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## Going with the Flow



KEN KRYCH

**W**elcome to our annual HVAC and Plumbing Systems issue. We received a healthy collection of articles from and about regional experts, as well as companies and associations in this field. We hope you find them informative and enjoyable.

In addition, we have many features and profiles this month starting with the cover story on a new entrance addition/renovation to the Cleveland State University Marshall School of Law just completed by Regency Construction.

We also take a look at work completed by Panzica Construction at Lakewood Public Library: a first-class renovation and addition project.

Yet another renovation project that we highlight this month is right downtown Cleveland on Prospect Avenue. Korfant & Mazzone Construction has completed

a mixed-use project in a historic facility – now called the Joshua E. Hall Building – which provides the firm with a new base of operations.

Additionally, we put our sights on two notable companies in our area. We celebrate the 10th anniversary of the architectural firm of Duane Van Dyke and his outstanding designs with a profile article. In particular, we focus on a pair of his favorites: Rocky River Public Library and the Cuyahoga County Public Library Brecksville Branch. We also take a very in-depth look at Jance

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Next month will include our annual Environmental Solutions special section. Each year this field seems to be growing and new products are introduced in almost every segment of the industry from floor cleaning products to new types of brick. As usual, we welcome your feedback in terms of editorial ideas.

We will also be looking at more top firms and projects in the area, including the renovation to Shaker Commons Retail Development in Shaker Heights, Karpinski Engineering's 25th anniversary and headquarters remodeling and the Kemper House project in Mentor.

Enjoy the weather that is here at long last!

Positively,

Kenneth C. Krych  
Publisher/Editor



### Properties Publisher Weds Chinese Interior Designer

Properties Publisher Kenneth C. Krych recently wed Ms. Jing Liu, of Luizhou, China, who worked for many years as an interior designer on many buildings for her family-owned and operated business Dahua Real Estate & Construction Company, headquartered in Laibin, China.

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# PROPERTIES PEOPLE

Highlighting notable industry events



## The Blue Book GC Showcase

Recently, The Blue Book of Building and Construction held its fourth annual GC Showcase event at the Doubletree Hotel Cleveland South in Independence where 50 general contractors had the opportunity to meet and interact with 1,000 or more attendees and gather information for its database for potential new subcontractors and suppliers. **P**

- 1 **Glen Powers**, of The Blue Book, and his Northeastern Ohio staff
- 2 (From left) **Jeff Dentzer**, **Kyle Keegan** and **Barry Breedlove**, of Donley's Inc.
- 3 (From left) **Ryan Dalessandro**, **Larry Lacure**, **Laura Stasek** and **Seth Musick**, of Marous Brothers Construction
- 4 (From left) **Matt Large** and **John Kiczek**, of Kiczek Builders, Inc.
- 5 (From left) **Brian Meyer** and **Thom Geist**, of Geist Roofing
- 6 (From left) **Dan Allen** and **Amanda Tromczynski**, of DLA Services, Inc.
- 7 **Ashley McConnell**, of Panzica Construction Company
- 8 (From left) **Jo Young** and **Denise Lavelle**, of Fortney & Weygandt, Inc.
- 9 **Brandon Meyer**, of Independence Excavating, Inc.



- 1 (From left) Councilman **Joe Cimperman**; **Don Misheff**, of Ernst & Young; **Scott Wolstein**, of The Wolstein Group and Fairmount Properties; **James Turley**, of Ernst & Young; and Mayor **Frank Jackson**
- 2 **Scott Wolstein**

## Flats East Bank Update

Recently Mayor Frank G. Jackson held a press conference in the Red Room at City Hall to announce Ernst & Young's plans to lease space in an office tower as part of the Flats East Bank project (see story, pg. 11). **P**



## BOMA "Go Green" Trade Show

The theme of this year's annual BOMA Greater Cleveland tradeshow was "Go Green with BOMA" and took place recently at the BP Building with 77 exhibitors and well over 220 registered guests. The event brought building owners/managers and companies who provide a product or service to them together along with numerous "break-out sessions" focusing on going green with everything from cleaning products to building materials. There were a number of great prizes, giveaways, a raffle and hors d'oeuvres. **P**

- 1 (From left) Warren Roofing's **Margaret Cost**, **Trevor Cost** and **John Vetrovsky**
- 2 (From left) **Maureen Higgins** and **Pat Penland**, of Ambius Company
- 3 *Properties* Publisher **Ken Krych** and Account Executive **Mark Gerboc**
- 4 **Keri-Ann Kalavity**, of Gilmore Security Systems
- 5 (From left) BOMA'S **Melissa Johns** and **Vicki Neece**
- 6 **Mindy Reinmuth**, of Interstate Gas Supply
- 7 (From left) **Steve Brandle**, of DAS Construction, and **Carmen Fiorilli**, of Fiorilli Construction Company



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# Moving Up

## Ernst & Young announces plan for Flats East Bank office tower lease

Recently at Cleveland City Hall, Mayor Frank G. Jackson and Ernst & Young LLP's local and national leadership announced the firm has signed a letter of intent to lease space in an office tower that real estate developers – The Wolstein Group and Fairmount Properties – are building as part of their Flats East Bank project. Ernst & Young's 1,200 local employees will inhabit the new space mid-2011, when its Huntington Bank building lease expires.

Ernst & Young, one of the Big Four accounting firms, will be the building's largest tenant. The firm will occupy the top six floors of the 20-story building. The company's lighted logo will adorn three sides of the building's exterior, pending City of Cleveland approval.

"Our decision to sign onto the Wolstein development was based largely on wanting to do right by our people," says Don Misheff, Ernst & Young's Northeast Ohio managing partner. "We wanted to be part of a downtown community where people can live, work and play. This new office will support our firm's global future workplace standards, and it will provide our people a great work environment from which they can serve our clients effectively and efficiently."

The firm has its roots here. In 1903, Cleveland A.C. Ernst founded the Ernst & Ernst accounting firm, which today is the global firm Ernst & Young.

"Our 105-year Cleveland legacy was another determining factor in keeping our offices downtown," Misheff says.

Scott Wolstein, who, with his mother Iris, is leading the Flats East Bank development says the firm is a "perfect fit" for the project.

"It should hearten all greater Clevelanders to see such a well-respected firm invest in our city's future," Wolstein says. "They are more than an accounting firm. They are a venerable corporate citizen and their decision speaks volumes about the vitality of our community and its promising future."

"We believe the city is in the early stages of an economic upswing," Misheff



Image courtesy of The Wolstein Group

**TOP TENANT** Ernst & Young's 1,200 local employees will inhabit the top six floors of a new 20-story building in mid-2011, when its Huntington Bank building lease expires. The tower is part of The Wolstein Group's plans for the new Flats East Bank Neighborhood Project.

says. "Keeping our offices downtown is indicative of our commitment to helping Cleveland achieve its potential."

"Our firm has a significant presence in Cleveland and the North Central region, of which Cleveland is the headquarters," says Mike Ventling, who is the managing partner for Ernst & Young's North Central Sub-Area, a six-state region that includes 13 offices. "This move is symbolic both of our Cleveland legacy and of our aspirations for the organization throughout the region."

As part of Ernst & Young's agreement to join the Wolstein development in the Flats, Ernst & Young will also move its Education Center from Middleburg Heights to the downtown site and Wolstein will purchase the 23-acre Middleburg Heights property from Ernst & Young. The Ernst & Young Education Center relocation is expected to contribute to the growth of business downtown.

Adam Fishman, co-developer says Ernst & Young is an attractive office tenant for numerous reasons including its size, substance and stability.

"They have been methodical and very discerning in considering this decision, and it's a tribute to Flats East Bank that – after such a very thorough review

– Ernst & Young decided to invest here," Fishman says. "This move will provide Ernst & Young with new, Class A space, an unparalleled location and immediate and substantial office efficiencies. It's a great fit – a top-shelf firm in a high-quality, unique environment."

Ernst & Young is downtown Cleveland's seventh largest for-profit employer, according to *Crain's Cleveland Business's* 2007 Book of Lists.

The Flats East Bank Neighborhood Project is a major urban development initiative intended to reclaim and revitalize a critical downtown neighborhood along the Cuyahoga River. Comprehensive plans include the creation of new streets and the demolition of abandoned buildings which are necessary to accommodate to planned neighborhood.

The new \$520 million mixed-use residential and commercial waterfront development neighborhood is one of the largest projects of its kind in Cleveland's history.

Over \$12 million in income tax will be generated during the two-year construction period and, upon completion, the project will generate approximately \$3.5 million in annual tax revenue for Cleveland and \$5.6 million for the state. **P**



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# Close to Home

## Renovation project leads to new headquarters for Korfant & Mazzone

By Mark Watt | Photos by Ken Krych

Since it was established 14 years ago, Cleveland-based construction management and general contracting firm Korfant & Mazzone has completed a range of projects throughout Northeast Ohio, from new construction to design/build. But it has become best known for its renovation of older buildings for historic restoration and adaptive reuse, according to Barbara Hajes, the company's manager of sales and marketing. So in 2003 when the company began looking for a new base of operations and came across a historic building for sale at 1148 Prospect Avenue, it seemed an obvious fit. Constructed in 1889, the three-story, 14,000-square-foot building, originally called The Marne Hotel, would need significant restoration work, along with new mechanical and electrical systems and finishes.

