take the time to specify the particular name of each child or lineal descendant to whom he or she would like the property to pass at death.

An owner of real estate is free to change the transfer on death beneficiaries at any time by recording another

deed. Thus, the owner can eliminate originally named beneficiaries and add additional beneficiaries as they are born or determined to be appropriate. Ohio law even permits the grantor under the deed to name contingent beneficiaries who would inherit in the event the primary beneficiary or beneficiaries predecease him or her.

Although the use of the Transfer on Death Deed was slow to gain momentum, it has recently gained in popularity. More and more, estate plans are involving the Transfer on Death Deed as a key tool in the planning process.

Despite the growth in popularity, Transfer on Death Deeds are not without potential pitfalls. One such pitfall was recently recognized in the case of *Joseph Morris Mattia v. Thomas P. Hall, Executor, et al* (Case No. 23778; Ninth Dist. Court of Appeals). In this case, the court was faced with a situation where the decedent attempted to convey property to his ex-wife via a Transfer on Death Deed. The deed was executed on August 25, 2006, but not recorded until August 31, 2006. The decedent passed away on August 30, one day before recordation of the deed. When the decedent's Will was admitted to probate and the executor appointed, the residual beneficiary of the Will filed an action seeking a declaratory judgment that the Transfer on Death Deed was invalid because the deed was not recorded prior to the decedent's death. The Summit County Probate Court agreed and granted summary judgment in favor of the residual beneficiary.

On appeal, the Court of Appeals affirmed the lower court's ruling and found that Ohio Revised Code § 5302.22 clearly requires both (i) execution of the deed and (ii) recordation of the deed prior to the Maker's death. Thus, unlike in situations where a deed is effective upon delivery (but not necessarily recordation), a Transfer on Death Deed is treated somewhat differently. With a Transfer on Death Deed, the deed must physically be recorded in order to be effective.

Consequently, legal practitioners and individuals desiring to transfer property must take care to have the Transfer on Death Deed recorded immediately after signing so as to effectuate the deed and the benefits to be derived therefrom. Failure to do so will result in the real property passing through probate and under the individual's Will. One must pay careful attention to this issue so as to enable himself or herself to take full advantage of this useful estate planning and real estate tool. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdllaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2008.

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Construction Event Raises Money for Cleveland Food Bank

Recently at Beachwood, Place, local architects, engineers, contractors and designers competed in Canstruction®, a design/build competition that showcased the Cleveland community's creativity and ingenuity, while helping the Cleveland Food Bank.

Canstruction® is a unique food drive created by the Society for Design Administration (SDA) to call attention to hunger across all cities in the world. The event brought together competing teams who created giant sculptures made entirely of canned foods, which were donated to the Cleveland Food Bank. This year the firms' charitable contributions were 33,509 cans containing a total of more than 23,000 pounds of food, all of which will be distributed to hungry people of Northeastern Ohio at 450 various locations.

The Cleveland chapter's event is hosted and sponsored by Herschman Architects (HA), who partnered with Beachwood Place to display the participants' structures. Additional sponsors include *Properties Magazine*, Blue Streak Services and the American Institute of Architects (AIA).

This year's competition was led by three teams from HA and teams from: Bialosky + Partners; Burt Hill Architects; Dorsky, Hodges, Parrish, Yue Architects; KA Architects; Marous Brothers Construction; Thorson Baker & Associates and Vocon Architects, Inc.



An entry in the Canstruction charity competition

found a way to meld that knowledge with my natural interest in building and nurturing business relationships."

Fortuna Construction Starts Recycled Aggregate Company

Fortuna Construction Company, of Westlake, recently started a sister company called Fortuna Aggregates. The new operation will take commercial, industrial or heavy highway concrete or asphalt rubber, process it and then provide recycled aggregate to meet any ODOT specified size product. With crushing, screening and wash plant operations, Fortuna has the ability to produce custom materials for both on-site and off-site projects.

Uses for recycled aggregated include paved roads as aggregate base, sub-base and shoulders, gravel roads, base for foundations, fill for utility trenches, and non-structural concrete, curbs,

ka Architecture Announces New Staff

In an effort to broaden its client base and work with existing clients on embarking on new projects, ka recently announced the addition of

Anthony D. Roppa, director of business development in the retail, mixed-use and housing markets. Educated in architecture and experienced in business development, Roppa will be a key component of the firm's future

growth. He is also active with numerous organizations within the civic and non-profit sector.

"I am excited about my new role," Roppa says. "I've devoted my education to the study of architecture and have

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gutters and sidewalks. Simply stated, recycled aggregate saves money, energy and conserves resources. For crushing operations, Fortuna Aggregates sets up a plant to its customers' specifications on-site. General contractors will be responsible for providing Fortuna Aggregates with construction entrance and lay-down area. Also, a hydrant or water source of approximately 3,000 gallons/day must be accessible.

According to Harish Patel of East West Construction Co., Inc., his company was able to save money on its job, while helping the environment by using Fortuna's recycled aggregate.

Fortuna Aggregates, LLC is located at 3133 Waterfall

Way, Westlake, OH 44145 and can be reached by phone at 440-892-3834.

Akron-Canton Airport Unveils \$10 Million Capital Improvement Plan

The airport authority at Akron-Canton Airport recently unveiled CAK 2018 – the most ambitious capital improvement plan in its history. The 10-year, \$110 million plan calls for 10 vital projects in the next 10 years. From a major runway extension to a new customs and border patrol facility to accommodate international flights, the projects announced will create new flight options for travelers in Northeast Ohio, the Cleveland and region.

"Our new 10-year plan is in keeping with our vision of making CAK a better way to go," says Rick McQueen, assistant airport director. "The facilities we build will enhance our airfield operations and give us more runway length for longer flights. CAK is committed to being a vital regional transportation asset, with great airline service and world class facilities to serve travelers."

Akron-Canton Airport doubled passenger ridership from 2000 to 2006, largely because of new flights added by low fare juggernauts AirTran Airways and Frontier Airlines. Also during that time, CAK represented 20% of all air travel growth in the state of Ohio. To support that

growth the airport wrapped up its STAR (Soaring with Terminal, Access and Runway improvements) plan in October of 2006. STAR included a runway extension, a new six gate concourse, more food and gift options, expanded baggage claim, and triple the car parking.

First on deck is the runway extension, when began in 2006 and is expected to be complete by late 2010. Other close-in projects include the site analysis for the new aircraft rescue and firefighting facility. Also, the airport is currently working with the City of Green to apply for funding for the Port Green Industrial Park. Most airfield projects will be funded by grants from the federal Airport

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The Blue Book Announces GC Showcase Details

The Northeastern Ohio office of The Blue Book recently announced that its fourth annual GC Showcase will be the biggest one ever with more than 40 general contractors exhibiting April 30 from 3-7 PM at the Doubletree Hotel Cleveland South in Independence.

The event provides a forum to meet and qualify local subcontractors and suppliers for current or future projects.

Attendees are encouraged to bring plenty of business cards and fill out pre-quali-

fication forms for those companies whose projects they are interested in. For more information, see www.thebluebook.com or call 216-447-9959.

K&D Group Announces New Details on Ameritrust Site Redevelopment

After submitting its bid recently to purchase the former Ameritrust complex at East Ninth Street and Euclid Avenue from Cuyahoga County, The K&D Group announced new details of its plans for a \$200 million redevelopment of the site. As previously announced, The K&D Group intends to transform the complex into a



Proposed E. 9th & Euclid Ave. plan

complete, mixed-use lifestyle center encompassing almost 10 square city blocks.

In recent developments, The K&D Group has retained Westlake Reed Leskosky as lead project architect and design consultant for the project. In addition to

providing architecture, mechanical, electrical, structural engineering, historic preservation services, and tax credit support, Westlake Reed Leskosky has designed a new 13-story building and revised the site plan.

The K&D Group has also retained CB Richard Ellis to market The K&D Group project to the Northeast Ohio business community and to represent The K&D Group in leasing transactions at the project. Colliers Ostendorf-Morris has been retained to handle the property management for all of the office space and the retail leasing for all the retail space for the project. **P**



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Building on a Legacy

Renovation project revives the Emeritus House on Cleveland's Lower East Side

By Nancy Loyan Schuemann | Photos by Frank Salle

The Emeritus House Building, located at 4450 Cedar Avenue in Cleveland, stands as a legacy to Jane Edna Hunter. Hunter was instrumental in improving the lives of African-American women by aiding poor, single women from the South who migrated to the North for job opportunities. In 1911, she founded the Working Girls Association, later the Phillis Wheatley Association (in honor of the first African-American to publish a book and earn a living as a writer). She established a settlement house that provided dorm-style accommodations, skills training and job placement. In June of 1927, the Emeritus House Building was constructed to further provide these services. It was designed by famed Cleveland architectural firm Hubbell and Benes Company and is a National Historic Landmark.

Through the years, the 78,000-square-foot, nine-story red brick structure has served as home to many African-American women and in 1967 was converted to senior citizen housing with an elderly services program. A gymnasium, the Sutphen School of Music and daycare/Head Start center were added later. By 2003, the building had fallen into disrepair and a campaign was begun to renovate the historic structure.

A master plan was developed by Robert P. Madison International, Inc.;

the architectural firm, founded in 1954, was the first established by an African-American in the State of Ohio. This plan culminated in to a schematic design for the building and suites. Finalized drawings on the value-engineered project were completed during 2004-2005.

“A challenge was how we could improve services to the building,” says R. Kevin Madison, AIA, vice president of Robert P. Madison International, Inc. “The biggest challenge of the design was that it was originally designed as a

dormitory with a limited footprint. It's a very symmetrical and formal building, but every unit is a different size and configuration. [It was] like figuring out a puzzle.”

Marous Brothers Construction was called upon to provide pre-construction, historic consulting and general contracting services in order to assist the not-for-profit developer with decisions regarding design, materials selection, construction methods and technologies as well as workforce and



PRIZED PRESERVATION In the dining hall on the building's second floor, a Hazel Janicki and Robert Morrow mural, painted directly on the wall, was retained.

convenience and a state-of-the-art security system was installed. A mini Cleveland police station is also housed in the building.

In the lobby, a glass security partition was removed and the space was restored to provide the ambiance of the original lobby, with the refinishing of wooden store-fronts and vestibule, period lighting, refinished original marble floors, historic color scheme and a carved wood reception desk (with a rolling security screen for after hours). The desk is a reconstruction of the original, matching historic specifications by referencing the original architects' drawings and specifications. Brass grille radiator covers were restored as were brass railings on the main staircase. A stained glass window off of the

historical compliance, according to Kay Neubert, project manager with Marous Brothers Construction.

The first two floors of the building are for facilities usage and administration with the top seven stories gutted and converted into 42 one-bedroom apartments and 14 efficiencies. Seven units

are completely handicapped equipped. The building also has a full basement. All mechanical, electrical and HVAC were replaced and upgraded. For the first time, the entire building is air conditioned and fully outfitted with sprinklers, while the ductwork has been kept out of sight. A trash chute was added for resident



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PIECE OF THE PAST Built in 1927, the Meritus House Building was designed by famed Cleveland architectural firm Hubbell and Benes Company.

lobby was repaired. The two elevators were overhauled with missing historic elevator indicator needles added. The historic switchboard was preserved. Old wood telephone booths were converted to a fire command center. Additional restrooms were added to public areas of the building.

The first floor also houses a resident's laundry room and mailboxes.

On the second floor, the dining hall was renovated with new floor tile spelling the name "The Phillis Wheatley Association." The Hazel Janicki/Robert Morrow mural painted directly on the wall was preserved. A community room and a meeting room were added. A full kitchen with pantry and buffet line complete the area. Historic cabinetry and old coolers were retained. A metal door and casement were faux finished to create an historic wood grained look.

"In any historic renovation, the goal is to retain historic elements and building materials relevant to the history of the structure while making modern-day improvements to the building which support use for generations to come," says Sharon Gumto, architectural historian with Marous Brothers Construction.

Floors three to nine showcase a quality apartment building with carpeted halls and recessed lighting. One-bedroom suites feature a living room, bedroom, bathroom and full galley kitchen. Some suites offer scenic views of the lake and downtown.

In the gymnasium, daycare and music school addition, air conditioning, electric and new windows were installed.