"It had a lot of good bones," says President/Founder Joseph Korfant. "This made the building fun and exciting to bring back to life."

Five years later, the facility – now known as the Joshua E. Hall Building – has been renovated into a mixed-use development with four two-story, townhouse-style condominium units occupying the building's second and third floors. On the first floor is indoor parking for condominium tenants, as well as a separate residential lobby entrance. The rest of the first floor, including a renovated storefront along Prospect Avenue, serves as the new headquarters for Korfant & Mazzone, previously located in a third-floor office at the Hanna Building nearby.

"We're very happy with how [the project] has turned out," Korfant says, noting that construction costs totaled about \$1 million. "When we first looked at this, it was just an old, quaint looking building, but it was attractive. And it wasn't a huge building either, which made it a nice fit for us. I thought that I might miss



**REFRESHING RENOVATION** Mark Mazzone (left) and Joe Korfant recently updated the 14,000-square-foot Joshua E. Hall Building, which now serves as their company's base of operations.

our old office in the Hanna Building, but I haven't at all. It's nice to be visible with street level access. It's a first for us."

Of the four condominium units upstairs, two 2,000-square-foot spaces have been sold and the other two, at 1,500 square feet each with bay windows overlooking Prospect Avenue, are open

***"[The Joshua E. Hall building] had a lot of good bones. This made the building fun and exciting to bring back to life."***

***Joseph Korfant  
Korfant & Mazzone***

and ready to be built-out as requested by buyers. All units have roof deck access; one of the occupied units has added a penthouse cupola on top of the building. The custom-built condo units range in price from \$230,000 to \$340,000.

As Mazzone explains, the building was purchased by Korfant & Mazzone and partners Mickey Harper and Tom Johnstone, of Harstone Electrical

Services. Soon after the purchase, the new owners brought in Michael Benjamin as design architect and the team "sort of poked at the project for a while," according to Benjamin. There were discussions about what to do with the building and it took about a year for a plan to take shape, he says.

Since the move into 1148 Prospect, both Korfant and Mazzone are pleased with the area's turnaround.

"The street has become a neighborhood with pedestrian traffic, and now there are more occupied and restored buildings," Mazzone says. "The Downtown Cleveland Alliance does a fabulous job of keeping the walks and building entrances clean and helping to create a safer downtown."

As the building is located in the Historic Gateway District, Benjamin met with the district's design committee and responded to the group's suggestions.

Benjamin's work was largely focused on the exterior of the building and dealing with structural issues, he says.

"Structurally, we repaired a lot of wood floors," Mazzone says. "The existing floors were sagging and there were



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Photo courtesy of Korfant & Mazzone

**RELICS REMAIN** Although Korfant & Mazzone rebuilt storefronts, replaced windows and made significant interior changes, the building's Victorian facade was left intact.

areas we had to completely remove and rebuild. We took out whole sections and replaced them. We replaced old joists and added new timber. We also sand-blasted all the brick on the interior, bead board was removed and we had to cut in new stairwells. Every utility is new too. We had no choice. There was nothing here – it was ancient.

The exterior was restored to retain its Victorian features, while the interior was rebuilt. This blending of old and new is clearly visible inside where a finished contemporary look mixes with older building elements.

Korfant notes that the roof of the building was in good condition, but the



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**CLEVER CONSTRUCTION** In Korfant & Mazzone’s new headquarters, exposed brick walls and other historical features blend with contemporary features. Some of these details allude to the building company’s field of work, including a staircase railing made of exposed studs and (right) Joseph Korfant’s desk, created by balancing a wooden door on two sawhorses.

team did “so much work up there that a good portion of it was replaced anyway.” In addition to installing the new cupola, work included the addition of new gutters and downspouts by Pring Roofing and rebuilding missing cornices.

“Some of the original cornices were missing on the facade, so we restored their historic detail,” Korfant says.

In the process of the restorations, the team elected to retain existing relics from the building’s past, including the Victorian building façade, various fireplaces, exposed brick and the original main staircase, which is now part of one of the condominium units. Another significant feature that remains is a pair of decorative tile walls at the entrance to Korfant & Mazzone’s office space, one is inside and the other is located just beyond the front door.

“The tile has been cleaned and sealed for protection,” Korfant says.

One of the mosaics includes the names “The Prospect Mantel & Tile Co.” and “The George Maskell Co.” (plumbing

and heating), serving as a sign for the original tenants of the building. At the time (in 1889), the upper two floors were suites for The Marne Hotel, whose name is still faintly visible on the exterior of the building’s west side.

The historic flavor contrasts with some modern elements, including a curved dividing wall at the back of Korfant & Mazzone’s open office space.

“We wanted the space to feel like a construction office and to also showcase the kind of work we can do,” Hajes says.

This led Korfant to rebuild a wood fireplace mantel, highlighting his background in carpentry. Additionally, an open staircase leading to the basement level (which will eventually include a kitchen area and small conference space) includes a railing made of exposed studs.

Lastly, Korfant’s office includes a desk created by balancing a wooden door on two sawhorses. (“That was an idea that Barb [Hajes] had and I really like how it turned out,” Korfant says.)

Mazzone notes that a major contributor to the project’s success was a small, Parma-based bank that provided financing.

“Century Bank was great,” Mazzone says. “Their president and CEO, Jeffrey J. Calabrese, met with us and financed the project with interest and enthusiasm. It was a good experience. They provided personalized service with a hands-on approach usually missing from many larger banks.”

As Korfant & Mazzone looks ahead to next year, which will mark the company’s 15th anniversary, the team is enjoying its new home.

“We’re pretty optimistic here, having street level access and visible signage so that people can easily see us – versus being tucked away in the Hanna building,” Korfant says. “It should give us a little more credibility. It shows what we can do, it shows that we are stable and we’re in your face every day as you drive by. Even if [that visibility] gets us just one or two extra jobs a year, it will be more than worth it.” **P**



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# March Construction Slides 8%

New construction starts retreated 8% in March to a seasonally adjusted annual rate of \$518.5 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building in March fell back after the elevated pace reported in January and February, which featured the start of several massive office and hotel projects.

Residential building also weakened in March, as the correction for single-family housing continued. Cushioning the decline for total construction was greater activity for nonbuilding construction (public works and electric utilities), reflecting the start of several large power plants. During the first three months of 2008, total construction on an unadjusted basis was \$121.2 billion, down 19% from the same period a year ago. If residential building is excluded from the year-to-date figures, new construction starts in the first three months of 2008 were down 2%.

The March statistics lowered the Dodge Index to 110 (2000=100), compared to 119 in February.

“The lift provided by nonresidential building during the first two months of this year was not present in March,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “This is consistent with the general pattern expected for nonresidential building, in which the tight lending environment will dampen the volume of commercial projects as 2008 goes on. The March decline for housing is also consistent with what’s expected this year. And, the rebound for public works and electric utilities in March, after a lackluster February, is in line with the belief that this sector in 2008 should be able to hold relatively close to last year’s volume.”

## March Construction Contracts for Cleveland Area

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

	2008	2007	Percent Change
<b>Nonresidential</b>	\$94,694,000	\$96,965,000	-2
<b>Residential</b>	\$41,111,000	\$83,450,000	-51
<b>Total Building</b>	\$135,805,000	\$180,415,000	-25

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

	2008	2007	Percent Change
<b>Nonresidential</b>	\$182,942,000	\$204,270,000	-10
<b>Residential</b>	\$119,021,000	\$218,244,000	-45
<b>Total Building</b>	\$301,963,000	\$422,514,000	-29

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

Source: McGraw-Hill Construction

Nonresidential building in March plunged 23% to \$206.8 billion (annual rate), after rising 36% in January and February combined.

The first two months of this year were boosted by the start of a number of projects valued each in excess of \$1 billion, including the World Trade Center Towers 2, 3 and 4 in lower Manhattan, plus the start of large hotel projects in

Las Vegas, Nevada and Atlantic City, New Jersey.

The absence of such large projects in March contributed to the overall decline for nonresidential building.

“While nonresidential building did fall 23% in March from a robust February, it’s worth noting that nonresidential building for first quarter 2008 was essentially steady with fourth quarter 2007,



and up 3% compared to first quarter 2007," Murray says.

Hotel construction in March was down sharply from an exceptional February, falling 67%. Office construction was also down from an exceptional February, falling 28%. The office category received some support in March from the start of the \$304 million office portion of the \$500 million Russia Wharf mixed-use project in Boston, Massachusetts.

Other large office projects that reached groundbreaking in March were located in Houston, Texas (\$270 million) and Baltimore, Maryland (\$200 million). Rounding out the commercial sector, store construction in March fell 18%, while warehouses ran counter to this declining trend with a 21% gain. Manufacturing plant construction had a weak March, dropping 46%.

On the institutional side of the nonresidential market, two project types showed expansion in March.

The educational building category advanced 12%, reflecting construction growth for a range of projects – primary and secondary schools, as well as colleges and universities. The dormitory category, which includes both college residences and military barracks, jumped 132% in March, with the push coming from the start of a \$314 million military housing project in Norfolk, Virginia and a \$100 million student housing project at Auburn University in Alabama.

The other institutional structure types showed reduced contracting in March relative to February. Healthcare facili-

ties retreated 30%, although March did see an additional two large hospital projects reach groundbreaking, located in Escondido, California (\$400 million) and Houston, Texas (\$243 million).