"One of the goals ownership established in the design was to create an environment of better quality than people expect from public housing," Madison says.

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Construction on the project began in December of 2006 with a completion date of November 31, 2007.

On the building's exterior, the masonry was completely restored, ivy and graffiti removed, lentils replaced and the front stairs rebuilt. A handicapped ramp was installed and the building was made

handicapped-accessible. Windows are original to a 1970s replacement program. A new white roof was added to the structure. As with the renovation of older buildings, there were challenges, like asbestos removal. A major rain-storm in 2007 created a flood that brought three feet of water into the new

mechanical room, ruining a brand new boiler system. As a result, drains were redone, equipment raised off the floor and equipment re-purchased at an unexpected cost of \$150,000.

A challenge of the renovation was keeping with the historic nature of the building, including historic tax credits for financing, while constructing with "green" principles.

The project was a participant in a program by the Enterprise Foundation as a "Green Community" (Green Communities Project).

"In order to meet Green Communities, for example, all of the chemical-based products on the project needed to have a low VOC content, all appliances needed to have an Energy Star rating, all lumber had to have a low formaldehyde content and be sealed on all open edges and the roof replacement material was a white EPDM, providing increased energy

"Historic preservation and environmental sustainability really go hand-in-hand. I can see no better recycling opportunity than the re-use of an existing building for a continued new purpose."

*Sharon Gumto
Marous Brothers Construction*

efficiency for the building," says Mark Spronz, construction superintendent with Marous Brothers Construction.

"Historic preservation and environmental sustainability really go hand-in-hand. I can see no better recycling opportunity than the re-use of an existing building for a continued new purpose," Gumto says. "The challenge is integrating 'green' technology so that, from an environmental standpoint, buildings are healthier, more efficient and have less impact on our environment while, at the same time, not compromising the historic integrity of a structure through design and ultimately the installation of these "green" features. Through the combined efforts of our project team, we successfully achieved that balance on the Phillis Wheatley/Emeritus House project."

The team was tasked with building a healthier, more efficient building,



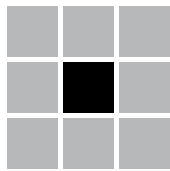
Point One Design, Ltd., is honored to have provided Robert P. Madison International with Consulting Mechanical Engineering services for the historic renovation of Emeritus House.

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NEW NEEDLES A pair of elevators were overhauled with missing historic elevator indicator needles added above the doors.

which utilized recycled materials, adds David Fagerhaug, director of real estate development with the Famicos Foundation, founded in 1969 and one of the oldest community development corporations in the City of Cleveland.

“We added these components to the building plan,” Fagerhaug says. “Doty and Miller Architects came in to help with compliance.”

Emeritus House is owned by PWA Emeritus, LLC, a partnership of the Phillis Wheatley Foundation, Famicos Foundation and private investors. The renovation was made possible through low income and historic tax credits, funding by the Cleveland Foundation, the State of Ohio and the City of Cleveland. The renovation had 30% minority participation. The reno-



vation was completed 45 days ahead of the contractual date for turnover at a complete cost of \$9.9 million.

“My biggest challenge was relocating existing tenants and promising them a space to return,” says Jacquelyn Bradshaw, executive director of The Phillis Wheatley Association. “Finding

short-term housing was difficult. We relocated 34 and 26 returned.”

Neubert, of Marous Brother Construction, says she is most proud of the way the first floor lobby, corridors and gymnasium turned out.

“Our entire project team worked very hard to see that inappropriate store-



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fronts were removed, historic elements were restored and/or reconstructed and the integration of the new MEP [mechanical, electrical and plumbing] and security systems were all concealed or installed in a way that did not detract from the historic interior,” she says.

Spronz, also of Marous Brother Construction, adds that the building’s good structural condition and the architect’s timely responses to questions as they rose in the field allowed for quick progress throughout construction.

“I’m proud that we were able to provide affordable housing for seniors and the disabled in the community,” Fagerhaug states.

“I’m most proud of the way we worked as a team to accomplish a challenging task,” Madison says. “It was rewarding to see what we envisioned as architects come to fruition.”

Bradshaw adds, “I’m proud that we were able to restore an historic African-American institution to the city.”

Jane Edna Hunter’s historic home is located next the Emeritus House and serves as a museum to her legacy. It is rumored that her ghost strolls the halls of Emeritus House. Hers is surely a friendly ghost who is smiling at the renovation of a building and an association she held dear to heart. **P**

Emeritus House will be the site of the Cleveland Restoration Society’s 2008 benefit, to be held on Saturday, July 26. The gala “Celebration of Heritage” will include a tour of the building, transportation to historic St. John A. M. E. Church for a gospel music concert, and a spectacular dinner back at Emeritus House. Don’t miss your chance to see this architectural gem, newly polished, and support the work of the Cleveland Restoration Society! Contact CRS at 216.426.1000 for more details.



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Staying on Top of Potential Problems

Semi-annual maintenance programs can prolong the life of your roof

By Bill Ludwig | Photo courtesy of Burns & Scalo Roofing

Roof casualties can happen at any time. Some occur when nature goes wild: heavy wind conditions, severe storms, lightning strikes or falling debris. Some roof systems fail due to poor installation, unusual building conditions, detailing and poor maintenance. Accidental roof penetrations and normal wear and tear can also affect the longevity of your roof. Many of these conditions are never noticed because the roof is out of sight, and therefore, out of mind. Still, you can protect your roof by using a little common sense and a few sound preventative maintenance practices.

Generally, new commercial roofs carry a 10-15 year manufacturer's warranty. Once the warranty has expired building owners are responsible for the repair and maintenance of the roofs at their cost. Establishing a sound roof preventative maintenance program from day one can actually save you a substantial amount of money in the long-run. A semi-annual roof inspection during the life of the roof has two important advantages:

1. It will assist in maximizing the warranty protection by eliminating potentially long-term issues through routine inspections and repair of minor problems from aging and abuse.
2. It can prolong the longevity of the roof after the warranty has expired, extending its life and avoiding costly, premature roof system replacement.

What should a roof maintenance inspection include?