In similar fashion, the public buildings category dropped 37%, although March did include the start of a \$478 million, nine-building campus in Maryland, to be used by the U.S. federal government. A substantial decline was reported in March for amusement-related projects,

***“While the dollar amount for multifamily construction will be down about 20% this year, there are still a few large multifamily projects that are making it to the construction start stage in early 2008.”***

**Robert A. Murray**  
**McGraw-Hill Construction**

down 44%. More moderate retrenchment was shown by transportation terminals, down 16%; and churches, down 3%.

Residential building, at \$185.5 billion (annual rate), slipped 1% in March. Single-family housing retreated an additional 1%, providing more evidence that its lengthy correction is still in the process of reaching bottom. The single-family pattern at the regional level showed weaker activity in the Northeast (down 12%) and the South Atlantic (down 5%), no change for the South Central, and some improvement in the West (up 1%) and the Midwest (up 8%).

The multifamily category in March was essentially steady with its February amount. Large multifamily projects that reached groundbreaking were located in Boston, Massachusetts (\$179 million, as part of the Russia Wharf project); Bal Harbour, Florida (\$111 million); Baltimore, Maryland (\$80 million); and Las Vegas, Nevada (\$75 million).

“While the dollar amount for multifamily construction will be down about 20% this year, there are still a few large multifamily projects that are making it to the construction start stage in early 2008,” Murray says.

Nonbuilding construction jumped 18% in March to \$126.2 billion (annual rate). Much of the growth came from electric utilities, which soared 146% with the start of major power plants in North Carolina (\$1.1 billion), New York (\$800 million), and Nebraska (\$400 million), plus the start of a large wind farm in Iowa (\$178 million).

The 19% drop for total construction during the January-March period of 2008 relative to last year was due to shortfalls for residential building, down 40%; and nonbuilding construction, down 11%. The 3% year-to-date gain for nonresidential building was in contrast to the broad weakening trend.

On a regional basis, total construction in first three months of 2008 performed as follows – the Northeast, up 10%; the West, down 18%; the South Central, down 20%; the South Atlantic, down 27%; and the Midwest, down 32%. **P**

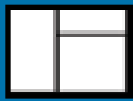
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Contaminants in HVAC systems may take many forms. Common contaminants include dust particles, active bacterial or fungal growth, debris from rusted HVAC components, man-made vitreous fibers, mold spores and other items.

The original installation process will subject the HVAC system to even more contamination. Construction sites contain a significant amount of airborne concrete dust, gypsum dust, sand particles, biological particulate aerosols and many other airborne contaminants in the ambient air. These particles often settle on or within the HVAC system during construction.

#### Selecting a qualified contractor

Asking prospective contractors the following questions will assist you in selecting a qualified commercial HVAC system cleaning service provider.

1. How long has your company been cleaning HVAC systems?
2. What percentage of your business is dedicated to HVAC system cleaning?
3. Are you fully insured? Discuss liability insurance requirements (limits) if necessary.
4. What is your experience in cleaning systems similar to those in my facility?
5. Can you provide references of completed similar projects?

6. Who will be the on-site supervisor responsible for this project? How many projects of a similar scope has he/she been responsible for?
7. Will you use techniques in accordance with the National Air Duct Cleaners Association (NADCA) Standard ACR 2006 when cleaning my system?
8. Do you have a comprehensive in-house safety program with training for employees?
9. Are you knowledgeable about site-preparation issues for a project of this scope?
10. Can you provide a scope of work?
11. Is your firm a Certified Regular Member in good standing of the National Air Duct Cleaners Association (NADCA) and can you provide us with a current membership certificate?
12. Does your firm have NADCA certified Air System Cleaning Specialists (ASCS) on staff, and will my project be overseen by a certified ASCS?

In summary, it is vital for there to be an understanding between you and the service contractor as to the project's goals. This is no job for amateurs. The building manager should look for service providers with experience, ask a lot of questions and, above all, scrutinize the answers.

*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 Gregory Lint, sales manager at Service-Tech Corporation. Lint may be contacted at: glint@service-techcorp.com. Service-Tech Corporation (STC) has been a BOMA member since 1989.*

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## Building by the Book

### *Renovation, addition provide new presence at Lakewood Public Library*

By John Elliott | Photos by Robert Heine

**A**s a public repository of knowledge, a library holds both the records of the past and the keys to the future. The city of Lakewood, one of Northeast Ohio's oldest and most progressive suburbs, has always taken great pride in its library. Maintaining this tradition has been a subject of great civic pride, as evidenced by the recent renovation and addition of the classic building on Detroit Avenue in the city's downtown.

With more than 11,000 visitors per week, the library is the community's cornerstone for lifelong learning and connection.

Visually speaking, it is impossible to distinguish the 53,000-square-foot renovation from the 46,000-square-foot addition; the building now spans an entire block along Detroit Avenue. The exterior design carries the "Carnegie-esque" architectural style that can be found in many early 20th Century library buildings. Inside, there is substantially more space for children's services, technology, audio-visual services, public seating and shelving capacity.

#### **Needs drive expansion**

In the 92 years since the original building was designed by the late Edward L. Tilton in 1916, the city's population has

nearly doubled and the library's collection has grown to 20 times the original volume. The community, ever proud of its library, wanted to make sure the institution maintained its tradition of excellence. The result is a state-of-the-art library that is a great public place, with rooms both grand and intimate, a destination that will attract Lakewood's vibrant community.

The design by New York City's Robert A.M. Stern Architects, LLP continues Lakewood's rich tradition of civic buildings in the classical architectural language. The addition is located to the east of the existing building; a monumental entry porch provides an expanded civic scale.

The \$17.8 million project was funded by a \$12.5 million bond issue passed in

2003, a building and technology fund and private gifts, notes Ken Warren, library director.

A citizens committee chaired by Lakewood attorney and city councilman Brian Powers identified the need for the addition and renovation in 2001.

The seamless integration of the old and new sections of the building attest to the unique ability of Robert A.M. Stern Architects, a firm that boasts a reputation for modern classical construction that has been pursued by cities such as Lakewood that want to preserve their sense of history along with meeting new and future needs. Other Stern projects include the Nashville, Tennessee Public Library; Bangor, Maine Public Library; Clearwater, Florida Public Library; Miami Beach, Florida Library; the Main

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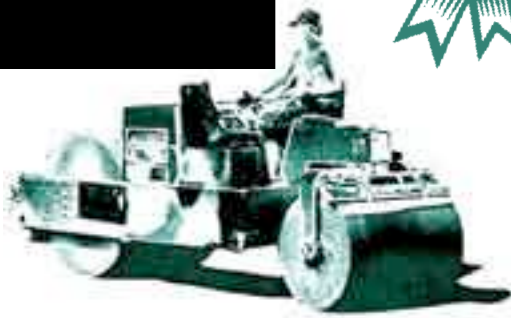
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**STEPPING UP** Presenting a challenge on the project was construction of a new staircase (top) where the existing building connects to the new addition (bottom).

Library in Jacksonville, Florida; and the Main Library in Columbus, Georgia.

### **Library updates over time**

The Lakewood library has undergone numerous renovations and additions over the years.

The most recent addition was an audio-visual room on the first floor in 1981, which stretched the capabilities of children's activities, as well as a handicapped entrance ramp and elevator. The citizens committee recognized the need to create space for more computers, more children's activities and more A/V facilities.

"Space was on the top of the list," says Brian Powers, the councilman who chaired the citizen's committee. A modern library needs to house more materials due to the growth in CDs, DVDs and computers, he says. In addition, patrons now spend more time browsing and reading at the library.

Powers says libraries have always provided space for community meetings, but nowadays there are more diverse community needs to meet, such as seniors, book clubs and children's activities.

"You need to cater to the needs of all of those constituents," he says.

Powers notes that the committee decided to seek funds for a new facility and for operating money. In order to be as straightforward with the community as possible, they chose to place two separate issues on the ballot – one for each purpose – and both issues passed "by a landslide," according to Powers.

Once the voters gave their mandate, the library took measures to hear what type of changes the community wanted in a new design. Powers notes that the library staff and board of directors oversaw this process, which generated calls for more space for reading, materials and meeting.

Accessibility was a big theme that the staff and board heard. Patrons did not want to have to stand on ladders or kneel down to access materials.

"Part of the additional space was to make the materials accessible to everyone," Powers says.

In addition, the 1980s renovation gave the library a concrete overhang that some patrons did not care for.



"[The community] was not looking for something ultra modern," Warren says.

Adding the new space required the purchase of some adjacent buildings.

### Selecting the right architect

The architect selection began in 2004. The committee was most interested in design excellence and reviewed proposals from 45 firms.

"We looked to all of the best architects that had done libraries all over the world," Warren says. "We believed Robert A.M. Stern was the most qualified to take the project."

The committee was particularly impressed by the work Stern did with a Bangor, Maine library.

"We liked the modern traditional approach that Robert A.M. Stern Architects presents," Warren says. "The library tradition is one of elevational enlightenment. You need a public institution that calls people to that potential. It's about raising the mind and developing brainpower in a city. You do it not only through programs, but through architecture... People in Lakewood value vintage architecture.

People were looking for something sensitive to this neighborhood context. The library has always had connection to the historical sensitivity."

Julie Nymann, project manager for Robert A.M. Stern Architects, says the library needed an update.

"It was time that the physical facility got up to date with the service that was in place," she says. "The design had sort of lost its way [having been covered with various additions over the years]. Lakewood saw us as architects that really respect the cities the libraries are in."

Cleveland-based CBLH Design coordinated the design work for the New York firm.

"Our firm took the design documents and put their information into construction documents so they could be bid to the trades," says Marc Bittinger, a principal at CBLH.

Bittinger says Stern brought a vision of permanency in addition to functionality. He notes that Stern's design criteria are very specific.

"They're very descriptive about what they want from the design," Bittinger

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**KEY COLORS** The bright color choices were influenced by the Thorwaldsen Museum in Denmark, according to CBLH Principal Marc Bittinger.

Many of Stern's concepts worked their way into the renovation as well as the addition, such as the skylights in the main reading room and the lobby.

The floors in the main corridor and stairways are terrazzo while those in the children's, computer and reception areas are cork.

### A majestic entrance

The main entrance on Detroit Avenue has a civic-scaled entry porch supported by four columns. Twin light sconces flank the front door, giving a welcoming invitation to enter the building. A large entrance foyer extends the full height of the two-story building. Glass curtainwall covers much of the front, creating a connection between the inside and the outside.

The first main area on the entry level features the new children's library, with custom furniture and environments for exploration, along with expanded collections. The setting is perfect for crafts, story telling and family activities.

says. "They were involved all the way through the process."

### Design captures original grandeur

The interior design captures the classical grandeur of the original building with many large spaces that offer strong visual statements using detailed oak paneled furnishings, traditional artwork and bright wall colors. Rooms are announced by shiny metal-lettered signs mounted on the walls. Bookshelves are made of distinctive oak frames.

Bittinger says Stern took some of the colors from the Thorwaldsen Museum in Denmark, where the climate is very similar to Northeast Ohio. The bright colors enliven people in a cold, grey climate.

"It's something for people to enjoy," Bittinger says.

With Bittinger's assistance, Stern oversaw the design specifications that were contracted out to local trades.

"It's a process where the architectural firm is refining [its] understanding of the functional requirements," Warren says.



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Photo by Ken Krych



**TEAM EFFORT** (From left) Behind the project were Marc Bittenger, of CBLH Design Inc.; Ken Warren, of Lakewood Public Library; and Mark Panzica and Joe Sprinzi, of Panzica Construction.

An adjacent room provides for children's programs. The north side contains a kitchen pantry and other children's rooms with colorful walls and carpets and linoleum floors.

The first floor also features an auditorium with a 1,800-square-foot stage and a carpeted floor, acoustic walls and oak wainscoting. The stage has built-in spotlights.

Another meeting room hosts book sales, which are held four times a year.

Convenient to the entry and main desk is a large room holding popular materials — current periodicals and new books.

The rear section on the south end houses a loading dock, mail sorting area, lockers for the 90-person staff, and a drop-off/pickup window.

### Upper floor: more treasures

The upper floor can be accessed by a stairwell or one of three elevators. This floor houses the audiovisual room that overlooks the front foyer, from which one can easily view Detroit Avenue and the beautiful Christian Science church building across the street.

The expanded audiovisual department accommodates the library's fast-growing collection of videos, CDs and DVDs. Most of the library's collections are spread between the new and existing buildings.

The technology center has new equipment and ergonomic furniture. The center offers 80 Internet-connected computer stations, doubling the previous capacity, and an electronic learning lab for teaching computer skills. Windows offer natural light and views of the neighboring residential area.

A business and administrative area has slightly more subdued yellow walls.

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**LOOKING UP** A large entrance foyer extends the full height of the two-story building. Glass curtainwall covers much of the front, creating a connection between the inside and the outside. Upper floors can be accessed by a stairwell (right) or one of three elevators.

Several second floor balconies with metal rails overlook the intersection on the first floor where the main book collection, circulation and the north and south galleries all come together.

The most memorable room of all is the Grand Reading Room, a place for quiet reading and traditional study that inspires intellectual purpose and respect for public library decorum. The oak-paneled room, 50 feet long by 30 feet wide, and 30 feet high, serves as a living room for the entire community with soaring ceilings, filtered natural light and views overlooking Detroit Avenue.

Located just above the main entrance, the Grand Reading Room is

furnished with wood tables and carrels. Alcoves north and south offer lounge chairs for casual reading. Hidden skylights filter natural light throughout the room. Translucent panels soften some of the light.

**“Over time, the Grand Reading Room will be recognized as one of the great grand reading rooms in the nation.”**

***Ken Warren  
Lakewood Public Library***

Large canvas murals by Wisconsin artist Richard Haas on both the east and west sides of the Grand Reading Room cover the full length of the

rooms over the entryways and captivate the imagination. Haas can be viewed in action on the popular website YouTube ([www.youtube.com](http://www.youtube.com)), along with the construction of the scaffolds that he used to paint the murals. Abundant natural light, compelling art, dignified oak furnishings, distinctive book collections and vivid colors all complement Haas’ visionary murals.

Adding even more drama to the Grand Reading Room are three cylindrical light fixtures that resemble wheels with spoke-like wires suspended from the high ceiling by silver colored chains. The walls are yellow with white trim, and the carpeting is regal red.

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“Over time, the Grand Reading Room will be recognized as one of the great grand reading rooms in the nation,” Warren says.

A more intimate quiet reading room is located to the south, away from the bustle of Detroit Avenue.

A second new entry on the building’s south side opens directly to an expanded parking lot. Much like the kitchen door of many Midwestern houses, it provides a convenient, less formal way into the building.

The project consisted of two phases, the renovation and the addition. The renovation was completed in June of 2007 while the addition becomes compete this month.

### New building uses precast concrete

The new building took the grey color of the older steel-frame building by using precast concrete panels, notes Mark Panzica, project manager of Mayfield Village-based Panzica Construction, the construction manager.

Panzica oversaw the entire process of the library addition and renovation from pre-construction services to weekly meetings and coordination with the trades, the design team and the client.

“We took a team oriented approach,” Warren says.

The original building’s mechanical and electrical systems were completely replaced with modern energy-efficient systems. Panzica notes that electrical, mechanical and plumbing systems all had to be replaced from the basement to the roof.

“We were able to adapt the mechanical system to fit within the existing space while maintaining the integrity of the architectural design, which was not an easy task,” he says.

The heating and ventilation was completely replaced by seven rooftop heating units on a slope-tapered roof during the addition and renovation phase. An insulation and rubber membrane system replaced the existing roof.

While the library did not pursue official Leadership in Energy and Environmental Design (LEED) certification in the renovation and addition, the design still adheres to principles and methodologies that constitute the backbone of the LEED system. Most rooms have both automated and individual temperature controls to save energy.

### Changes of time captured on A/V

The construction and renovation challenge inspired a four-part audiovisual presentation, titled “In the Guts of the Library,” hosted by Panzica and viewable at [www.youtube.com](http://www.youtube.com). The presentation, narrated by Joe Sprinzl, Panzica’s project superintendent, covers differences in floor and roof construction from 1916, 1923, 1954, 1981 and the present.

“We try to create educational value from every opportunity possible,” Warren says.

Getting material to the site, which covers an entire block on Detroit Avenue, was also challenging, notes Jim Fantozzi, vice president of operations for Warrensville Heights-based Infinity Construction, which served as prime contractor for general trades. He said they reused a fair amount of material from the old building, including steel, concrete stone and brick. It was necessary to work closely with the city to keep traffic away from the work area.

“The city of Lakewood was very good to work with,” he says.

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Most of the materials were delivered from the rear of the building, where a single-family home was demolished to make way for the expanded parking area. The parking lot doubled to 62 spaces and the landscaping around the new building blends with the existing garden.

Fantozzi says that the grand staircase in the older building was extended to the new one. The construction team extended the existing staircase to the new building using precast stone panels. Temporary walls were installed around the staircase while it was completed.

“You can’t tell where the new one starts and the old one was,” Bittinger says.

A skylight over the grand staircase brings natural light down to the lower level.

A similar type of stairway can be seen in old photographs of the original library that had been removed in one of the many previous renovations. The new stairway reconnects with the past while providing a great place to meet, and in the future, perhaps a place for art.

### Art galleries greet visitors

Visual statements are dominant in every public area, including both the front and back entrances.

With the help of the Lakewood Public Library Foundation, the library raised almost \$500,000 for art. The front and back entrances are both graced with

gallery-like hallways that lead to an expanded check-in desk. The galleries exhibit photographs of Lakewood, past and present.

The Lakewood Public Library Foundation sponsored a successful photography contest that generated 34 photographs from 23 Lakewood artists. Artists received a \$200 award for each winning photograph. These photographs, which feature inspiring views of Lakewood’s architecture, community and natural beauty, are now framed and hung in the galleries.

The public library is increasingly viewed not only as an educational and social center, but also as an economic engine that can drive urban redevelopment. Modern, high quality library

facilities bring people downtown who might not otherwise come. This in turn can help other businesses.

Libraries can also be drawing cards to businesses thinking of moving into a community. High quality library systems speak of a commitment to education and its result: a high quality work force.

Most importantly, libraries bring life to their community, and can point the way to an integrated neighborhood, with housing, stores and workplaces all within walking distance of the library.