A typical roof survey should include inspection of the roof system, related accessories and contiguous construction carried out by trained roof personnel, such as general condition; alterations or new equipment; surface conditions; mem-



COMMON CULPRITS Among the most common roofing conditions seen by Burns & Scalo are tears in the roof membrane, open caulking on windows and sheet metal, porous masonry, improper or clogged drainage systems (above), and general lack of routine maintenance.

brane condition; expansion joints and seams; flashing condition; drains; debris; parapet walls and coping; fascia and roof edgings; roof penetrations; pitch pans and other areas of concern. The entire building envelope (including perimeter details, curbs and penetrations), exterior conditions, general appearance and any unique characteristics should be reviewed.

The initial inspection serves as a benchmark for future inspections and provides a historical record identifying current conditions of the roof system and roof-related accessories.

Prolonging the life of your roof

A semi-annual roof inspection performed by a qualified roof analyst is recommended. Early detection is the key in successfully avoiding costly repairs or premature roof replacement. A comprehensive roof preventive maintenance program can add up to seven to 10 years to the life of your roof.

Roof inspections should take place early in the spring to check for winter damage and prepare for the summer months of intense heat, and late fall to winterize the roof for the cold season. This seasonal approach safeguards your

roof all year round and takes into account the impact of extreme changes that can affect the roof due to varying weather conditions.

Since budgets can be an issue, it's best to speak to a qualified roofing contractor who can offer maintenance packages tailored to the customer's needs. The ability to provide dedicated 24/7 emergency service should also be considered. Rapid response not only mitigates damage to the roof, but also prevents interruption of the internal functions of the building as well. Early detection and repair is key to not only stopping immediate problems,

but also avoiding the creation of latent, potentially damaging conditions that will affect the roof in its later stages.

The most common roofing conditions we see are tears in the roof membrane, open caulking on windows and sheet metal, porous masonry, clogged or improper drainage systems, and general lack of routine maintenance.

In today's economy establishing a sound roof maintenance program that is performed by a qualified roof specialist from day one can save a building owner thousands of dollars in the long run. It can also assist in allotting needed funds from year-to-year for roof repair. The primary goal is to minimize costs by eliminating issues at their onset before they escalate into major, very expensive problems. **P**

Bill Ludwig is operations manager for the repair & maintenance division of Burns & Scalo Roofing, a full-service roofing company specializing in commercial, industrial and institutional roofing, sheet metal, repair and maintenance services. Ludwig has over 30 years experience in the roofing and construction industry. For additional information, visit www.burns-scalo.com or call 1-800-622-4336.

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Project Profile: Absolute Roofing Restores Landmark Cleveland Church

Photos courtesy of Absolute Roofing

Zion Evangelical Lutheran Church, located on the lower east side of Cleveland, is one of the original landmark designated churches in Northeast Ohio. During 2007, its board of trustees recognized the need to start a restoration program for the historic structure, which was originally built in 1902.

Chris Kamis, president of Absolute Roofing, was contacted to review the existing condition of the main church steeple and devise a long-term strategy for its renovation.

Due to the age of the existing building and the historical significance of the church, he was required to work with many different government agencies to assure that the historic character of the main steeple would not be compromised in any way. Several meetings took place between the roofing contractor and the Landmarks Commission, the Ohio Historic Preservation Office, and the Historic Arm of the National Park Service.

The crucial areas of restoration were identified as follows:

1. Replace the existing roofing
2. Reline the existing box gutters



BRIEF BACKGROUND The Zion Evangelical Lutheran Church building is located at Prospect Avenue and East 30th Street. The current sanctuary has a seating capacity of about 1,200. It was designated an historic landmark in 1974. Zion made national history in America when it had the first candle-lighted Christmas tree, completed with ornaments, inside a public house of worship in 1851.

3. Rebuild/replace the existing finials – the ornaments at the spire's top
4. Rehabilitate existing stone details
5. Tuck-point all existing masonry mortar joints
6. Bolster the structural integrity of the upper steeple

All of this work had to take place without disrupting daily church operations and without closing down adjacent sidewalks or streets.

Research indicated that the original roof on the steeple was actually one of the first asphalt products used on a roof in Northeast Ohio. Based on this, it was decided to install lifetime-warranty asphalt composition shingles, along with new heavy copper flashings.

Box gutters had been originally lined with terne coated tin. The decision was made to line the gutters with copper and then install an EPDM rubber top sheet to assure a virtual lifetime waterproof detail.

Finials were removed and brought back to the Absolute Roofing shop for assessment. It was determined that most of their original copper had corroded to the point that it could not be reused. New finials were fabricated in the shop to match the existing finials exactly, using 20-ounce heavy copper. Research indicated

large copper spheres originally existed; therefore these were replicated as well.

The stone details were in decrepit shape, allowing an abundance of moisture to enter into the masonry structure. The stones, all originally installed on the church, were either rebuilt or replaced

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as needed. Specialty masonry products were formulated specifically for this process.

The steeple was in need of an immense amount of tuck-pointing. The original mortar was determined to be lime-based, as opposed to cement-based mortar typically used today. The roofer had a specific type L, lime-based mortar made for this project.

With the cooperation of the church's board of trustees, various government agencies, product manufacturers and BK Scaffolding Co., the scaffolding erector, as well as the city of Cleveland building commissioner, the project was completed in an extremely efficient manner.



PATTERNED ON THE PAST Most of the finials' original copper had corroded to the point that it could not be reused (left). New finials (right) were fabricated in the shop to match the existing finials exactly, using 20-ounce heavy copper. Research indicated large copper spheres originally existed; therefore these were replicated as well.

The original schedule was 180-day; completion occurred 22 days ahead of schedule.

"I am very proud of our project management skills and the way our people performed beyond expectations,"

says Chris Kamis, summarizing this award-winning project by citing the accomplishments of all of the Absolute Roofing crewmembers.

The Zion board of trustees was extremely pleased with the work as well, so much so that they have now requested Absolute Roofing to devise a plan for implementation in the near future to renovate the secondary steeple and main church exteriors.