“The new facility is gorgeous,” says Brian Powers, the councilman who chaired the citizens committee. “[The library staff] did a great job of communicating the needs of the community.” **P**



**MAKING SPACE** As part of the project, the library’s parking lot has been doubled to 62 spaces to accommodate additional patrons.

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# Leading the Way

## Glass pavilion addition, new renovations enhance CSU Law School's presence, comfort

By John Elliott | Photos by William Rieter

**C**levelanders can be excused for not knowing that Cleveland State University's (CSU's) Cleveland-Marshall College of Law is one of the city's most prestigious educational institutions. How could anyone have known about a building with no visible entrance?

However, with the recent addition of a new entrance at the corner of East 18th Street and Euclid Avenue, excuses can no longer be made. The institution has gained the respect that it has long deserved, thanks to an elegant, glassy entry pavilion on Euclid Avenue at the East 18 Street intersection, along with numerous internal renovations that provide a more modern look with ample natural light.

The addition and renovations to the three-story building were made possible by a \$5 million grant from Iris Wolstein, the widow of the late Bert Wolstein, for whom the new entrance is named, and the commitment of a dedicated design and construction team.

The 7,500-square-foot addition and the 23,000 square feet of extensive renovations were badly needed, given the cramped nature of the older building, which besides lacking character had no identifiable entrance. Given the fact that the \$8.8 million project was years in the making, its completion in the last year marks an accomplishment, especially considering there was limited impact on classes.

The building faces CSU's Monte Ahuja Hall, the College of Business Administration on East 18th Street, which it matches in its neo-modern design with extensive rectangular glass frames. From the new building's exterior, one can see spacious offices overlooking

Euclid Avenue, along with a stairway on the eastern end that is visible from the street.

The Wolstein funds supported the new entrance and new rooms on the ground floor, says Jonathan Erdmann, project manager and mechanical engineer for the office of the university architect. There were also \$3.5 million in state funds secured for renovating the classrooms and campus "interlink," the internal walkway.

### Grand Entrance

The most obvious change from the outside of the heavily trafficked area is the elegant, glass pavilion that extends 40 feet eastward from East 18th Street



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along Euclid Avenue. The pavilion provides a majestic entrance, which marks a vast improvement over the hidden entrance that required walking from East 18th Street to the rear of the building, up steps and across a plaza.

The ample use of glass on all three walls of the addition allows for views of the campus from numerous angles, including a courtyard and the Corlett Building to the east and Euclid Avenue to the south.

The late Bert Wolstein originally donated funds for a study that identified the need for a renovation, notes Ed Schmittgen, the university architect. Wolstein died shortly after that study.

“The entrance was abysmal,” Schmittgen says, noting that the old entrance was behind a seven-foot high wall of brick and earth berms. “It was a horrendous entry and a safety hazard.”

The university’s master plan is to have multiple entry points that are well identified, he says.



**LOCAL COLOR** The addition and renovations to the three-story building were made possible in part by a \$5 million grant from Iris Wolstein, widow of the late Bert Wolstein, for whom the new entrance is named. Iris Wolstein, an interior designer, also suggested the color palette inside, which includes neutrals, beiges, blues and greens.

### Positive impact on faculty, students

“We’re delighted about the additions and renovations,” says Geoffrey Mearns, dean of the law school. “This is a grand accessible entrance. I think it will have a very positive effect on the daily life of our faculty and students.”

The natural light in the student lounge is also an uplifting change, Mearns says. He notes that light and access are the two themes of the addition and renovation, which fit the mission of the 110-year-old institution.

“This new entrance is consistent with the mission of the institution to be accessible to the community again,” Mearns says.

Mearns further notes the renovations were done in an environmentally beneficial way.

Mearns, who was involved in selecting Cleveland-based Bostwick Design Partnership as the project architects, says the school had no specific intention of selecting a local firm for the task. But in interviewing architects, he was impressed by Robert Bostwick’s vision.

“[Bostwick] articulated a vision of what the renovations should look like, consistent with [the university’s] vision,” he says.

Mearns adds that he was aware of the fact that Bostwick has been involved with the Midtown Corridor, the area located between downtown and University Circle, which is where the architect’s own headquarters is located.

Robert Bostwick, principal of Bostwick Design Partnership, says, “We instantly recognized that Dean Mearns wanted to reconnect Cleveland-Marshall College





**MAKING CONNECTIONS** Work on the project included relocation of the Inner Link, the campus' internal walkway, so that it runs in a straight line from west to east instead of zigzagging through the school.

of Law to the community. An open transparent gesture, an entry right on Euclid Avenue that expresses the activity of the students and faculty inside, would best express his vision for the law school.”

Iris Wolstein, an interior designer, reviewed Bostwick's plans and offered her suggestions on colors and materials. She suggested the donor's wall inside the lobby. Wolstein described the color palette as soft, rich and clean cut.

“The palette includes neutrals, beiges, blues and green; green is CSU's color,” she says. “It's such a change because the building was very tired looking. Now it's exciting.”

### **Minimizing class disruption**

Erdmann, the university project manager, credited the construction manager, Lakewood-based Regency Construction Services Inc., for making sure the demolition was done on time so that classes could begin in August with minimal noise distraction.

“It was imperative that the classrooms opened on time and I'm proud to say that they did,” Erdmann says.

Ground was broken on May 19, 2007, the last day of classes, and everything had to be ready by August. Most of the demolition work was done at night.

“There was no slowdown time like there typically is for a summer break,” says Terry Tesmer, on-site project manager for Regency Construction Services. Tesmer notes that the law school has a different class schedule than the main college and has a full summer schedule. “To keep that pedestrian traffic flowing, we built a temporary walkway over the courtyard to give equipment access to the construction equipment.”

### **New classrooms: tiered floors**

A section of the building renovation contains four new classrooms, three of which have tiered floors. All have windows offering natural light.

“The introduction of light is just an amazing transformation of the area,” Schmittgen says. “Everybody's been really happy with it.”



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**LIGHT TOUCH** Interior walls and acoustical ceilings are white to enhance natural light throughout the building.

The rooms contain strategically positioned steel pipes, which provide both a structural reference to the existing concrete structure and an aesthetic purpose.

The interior walls and acoustical ceilings are white, enhancing the natural light. Some rooms have motorized shades on sloping windows that adjust both automatically and manually.

The new rooms also have sprinklers for fire protection and a new fully refurbished penthouse HVAC system. The air handling components are hidden in the ceilings, which range from eight feet to nine-and-a-half feet in height. Fin tube heating units are enclosed in windowsills in the hallways.

As part of the renovation work, the entire north side of the existing building was gutted and large areas were rebuilt. The existing walls had to be reworked to support the weight of the new, sloped windows. There was also a fair amount of tuckpointing and flashing repair done on the brick exterior to eliminate water infiltration.

Tesmer notes that 30-year-old, 12-inch-thick concrete walls had to be removed to accept the windows on the

ground floor level. This allowed daylight to penetrate into the ground level of the building, which previously felt like a basement space.

### **Renovation work**

The project also relocated the “inner link,” the campus’ internal walkway, so that it runs in a straight line from west to east instead of zigzagging through the school. The walkway now runs along the north side of the building on the second floor, overlooking a grassy and sculpture filled north side courtyard.

“We can’t have people walking by [a view like this] and not have windows to let in natural light,” Tesmer notes.

The need to contain ventilation ducts resulted in some innovative space use. Tesmer notes that the need to close an unknown duct shaft in the second floor hallway resulted in a semi secluded lounge area on the eastern end of the building.

“We worked very hard to maintain the head room on the upper tier and still provide space for the duct work and sprinkler lines,” Tesmer says.

The old entrance on the northeastern side of the building was replaced with

windows that allow additional light in the offices that border the abbreviated rear courtyard.

The penthouse HVAC units were refurbished under the renovation, which included heating and cooling coils and controls. At the same time of the renovation work, the roof of the existing building was also replaced under a separate university contract.

### **Building in use, day and night**

“We wanted to create a welcome entry for both day and night to the law school from Euclid Avenue, a main east-west artery of the city of Cleveland,” says Judy McGlinchy, a senior associate for Bostwick Design Partnership who acted as project manager. “We wanted to create an exterior that would complement the existing brick, yet add a more durable stone.”

“[The former building] was like a fortress,” McGlinchy says. “Nobody knew how to enter the building. The law school felt like they never had a public face on Euclid. [The addition] has a very small physical footprint, but it adds a large sense of presence to the street. And



**ANGLE ON ART** A grassy north side courtyard includes several sculptures.

with the large amount of transparency, the addition provides a more pleasant atmosphere for the students inside, plus benefits pedestrians and vehicles passing by the building outside.”

Interior renovations include several new lounge areas on all three floors of the addition, which has been an improvement for students, McGlinchy notes.

“There was no place for them to hang out and study or socialize between classes,” she says.

There was a fair amount of demolition needed to bring a new lobby and lounge to the ground floor. With almost no light, the previous space seemed like a cave. The existing building has a dining area and is well lit, thanks to an atrium on the south side. There is no daily food operation at this time, but there are vending machines, a refrigerator, tables, chairs, comfortable furniture and a TV.

### Central lobby expands

The structural steel addition has allowed for an expanded lobby that serves as the building’s central focal point on the ground floor. Concrete stairways in the center of the lobby lead to the historic Joseph Bartunek III Moot Court Room on the first floor. Much of the new lobby floor has porcelain tile.

Four vertical windows were cut into the wall of the Moot Court Room, filling 70 square feet of space with natural light from Euclid Avenue.