The difficult church restoration earned a Pro Award by NARI (National Association of The Remodeling Industry) as the best historical renovation and commercial exterior project in all of Ohio during 2007. **P**

Absolute Roofing can be reached by phone at 216.898.1563

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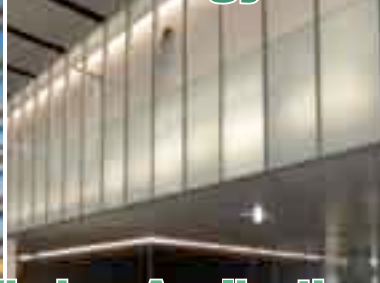


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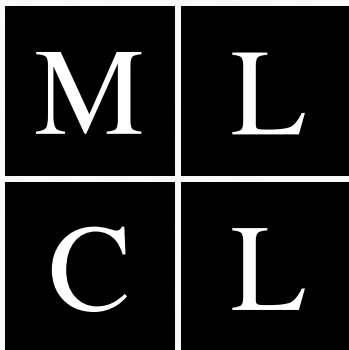
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Sustainability Practices in Roofing

Proper design, construction, maintenance can reduce cost, environmental impact

By Jerry C. Bartels

Surging interest in environmental responsibility has building owners and managers looking for innovative building-envelope solutions. Schools, government facilities, industrial and commercial facility owners are all incorporating roofs in their “green” programs. The concept of “sustainable roofing” is often taken to mean “vegetated” roofing. But vegetated roofs are not the only means to the end. Environmentally responsible objectives can be reached through a variety of sustainable roof products and practices.

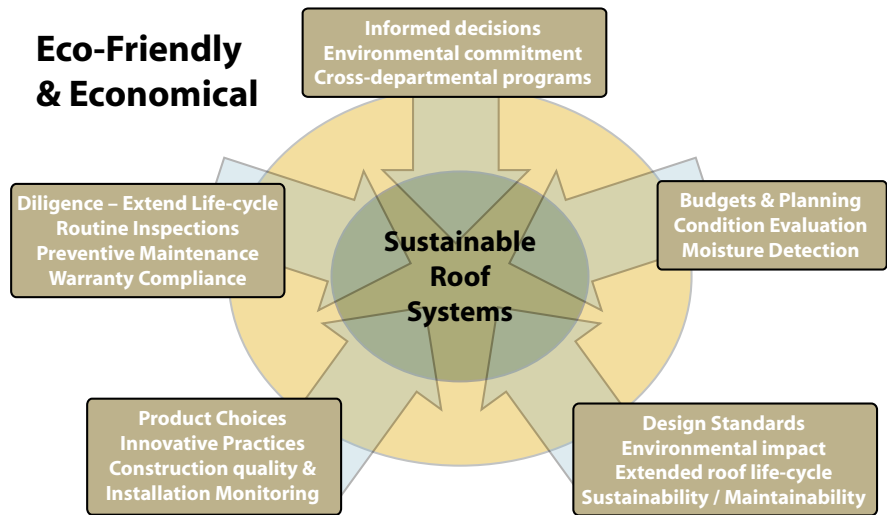
My “green” goal is to extend roof performance life and prepare for re-use of roof materials, while minimizing expenses. The roof is a major asset, representing 6% to 8% of total plant assets. Deterioration of the roof is inevitable and progressive. While owners strive for environmental responsibility, they are inevitably constrained by costs. Purposefully designed, well-constructed and well-maintained roofs are durable, and have the added financial benefit of lowest life-cycle cost.

To reduce the environmental impact of a roof, maximizing its lifecycle is paramount. Low-slope roofs with a 20-year warranty are realistic, and with annual inspections and aggressive repairs, roofs may last longer. Ideally, roof components like insulation will have been maintained and kept in good condition for re-use.

There are six key elements for an environmentally responsible/sustainable roofing program: selection of appropriate roof system, selection of products, innovative practices, in-depth design, quality of construction and aggressive maintenance.

Design

Select roofing systems that are maintainable with components that can be re-used. Initial discussions between the owner and the professional designer will



Source: RoofTEC, Inc.

revolve around initial investment and lifecycle expenses, environmental objectives and return on investment. The professional designer will consider use of appropriate systems for the facility and climate. They will consider alternatives based on impact on the environment, energy efficiency, durability, practicalities of maintenance, ease of restoration, waste, system performance history and the availability of experienced installation contractors.

Construction

Modern roofs have evolved into an assembly of decking, insulation, membrane, adhesives, wood components, drainage fixtures and surfacing materials. Each of these provides opportunities for environmentally sound product choices. Also, the construction phase provides opportunities for environmentally sound practices, such as local sourcing, reduced use of hazardous materials, salvage and recycling, and methods that reduce construction waste. On a recent project, the contractor and owner arranged for river rock, removed from a ballasted single-ply roof, to be diverted for use in a nearby road construction project.

Premature roof failure due to inferior construction is not uncommon. Quality of construction is critical for a long lifecycle, and industry associations including NRCA (National Roofing Contractors Association) and RCI (The Institute of Roofing, Waterproofing and Building Envelope Professionals) recommend full-time construction quality assurance monitoring.

Maintenance

Scheduled and funded maintenance is the final critical step to achieving lifecycle objectives. Routine inspection and maintenance prevents premature failure, protects warranties, and maintains components for re-use.

Lifecycle models demonstrate that an aggressive annual expense of \$0.15 to \$0.25 / SF will result in enough savings to cover 80% to 100% of the cost of re-roofing. **P**

Jerry C. Bartels, is a Registered Roof Consultant and serves as president of RoofTEC, Inc., of Willoughby. For further information contact Bartels at 440-269-2066 or visit RoofTEC, Inc' online at www.rooftecinc.com.

Tops in Sustainability

West Development Group introduces System 14® total silicone roof system

West Development Group (WDG), headquartered in LaGrange and a leader in sustainable roofing products and practices, recently introduced the System 14® Total Silicone Roof System. System 14 is a comprehensive roofing solution that delivers a complete range of products, including silicone sheet goods, skylight glazing, silicone sealants and coatings, and Spray Polyurethane Foam (SPF) insulation, as well as other products for any commercial or industrial roofing application.

The Berea City School District had the new SPF roofing system installed on 11 different schools; the total project exceeded 500,000 square feet.

“This is a truly remarkable roofing system,” says Jeffrey Grosse, director of business services for the Berea City School District. “In terms of product line and environmentally friendly products and practices, no one else offers anything like it.”