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**BRIGHT IDEA** Four vertical windows were cut into the wall of the Joseph Bartunek III Moot Court Room, filling 70 square feet of space with natural light from Euclid Avenue.

floor) has the dean's conference room which has ample views of East 18th Street and Euclid Avenue, recessed lighting, fabric and wood wall panels, a wall-embedded video screen, and radiant panels in the ceiling that keep the windows warm. SolarBan 70XL windows provide transparency with state-of-the-art energy efficiency.

The second floor consists of two classrooms, storage area, six offices, a lounge and newly added rest rooms.

The second floor classrooms right above the Moot Court Room have been technologically upgraded to include wireless Internet access and audio/visual capability.

### Environmental leadership

While the law college will not pursue official Leadership in Energy and Environmental Design (LEED) certification in the renovation and addition, the design still adheres to principles and methodologies that constitute the backbone of the LEED system.

The first of the five LEED categories addresses sustainable sites. This project, by merit of its downtown location, satisfies the requirements in site selection, development density, and access to public transportation.

In addition, this project provides no new automobile parking or additional hardscape parking lot. Because all of the non-building site area is designed for pedestrian use, the site provides open space as well.

Exterior lighting fixtures provide reduced light pollution and the project provided 1,000 additional square feet of landscaped area.

The project utilizes high-recycled contents in steel and aluminum products as well as many of the interior finishes.

Many of the project materials were purchased from sources within 500 miles of the building site. Also, the majority of new wood and wood products brought to the site are certified by the Forest Stewardship Council.

"We kept the integrity, but we opened it up to windows on the outer wall," Wolstein says.

Some seating was removed to allow for a handicap access ramp and wheel chair lift along the staggered rows of seats.

The new lighting does better justice to the historic, hand-carved judge's bench that was originally housed in the State Court House in Columbus.

Adorning the hallway outside the Moot Court Room are rosters of school alumni.

McGlinchy says there will be a donor wall in the lobby with scholarship and endowment fund donors and a special plaque to honor Bart and Iris Wolstein. There will also be more furniture and artwork.

### Sectioned area for law clinics

A whole separate area on the ground floor has been designated as a law clinic area. Separated by walls and containing its own entrance and reception area,

the law clinics are functioning student law practices supervised by faculty. The clinic area contains both open work areas and offices. The clinics address two areas: employment law and non-profit development corporations, the latter consisting largely of real estate, governance and regulatory issues.

There are four deposition rooms with microphones and ceiling-imbedded cameras to tape depositions in the law clinic area.

Kermit Lind, a law professor, says students learn real life work habits in the law clinics. The fact that this area has its own secured entrance stresses the seriousness of the work they are learning.

"It needs to have the security that a law practice has," Lind says. "We're pretty much state of the art as a law school law clinic."

### State-of-the-art conference room

In addition to the Moot Court Room, the first floor (which is above the ground



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The final indoor environment provides higher levels of air quality, thermal comfort and daylight access, and the use of low volatile organic compound paints, sealants, carpets and wood products reduces the contribution of impurities in the indoor air.

Large amounts of glass provided the addition and the introduction of new windows at all three levels of the existing building, providing daylight for the majority of the regularly occupied spaces.

The use of high performance glass, Solarban 70XL curbs the radiant solar heat gain in the addition, thus reducing the cooling demand and increasing occupant comfort near those exterior windows. The highest year-round incidence of solar radiation occurs on horizontal roof surfaces, but the use of the roof element mitigates this heat gain by shading the roof and creating a ven-

***The law school felt like they never had a public face on Euclid. [The addition] has a very small physical footprint, but it adds a large sense of presence to the street.***

Judy McGlinchy  
Bostwick Design Partnership

tilated buffer zone between the roof and roof element. Furthermore, it provides shading to windows in the upper stories of the addition.

Besides these passive strategies, the rehabilitation of the rooftop air handling units helps to improve their efficiency while minimizing the amounts of new parts and housings, and reduces the use of new material.

The renovation and addition improves the energy performance, occupant comfort, and environmental responsibility of the law school building through the assertiveness of both client and designers by employing these sustainable practices.

Schmittgen, the university architect, is most proud of the transformation of the entry and the college's enhanced presence on Euclid Avenue.

"Now it's just a remarkable presence on the street," he says, adding that the next projects are a new student center and a College of Education center. **P**

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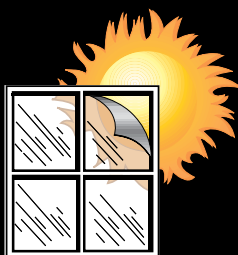
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## Real Estate Development, Part 2

Last month, we started the first of a three-part discussion on real estate development. To briefly review, we covered the three primary categories of development. Build-to-suit developments are built for a specific end user who takes direct ownership upon completion. Build-lease developments are similar in that they are built for a specific end-user, but upon completion the end-user enters into a lease and the property is owned by a third-party investor. Finally, speculative developments are built without the commitment of any specific user, with the developer speculating that a user (or users) will be secured within a reasonable period of time.

This month, we are going to discuss the actual development process. This process is basically the same, regardless of the category for the development. In addition to briefly describing each step, I'm also going to include a rough idea of timing for each. Just keep in mind that

timing can vary and is dependent on numerous factors.

### Entitlement

The first step for any development is having the proper entitlements in place to ensure that the nature of the

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development is permissible. A primary entitlement is zoning ordinances that are in agreement with the intended use. For example, suppose a developer is interested in constructing a retail strip center on a parcel of land that is currently zoned for agricultural use. The first step the developer would need to do is to have the zoning changed from an agricultural use to a retail use or at least obtain a zoning variance that permits a retail use. If the parcel carries a zoning that is compatible with the intended development, the developer can proceed to the next step. But if it is not, this step can take months or years – and even then the developer may not be able to secure the proper zoning. Another set of entitlement that has become much more important in the past decade are what

*The first step for any development is having the proper entitlements in place to ensure that the nature of the development is permissible.*

I'll term "environmental" entitlements. These can range from wetlands delineation to flood zone issues to ecological impacts to the fabled NIMBY (not in my back yard) sediments. Although not as universal as zoning ordinances, environmental entitlements can be every bit as important for a developer to be able to proceed to the next step.

*Infrastructure*

The second step is to extend the necessary infrastructure to support the development. Often, things like utility lines, access road and storm water management systems will already be in place. But if some or none of these exist, the developer will need to put these in place, or at least formulate a plan for them. This is most often the case with larger-scale planned developments, where multiple facilities will be built, such as an industrial park or a residential subdivision.

*Economics*

The next step is somewhat dependent on the category of the development. If it is a build-to-suit or build-lease, the developer and end user will work

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to arrive at a suitable site plan and building layout. Once this is done, the developer will be able to estimate the total cost and back into either a sale price (in the case of a build-to-suit) or a lease rate (in the case of a build-lease) that is acceptable to the user. If it is a speculative development, in addition to estimating the total cost, the developer must also make an assumption as to a probably sale price or lease rate that they think will be acceptable to a future user. We will go into much greater detail on this step next month, as it is the true tipping point for any development.

#### Plan submission

Assuming that the developer is able to "make the deal pencil out," the next step is to submit a site plan and building layout to the municipality for review and approval. Similar to the entitlement process, this step can sometimes get bogged down, particularly is if the developer's plans and the municipality's regulations are not compatible. At a minimum, expect this step to take a few months. But the developer will not be able to start any type of work on the project until a building permit is secured.

#### Incentives

There are various economic incentive packages that some communities offer to new development or re-development in hopes of bringing new potential employers, and thus new jobs, to their community. These incentives can include items such as real estate tax abatement, payroll tax abatement, low-interest loans and economic assistance with various improvements. The packages can vary greatly from community to community and even from project to project but this process is typically done concurrently with plan submission and approval.

#### Construction

Once the plans are approved, the developer can actually start construction. I could spend an entire article on this step and still not do it justice, as it is the builders and trades people that really create the project. Briefly, the construction is staged over time, beginning with site work and infrastructure, then foundation, then walls and roof then interior build-out, then finish work and finally, landscaping. All told, this process can take between nine months and two years, maybe more if it is a

particularly large or multi-faceted development. Sprinkle in delays in obtaining materials, change orders and a good dose of that notorious Cleveland weather and you can understand why site superintendents and project managers often have lots of gray hair. Or at least feel like it.

#### Certificate of occupancy

The development is usually considered to be complete once a certificate of occupancy is issued. This signifies that the community's building department agrees that the facility matches the plans that were submitted and it safe to occupy. However, the developer is usually not done yet. There are typically a variety of post-construction issues that need to be completed or corrected, often called "punch list" items and these can take as long as a year to work out.