WDG’s System 14 features a zero VOC coating (HSS 535) that is applied over a soy-based SPF, creating a moisture-resistant seal that is both durable and flexible. A silicone topcoat cures in a few hours; forms a seamless, self-flashing seal; resists oxidation, wind-driven rain and snow, ozone, and many chemicals; offers resistance to cracking and peeling and will not shrink or become



DRAMATIC DIFFERENCE LaGrange-based West Development Group supplied the new Spray Polyurethane Foam insulation system that was recently installed on 11 schools within the Berea City School District, including Berea High School shown here before (left) and after roofing work was completed (right).

brittle or stiff; and eliminates most tear-offs. The silicone surface can be easily reconditioned to provide years of further leak-free service.

WDG’s exclusive R2R® process positions the company as the only roof system manufacturer to use recycled EPDM material to strengthen and enhance the physical properties of its silicone topcoat (HSS 540 R2R) for new roofing projects. Using recycled material from old roof tear-offs, the R2R process improves an

array of WDG products and prevents tons of old roofing material from being tossed into landfills.

System 14 comes with comprehensive warranty options up to 30 years and documentation regarding pertinent testing, codes, standards and conformance to industry standards and guidelines, including ASTM, UL, and FM. The system is seamless and uses no mechanical fasteners, minimizing trouble spots for moisture penetration and roof system failure.

“Our new System 14 is the only total silicone roof that makes total ecological sense,” says Dick West, president of the West Development Group. “It offers environmentally responsible products that are economical and provide long-term performance.” **P**

For more info about the System 14 Total Silicone Roof System, R2R solvent-free silicone, or other roofing products from West Development Group, please call WDG at 440-355-4682 or toll-free at 1-866-924-4585. Email info@wdgsilicones.com. Visit www.wdgsilicones.com.

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TWO VIEWS Infrared imaging (right) can reveal problem spots on roofs not normally visible to the naked eye (left).

Locating Leaks

Infrared technology can help uncover roof moisture problems

By Jeffrey L. Gadd | Photos courtesy of Vision Infrared Services

Waterproofing problems manifest themselves in two ways: leakage and entrained moisture contamination. Leakage is pretty simple, although the leak inside the building rarely directly relates to the exact spot on the roof, since the water flows down the slope of the roof to a spot that is not sealed and into the building at that point. Most leaks on the roof occur where the waterproofing is not sealed or where a penetration through the roof is not sealed. Detecting entrained moisture contamination can be more problematic. Since most types of roof

systems absorb some amount of water, it is harder to find the exact spot of water contamination in the insulation because it may not leak into the building until it has absorbed all the water it can hold.

There are three types of surveys that are used to find water in a roof: nuclear gauges (which count neutrons), capacitance meters (which measure resistance) and infrared (which measures heat). Both nuclear gauges and capacitance meters are used to take spot readings on a 5' x 5', 10' x 10' or 20' x 20' grid on the roof. These measurements are used to extrapolate where the water is, from

the readings obtained by the gauges. These surveys are very labor-intensive and sample a relatively small area. They are good for types of roofs that do not gain or lose much solar energy and, therefore, do not lend themselves to infrared. However, when circumstances permit, infrared is the best option.

Roof infrared basics

During the day, the sun radiates energy onto the roof and into the roof substrate, and then at night, the roof radiates the heat back into outer space. This is called radiational cooling. Areas of the roofs that are of a higher mass (wet) retain this heat longer than that of the lower mass (dry) areas. Infrared imagers can detect this heat and “see” the warmer, higher mass areas, during the “window” of uneven heat dissipation.

Roof inspections

On-roof inspections are a good option when the roof is 100,000 square feet or less. It is more cost-efficient and often can be completed in one evening.. Think of wet areas on a roof as a pop tart and dry areas as a piece of toast. The wet

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Jeffrey L. Gadd
Level II Thermographer

t - 440-554-3620
e - jeff@visioninfrared.com
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areas retain their heat longer than dry areas making them visible with infrared.

Aerial infrared

Aerial infrared is of superior quality. With this process, larger roofs, from 100,000 square feet to over 1,000,000 square feet, can be surveyed in one evening. Another benefit is that there is no need for coordination of technicians being on the roof at night. The entire roof is captured in one image for comparison to the digital photograph as well as an AutoCAD drawing highlighting areas of probable moisture contamination. The quality and accuracy of aerial infrared is unparalleled to other methods.

Difficult roofs

Different types of roofs lend to different challenges varying in degree. Roofs with multiple layers, roofs with reflective coatings and heavy ballasted roofs are difficult and have their own unique challenges. They are not impossible to inspect but offer more challenges than other roofs.

Roof leaks can be a facilities nightmare if not resolved quickly. I would encourage building owners to have an infrared inspection done prior to the expiration of any roof warranty – before problems arise. Obviously any areas of moisture contamination would still be covered under warranty. There are a few methods for locating roof leaks but infrared is fast and noninvasive.

Infrared also allows you to locate the wet areas and repair only a small portion of the roof instead of a complete tear-off. Some building owners think they need a completely new roof and may be sadly mistaken. If 15% of a roof is wet, it only makes sense to repair/restore those areas while the majority of the roof can be left intact. **P**

Jeffrey L. Gadd is the owner of Vision Infrared Services (www.visioninfrared.com) in Cleveland. He is a Level II Infrared Thermographer. Contact him with questions at 440-554-3620 or email jeff@visioninfrared.com.

Local Company Supplies Sustainable Roofing System for 'Green' Building in Chicago

The Pacific Garden Mission in Chicago now occupies one of the country's newest and most environmentally friendly buildings. Opening its doors in October 2007, this recently completed structure is the largest continuously operating homeless shelter in the United States and showcases the latest advancements in sustainable construction. Solon-based W. P. Hickman Systems, Inc. supplied the products for one of the mission's most visible "green" features – a green roofing system incorporating a solar-reflective membrane and vegetative grids offering significant environmental benefits to the new building.

The only non-Illinois-based supplier on the Pacific Garden Mission project, W. P. Hickman Systems is helping drive the acceptance and integration of sustainable building construction in urban areas.