So there you have it, the development process in a nutshell. As you can see, if everything goes right, the minimum amount of time needed is about a year. But throw in some wrinkles for zoning or planning approval or weather delays and you can see how the project can easily stretch out. **P**

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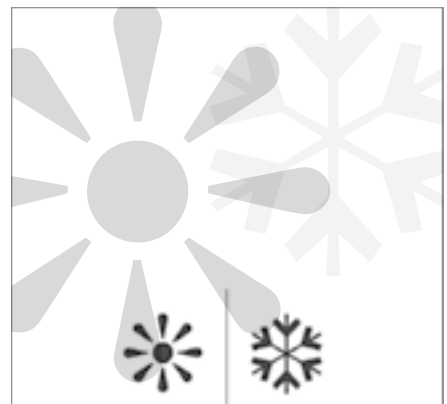
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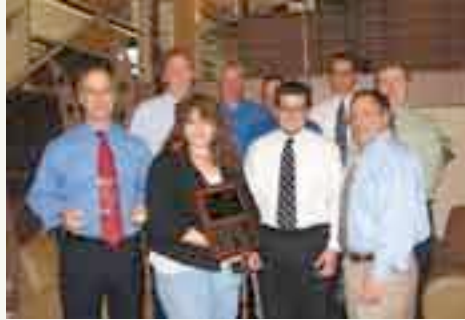
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This SAFE award reflects the hard work and dedication the safety staff and construction project management personnel submitted that ultimately went into devising the risk management plan and its method of implementation. Moreover, it also recognizes the steadfast efforts from The NRP Group's field staff to integrate safety principles into the everyday operations on construction sites.



The NRP Group includes (back row, from left) John Leonard, Kevin McGarvey, Matt Regets, Mike Ekis, Scott Watters, (front row) Joe Hallal, Lori Rogers, Brandon Bailey and Kent Christman.

monitors the ongoing progress of each project and reviews each project's final budget. Regency Construction Services, Inc. specializes in K-12 school construction. Other clients include Cleveland Public Library, the Cuyahoga County Justice Center, the Middleburg Heights Community Center and Greater Cleveland Regional Transit Authority. Before founding Regency, Rivera spent 12 years working for various construction firms as an engineer.

## Bostwick Design Partnership Announces Staff Promotions

Cleveland-based architectural firm Bostwick Design Partnership recently announced that Carter A. Edman RA and Bryan C. Wahl AIA have been promoted to associates.

The firm has provided high quality architectural services for more than one billion dollars in construction costs for clients in seven states and has grown steadily over the past 46 years to its current size of 41 professionals, including 20 registered architects, five interior designers, a specifications writer, code specialist and construction administration professionals who provide coordination through construction phases.

## Gilbane Announces Hires, Promotions

Gilbane Building Company recently hired and promoted eight employees in its Cleveland District Office. New employees include Judy Doell (executive support assistant), Grant Goebel

## CBRE Acquires Redstone Real Estate Advisors

CB Richard Ellis Group, Inc. (CBRE) recently announced the acquisition of Akron, Ohio-based Redstone Real Estate Advisors, Inc., a transaction that enhances the company's service offering to retailers in the Midwest.

Founded in 2002, Redstone specializes in retail tenant representation, covering a Midwest territory that includes Ohio, Michigan, Indiana and Kentucky. Among its many clients is Wal-Mart and Sam's Club, whom it has represented in numerous transactions.

Redstone's employees will be integrated into CBRE's Akron office. They will serve clients in the Midwest, working with existing CBRE offices and professionals

throughout the region. The group will report to Dave Browning, managing director of the firm's Cleveland office.

## CES Hall of Fame Inductees Honored

Ron Bender, president and COO of Euthenics, Inc., and Tari Rivera, founder and president of Regency Construction Services, Inc., were inducted into the Cleveland Engineering Society's Hall of Fame at the 56th Annual Design and Construction Conference, held on March 12 at LaCentre in Westlake. The Hall of Fame honors individuals for their outstanding achievements in their careers in the field of construction, building or architecture.

Ron Bender, president and COO of Euthenics, Inc. since 1988, was awarded for

his efforts for the projects designed by Euthenics under his direction, which include the S.R. 237-Cleveland Hopkins International Airport Freeway interchange, the rehabilitation of the Tower City Bridges behind Terminal Tower, and the Cuyahoga Valley Interceptor Sewer for the Northeast Ohio Regional Sewer District, which includes 26 miles of sanitary sewer interceptor.

Tari S. Rivera, founder and president of Regency Construction Services, Inc., also was inducted into the CES Hall of Fame. Rivera founded Regency Construction Services, Inc. in 1994. She is responsible for the overall corporate business planning, financial matters and implementation of company policies. She also negotiates major contracts,

(regional controller), Dave Gulley (project manager), Dawn Hill (accountant level I), Chris Kowalczyk (office engineer), Pat Mason (office engineer) and Jurrell Price (document control). Promotions to support construction operations include Amanda Larned (senior support assistant).

### KS Associates President Joins EMH Board

Lynn S. Miggins, P.E., president of KS Associates, is one of three local leaders to join the board of directors of EMH Regional Medical Center. The board is comprised of 22 professionals whose mission is to improve the health of the community through safe,



Lynn S. Miggins

high-quality and cost-effective care.

Miggins purchased KS Associates, a civil engineering and land-surveying firm, in 1987 with her partner. Since then, she has made substantial progress in growing the business by focusing

on core values such as respect for her employees and giving back to the community. Miggins, who lives in Vermilion, is a member of the Lorain County Workforce Investment Board and the Lorain County Chamber of Commerce Board. In 2005, she was honored as one of the Top 10 Women Business Owners in Cleveland.

Joining Miggins is Lee Cannaday, chairman of the Elyria Parks & Recreation Board, and Jonathan Beckett, director of sales/marketing for R. W. Beckett Corporation.

### The K&D Group Purchases 10 Senior Housing Properties

The K&D Group recently announced it has purchased

10 senior housing properties in Cuyahoga, Summit and Stark counties from Associated Estates Realty Corporation for \$43.3 million. The purchase – along with the establishment of a new division of The K&D Group, called Senior Housing Management, Ltd. – solidifies the company's commitment to expanding its senior housing holdings in an already-extensive multifamily residential portfolio in Northeast Ohio.

All of the properties are project-based senior housing subsidized by the Department of Housing and Urban Development (HUD), and they will remain so under The K&D Group's ownership. Financing for

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the purchase comes from National City Bank.

The properties The K&D Group purchased include Puritas Place Apartments in Cleveland, Statesman II Apartments in Shaker Heights, Ellet Apartments in Akron, State Road Apartments in Akron, West High Apartments in Akron, Twinsburg Apartments in Twinsburg, Tallmadge Acres in Tallmadge, Sutliff II Apartments in Cuyahoga Falls, Riverview Apartments in Massillon, and Village Towers in Canton.

### Ulmer & Berne Partner Receives Award

Ulmer & Berne LLP and one of its partners, Craig S. Miller, recently received



Craig S. Miller

the Lutheran Metropolitan Ministry Faith & Friendship Award. The award is given to a company, agency, organization or individual who has, in a significant way, championed the cause or causes of the Lutheran Metropolitan Ministry (LMM) and its programs. Ulmer & Berne

and Miller have represented LMM for nearly 15 years.

As an attorney with Ulmer & Berne and Chair of the Public Law Group, Miller has 30 years of experience that integrates public law/public contracts/government relations, urban redevelopment and financing, construction law, zoning and land use and nonprofit corporations. He assists in corporate headquarter relocations involving complex public and private financing, as well as private developers and companies in historic rehabilitation and new construction projects. Miller represents local and regional public agencies in public law matters. He also counsels in real estate and eminent domain.

### Grubb & Ellis Announces Top Producers for '07

Grubb & Ellis Company, a leading real estate services and investment firm, recently announced that Terence P. Coyne, SIOR, CCIM, senior vice president, industrial, was recently honored as one of the Company's top 100 producers at Grubb & Ellis' Circle of Excellence Awards. The annual event, which celebrates the accomplishments of top brokers within Grubb & Ellis' Transaction Services group, was held in Montego Bay, Jamaica, March 30 through April 1.

To qualify for Circle of Excellence, brokers must fulfill the highest production standards set by the company,



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which typically results in honoring the top 5% to 8% of all company professionals.

With more than 12 years of brokerage experience, Coyne joined Grubb & Ellis in 1995. He specializes in industrial real estate and has sold more than \$1 billion dollars of commercial real estate during his career. In 2007, Coyne completed 34 transactions, with a combined value exceeding \$100 million. This was the 10th time he qualified as one of the company's top producers.

### Ray Fogg Corporate Properties Introduces New CFO

Ray Fogg Corporate Properties, LLC, of Brooklyn Heights, recently announced

that Gary Murphy, CPA has joined its staff as chief financial officer (CFO). Murphy will also serve as the CFO of Fogg's design/build firm, Ray Fogg Building Methods, Inc., as well as at over 30 Fogg related entities.

Immediately prior to joining Fogg, Murphy was the CFO at McGill Property Group, LLC.

### Schill Grounds Management Announces Promotions

Schill Grounds Management recently announced two internal personnel promotions.

Kaitlin Donohue has been promoted to field superintendent. As field superintendent, her responsibilities will now be expanded to include qual-

ity control oversight of crews and handling all customer relations needs.

Kyle Rapson has been promoted to team leader. Rapson first joined the Schill team in 2005 as a landscape technician, performing key grounds management services and ensuring quality work is maintained in the field.

"We strive to create a challenging environment that provides opportunities for all our employees to be rewarded for hard work," says Jerry Schill, vice president of Schill Grounds Management.

### Paran Announces Leadership Changes

Paran Management Company, Ltd., of Cleveland,

recently announced the following organization changes that have taken place. Joseph Shafran, principal and founder of Paran, will now assume the role of chairman and CEO. Stephen Niksa, longtime CEO and vice president, has been promoted to president and COO. Joseph Del Balso, leasing manager, has been promoted to director of leasing. Recently hired, Barry Lefko is now the director of multi-family.