As a leading provider of weatherproofing products for the public, commercial and industrial building segments, W. P. Hickman Systems markets more than 300 engineered products, many of which are designed for environmental compatibility and carry Energy Star® ratings, Cool Roof Rating Council ratings, and can contribute to achieving LEED® certification. Many Hickman roofing products were installed throughout this multi-faceted project to obtain the goals of energy savings, sustainability and long-term performance.

Vegetative roofs are a form of green roofing that draws on the benefits of plant life to reduce the heat island effects common in large urban areas such as Chicago, Cleveland and New York. When vegetative areas are displaced by building construction, rainwater can't be absorbed into the soil and instead must be funneled into a city's sewer system. This funneling causes a severe burden and adds significant costs to the water handling systems of municipalities. However, with a vegetative roof, the rainfall is absorbed and released slowly,



GREEN TO GO Solon-based W. P. Hickman Systems, Inc. supplied a key feature at Chicago's Pacific Garden Mission: a green roofing system incorporating a solar-reflective membrane and vegetative grids.

easing the burden on the environment and drainage systems.

To accommodate the various requirements of the mission's roof, such as the vegetative areas and the need for walkways for employees tending to the roof's vegetation, W.P. Hickman Systems provided a combination of gravel-surfaced and HK 5001-surfaced BUR membranes. The HK 5001 membrane provided the solar reflectivity, superior emissivity and chemical resistance necessary to support the mission's goal of achieving LEED® Silver certification.

The highly reflective white membrane was used to frame the large vegetative areas of the roof and deflect heat build-up from the sunlight. Gravel surfacing was used on a majority of the roof, including placement under the vegetative con-

tainers to protect against physical abuse and UV damage. The combination of a redundant BUR system with gravel surfacing and a highly reflective white membrane gave the mission a sustainable solution that is environmentally responsible and offers excellent impact and tear resistance.

Today, the mission's green roof is an efficient ecological system providing energy savings and environmental benefits, including a 25% reduction in storm water run-off. Demands on the city's aging storm water management system are also lessened by the plantings and soil media. The vegetative layer also protects the roofing membrane from destructive UV rays and increases the overall roof life, reducing the frequency of tear-off which consumes landfill space with construction debris. In addition to environmental and economical benefits, the vegetative roof provides an aesthetically pleasing oasis in its urban surroundings.

"W. P. Hickman Systems is proud to be at the forefront of the trend toward sustainable urban development through green building construction," says W. P. Hickman Systems' president and CEO Steve Harnish. "The construction industry is continuing to gain in its understanding that sustainable building construction is not only environmentally beneficial, but also offers important economic advantages." **P**

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-S0504020
FAMILY HEALTH & SURGERY CENTER
 Twinsburg, OH (Summit Co.) Darrow Road
ESTIMATED AMOUNT: \$75,000,000
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
UPDATE: Bidding possible late summer 2008.
OWNER: Cleveland Clinic Foundation
 10465 Carnegie Ave.
 Cleveland, OH 44105

(216) 444-2200
ARCHITECT: Clough Harbour & Associates
 III Winners Circle
 P.O. Box 5269
 Albany, NY 12205
 www.cloughharbour.com
 info@cloughharbour.com
 (518) 453-4500 FAX (518) 458-1735
DETAILS: 85 acres; 168,500 SF; sitework; masonry; concrete; structural and misc. steel; metals;

drywall; insulation; glass and glazing; wood and plastics; doors and hardware; mechanical; electrical; floor coverings; painting; plumbing; HVAC; lighting.

PN-S0905054
UNITED OFFICE BUILDING RENOVATION
 Cleveland, OH (Cuyahoga Co.) W. 25th Street
ESTIMATED AMOUNT: \$15,000,000
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
STATUS: Announcing details.
DEVELOPER: MRN, Ltd.
 P.O. Box 18474
 Cleveland Hts., OH 44118
 (216) 791-3300 FAX (216) 791-3310
DETAILS: The building will be converted to mixed use, with retail space on the first floor, some floors of office space and apartments or condos above that.

PN-T0318071
WWTP IMPROVEMENTS
 Madison, OH (Lake Co.)
ESTIMATED AMOUNT: \$12,500,000
CONTRACTING METHOD: Public Bids
STATUS: Planning is preliminary; bid schedule to be determined.
OWNER: Lake County Commissioners
 105 Main Street
 Painesville, OH 44077
 www.lakecountyohio.org
 (440) 350-2745 FAX (440) 350-2672
ENGINEER: Burgess & Niple - Akron
 50 S. Main Street, Suite 600
 Akron, OH 44308
 www.burgessniple.com
 (330) 376-5778 FAX (330) 376-5741
DETAILS: Expansion of the existing WWTP from a 3.0 MGD to 4.0 mgd. The work is to include: influent pump station expansion and upgrade, new grit removal system and fine screens, new flow equalization basins, renovated secondary treatment complex, renovated post treatment facilities (chlorination, dechlorination and new post aeration), converted aerobic sludge holding complex (existing reactor clarifier tanks and building), electrical power distribution system, new stand-by power generation facility, plant-wide supervisory control and data acquisition (SCADA) and site improvements.

PN-T0317115
BMW DEALERSHIP
 Solon, OH (Cuyahoga Co.) Kruse Drive & Rt. 91
ESTIMATED AMOUNT: \$10,000,000

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

STATUS: Developer seeking approvals; bidding to advance April/May 2008.

DEVELOPER: Davis Development
32000 Solon Road
Solon, OH 44139
(440) 248-7770

ARCHITECT: Architectural Alliance
165 North Fifth Street
Columbus, OH 43215
www.archall.com

DETAILS: 74,000 SF; sitework; concrete; masonry; glass & glazing; doors & windows; lighting; roofing; flooring; drywall; painting; landscaping.

PN-T0317117

NEW RECREATION FACILITY

North Olmsted, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking bond issue on November 2008 ballot.

OWNER: City of North Olmsted
5200 Dover Center Road
North Olmsted, OH 44070
www.ci.north-olmsted.oh.us
(440) 777-8000 FAX (440) 777-5889

DETAILS: Approx 70,000 SF; indoor multi-use court and cardio and weight-lifting equipment; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; doors & windows; lighting; flooring; drywall; painting; landscaping.

PN-T0221065

LIBRARY EXPANSION

Amherst, OH (Lorain Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Architectural/Engineering Services RFQs have been received; award to be announced.

OWNER: Amherst Public Library
221 Spring Street
Amherst, OH 44001
(440) 988-4230

DETAILS: Additional space for library members and growing collection of materials; SF and specific details to be determined.

PN-Q1111003

LIBRARY EXPANSION

Vermilion, OH (Lorain Co.) Liberty Avenue

CONTRACTING METHOD: Public Bids

UPDATE: RFQs received April 2008

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-Q1202006

NEW JAZZ CENTER

Phyllis Litoff Building

Oberlin, OH (Lorain Co.)

ESTIMATED AMOUNT: \$22,000,000

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

UPDATE: Bidding possible late April 2008.

OWNER: Oberlin College
173 W. Lorain Street
Oberlin, OH 44074
www.oberlin.edu
(440) 775-8121

ARCHITECT: Westlake Reed Leskoski
925 Euclid Avenue, Suite 1900

Cleveland, OH 44115

www.wrldesign.com

(216) 522-1350 FAX (216) 522-1357

DETAILS: New jazz facility; SF to be determined; concrete; masonry; doors and hardware; sitework; utilities; glass and glazing; thermal and moisture protection; electrical; mechanical; HVAC; floor coverings; plumbing; painting; wood and plastics.

PN-T0312072

WORKSHOP

Cuyahoga Falls, OH (Summit Co.) 2355 Second Street

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking approval; project is preliminary; bid schedule to be announced.

OWNER: Summit County Board of MR/DD
89 E. Howe Road
Tallmadge, OH 44278
(330) 634-8716 FAX (330) 634-8081

DETAILS: 15,848 SF shop to include a gift shop and coffee shop; sitework; thermal and moisture protection; foundation; concrete;

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windows and doors; wood and plastics; finishes; specialties; flooring; HVAC; electrical; mechanical; specific details to be announced.

PN-S0926069

EDUCATION FACILITY

Beachwood, OH (Cuyahoga Co.) Shaker Blvd.

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Project has been delayed while plans are being revised.

OWNER: Fuchs Mizrachi

2301 Fenwick Road

University Heights, OH 44118

www.fuchsmizrachi.org

zkessler@fuchsmizrachi.org

(216) 932-0220 FAX (216) 932-0345

ARCHITECT: Bialosky and Partners Architects

2775 S. Moreland Blvd.

Shaker Heights, OH 44120

www.bialosky.com

(216) 752-8750 FAX (216) 752-9437

C.M.: Krill Company, Inc.

1275 Main Avenue

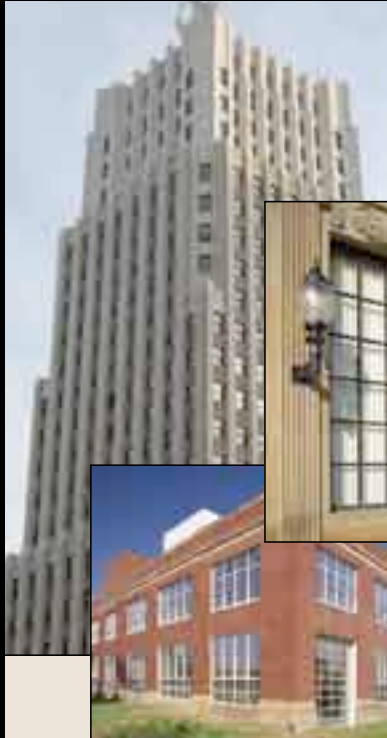
Cleveland, OH 44113

www.krill.com

(216) 357-4777 FAX (216) 357-3463

DETAILS: SF to be determined; sitework; concrete; masonry; metals; wood and plastics; siding; roofing; doors and windows; glass and glazing; painting; carpeting; terrazzo

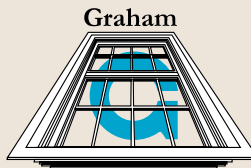
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PN-T0304094

CAMPUS THEATRE & AUDITORIUM IMPROVEMENTS

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Arch/Elec/Mech/Tech Design Services
RFQs due March 19, 2008 at 2:00 PM (To Owner)

OWNER: Cuyahoga Community College
700 Carnegie Avenue
Cleveland, OH 44115
www.tri-c.cc.oh.us
(216) 987-4781 FAX (216) 987-4758

DETAILS: Replacement of fixed seating, new finishes, creating access for those with disabilities (following ADA guidelines), upgrading house lighting, acoustics and acoustical systems, technology and other additions and improvements. There may also be asbestos abatement issues that need to be addressed as part of this project.

PN-L0316010

SERVICE CENTER EXPANSION

Orange Village, OH (Cuyahoga Co.) Lander Road

ESTIMATED AMOUNT: \$3,000,000 - 4,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing new details and change in estimated amount; bidding possible fall 2008; construction possible spring 2009.

OWNER: Village of Orange
4600 Lander Road
Orange Village, OH 44022
(440) 498-4400

ARCHITECT: City Architecture Inc.
3634 Euclid Avenue, Suite 100
Cleveland, OH 44115
www.cityarch.com
(216) 881-2444 FAX (216) 881-6713

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

DETAILS: 15,800 SF of enclosed vehicle storage; offices; sign shop; metal; shop; wash bay; wood shop; lunch room; records storage; training are; lobby; a portion of the vehicle storage area will be unheated; owner's are considering the 4.7 acre Lander Road location; concrete; masonry; structural steel; miscellaneous metal; wood & plastics; roofing; doors/hardware; finishes; painting; electrical.

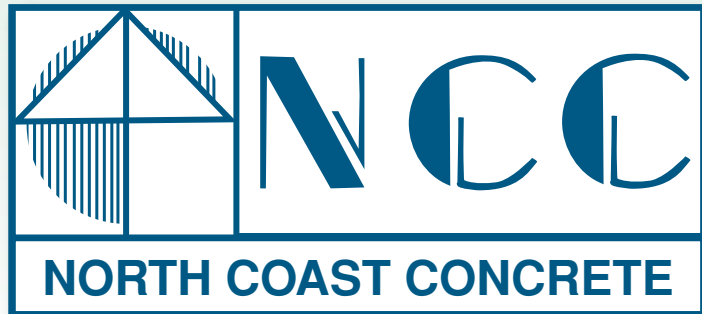
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