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## Wolf at the Door



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At the end of the day, you return to the office to find the dreaded certified mail envelope from your local courthouse. Inside the envelope, you find a Summons and Complaint from one of your best customers. The wolf is at your door, and you feel the wind coming. How do you react? What should you do

to protect your company and manage your litigation expenses?

### *Do not underestimate the opposition*

Your initial reaction to the lawsuit may be anger, surprise and disappointment. You may think the claims against your company lack merit and should be immediately dismissed because they are frivolous and made in bad faith. Managing your emotional reaction to the lawsuit, however, is extremely important.

Remember, the opposition has retained legal counsel, investigated the facts and drafted the Complaint against you. You may not know all of the relevant facts, but the opposition's investment in the lawsuit is an indication to you that you should not underestimate them or

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take the claims lightly. Try to work through your initial emotional reaction and manage the litigation as a prudent, levelheaded businessperson. Obviously, this is easier said than done.

*Insurance coverage and litigation counsel*

Within the next day or two at the most, contact your insurance agent and send them a copy of the Complaint. Your insurance company may have a duty to defend and indemnify your company for the claims asserted in the lawsuit. It will take a few days for the insurer to conduct a coverage analysis and determine whether to assign insurance defense counsel to your case.

If insurance defense counsel is retained by your insurer, remember that the attorney works for you, not the insurance company. The attorney-client relationship is a fiduciary relationship requiring loyalty, good faith and honesty. It is important to make sure that you have a high level of confidence in the fiduciary relationship between you and your legal counsel.

While you are waiting for the insurance coverage determination, make sure you determine the "answer date." The answer date is the date by which you must respond to the Complaint or a default judgment may be taken against you. It is important to act quickly to make sure that the answer date deadline is not missed.

Contact your regular legal counsel as well, to help you navigate through the insurance coverage issues and calculate your answer date. If insurance defense counsel is not assigned, you may need your regular legal counsel to handle the case, or assist you in locating an attorney with a high level of experience and expertise handling similar claims.

Finally, it is important for every company to adopt internal policies for handling and processing certified mail, subpoenas and other important papers so they are not buried on someone's desk. Although courts do not like to grant judgment by default, you do not want to begin the case from this disadvantaged position.

*Your best defense is a good offense*

Shortly after the initial shock of the lawsuit wears off, it is important to mobilize your defense team. Within your company, establish a "control group" of

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managers and employees who need to be involved in the defense of the litigation. Notify them that the lawsuit has been filed, and instruct them not to discuss the litigation with anyone outside the control group.

Your company will need to invest in a diligent review of all documents related in any way to the claims asserted by the plaintiff. Quickly gather all written and electronic materials and organize them by issue or chronological order. Make sure that all employees know that destruction of any documents could lead to sanctions or adverse judgment against the company. Make a list of all sources of information available to the company, including e-mails, electronic folders, correspondence files, financial records and individual holding files separately maintained by employees.

Documents are often believed to be more reliable than witness testimony because they are created at or near the time when the transaction occurred and the recollection of witnesses can fade over time. You should think of your compilation of documents as building blocks upon which the foundation of your case will be built. Make no mistake, your company will need to invest a significant amount of time gathering and reviewing all relevant documents. Completing this arduous task as soon as possible will help you educate your legal counsel and help reduce legal expenses during the discovery phase of the litigation. It will also help your attorney if you prepare a timeline of key events to discuss during your initial review meeting.

#### *Control your communication*

Your knee jerk reaction may be to call the plaintiff to find out why the suit was filed or to argue the merits of the case. Admissions against interest are sometimes made during these heated discussions. It is better to let cooler heads prevail, and channel all communications through your attorney. If the opposition wished to negotiate a resolution to the dispute with you, it most

***Empirical evidence suggests that over 90% of lawsuits are resolved prior to trial. However, simply yelling at the wolf will generally not make it go away.***

probably would have attempted to do so prior to hiring its own counsel and filing the Complaint.

At the appropriate time, your attorney will contact opposing counsel and be able to probe the opposition about why the lawsuit was filed and question the merits of the claims. At this early stage, you and the control group can help your legal counsel by identifying all possible witnesses, but it is not prudent to directly contact them at this time.

#### *What is the "theme" of your case?*

Why should you win and the other side lose? This is the ultimate question your defense team must answer. You need to have a theme that will persuade

your counsel, the judge and/or jury that justice requires your side to prevail. Although you may have strong opinions concerning the theme of your case from the outset, a meaningful analysis requires application of all relevant facts to the controlling law. Principles of equity or fairness may be extremely important. Early on, make an effort to objectively analyze your case and help the defense team develop the theme that will be the centerpiece of your legal defense, settlement strategy and, if necessary, trial presentation.

#### *Making the wolf go away*

It is obvious that no one wants to be the recipient of a lawsuit. Empirical evidence suggests that over 90% of lawsuits are resolved prior to trial. However, simply yelling at the wolf will generally not make it go away. After the initial shock, it is important to manage your emotions, and respond to the lawsuit with the assistance of competent legal counsel. By adopting a team approach, you can help your legal counsel identify and compile the building blocks necessary for an effective and cost-efficient defense. **P**

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*Robert A. Hager, Esq. is chairman of the Real Estate & Construction Practice Group at Buckingham, Doolittle & Burroughs, LLP. 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 Robert at 216.615.7318. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2008.*



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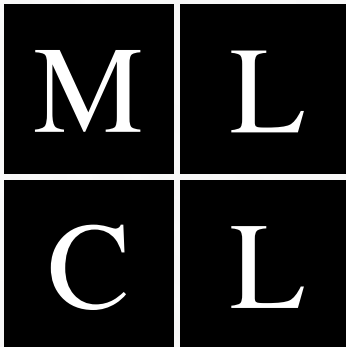
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Photo by Infinity Studio Photography



Photos by Larry Bennett

**DYNAMIC DUO** Van Dyke Architects LLC recently added two projects to its profile: Cuyahoga County Public Library Brecksville Branch interior renovation (left) and Rocky River Public Library renovation (right).

## A Tale of Two Libraries

### Van Dyke Architects celebrates decade of business with two new projects

**W**hen you walk into the Rocky River Public Library or the Cuyahoga County Public Library Brecksville Branch, you immediately know you are in a special place. Warm, inviting and efficient, each has its own personality. Although you would never guess, they were designed by the same company — Van Dyke Architects LLC, a Cleveland architectural firm with experience in library planning and design.

Although accomplished in many different types of projects, Van Dyke Architects is considered a leader in planning public libraries.

“We like what libraries do for our communities,” says Duane Van Dyke, AIA LEED AP, who has worked on over 50 library projects to date. “We strive to make each one unique and tailor them to their community.”

Known for being innovative problem solvers, the firm’s team members also pride themselves on being good listeners.

“Our clients bring a wealth of great ideas to the table,” Van Dyke says. “They are very knowledgeable and are on the

forefront of customer service. We help them to implement their great ideas.”

Ohio is consistently ranked number one for its libraries nationwide, and Northeast Ohio has some of the very best, Van Dyke says. Two of them recently were made even better, and while there are similarities, each has its own story.

#### Restoring Rocky River Public Library

The Rocky River Public Library was last renovated in 1993, and since then had 3 million people walk through the door and check out over 7 million items. To remain current and responsive to the customer’s needs, the library board

approved a \$3 million renovation of the 40,000-square-foot building, which included expanding and renovating the children’s room, restoring and upgrading the grand reading room, providing enhanced display areas for the library’s renowned Cowan Pottery Museum collection and art collection, and creating a state of the art computer training lab.

John Lonsak, director of the Rocky River Public Library, had worked with Van Dyke on a previous project.

“We started meeting with Van Dyke Architects and our staff in 2005 for some preliminary planning to define the project in relation to our service goals,” Lonsak



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Photo by Larry Bennett

**BACK IN TIME** The kids' area at Rocky River Public Library includes a miniature-sized version of the town's historical clock tower.

says. "The library was finished in March of 2007, three months ahead of schedule. In addition to being good architects, the firm's designers have a nice eye for colors and materials that work well together. We also worked with Infinity Construction as our construction manager who coordinated the subs."

The result is a "really beautiful library," Lonsak says.

The interiors were meant to invoke the grand reading rooms of the past, according to Candace Van Dyke, the firm's interior designer.

"The carpet from Milliken is patterned after an oriental rug, even though it is carpet tile, and the deep jewel tones help the library materials really stand out," she says. "The children's area has places children will recognize in Rocky River including the historic clock tower and cabinetry with images of Lake Erie."

When it was completed, the Library was featured in *American Libraries* magazine. The construction went smoothly thanks to Infinity Construction, says Duane Van Dyke.

"[Infinity] did a fantastic job managing this multi-phase project while the Library remained in operation the entire time," Van Dyke says. "They were a pleasure to work with and accomplished the project with a minimum of disruption."

**After the flood – the Cuyahoga County Public Library Brecksville Branch**

When Duane Van Dyke was selected to help restore the Brecksville Branch Library after a devastating flood in June 2005, he already had some 20 years of

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**STRIKING STYLE** A bold use of color was key to the Brecksville library project, as can be seen in the children's play and learn area (left) and adult reading area (top right, bottom right).

experience working with the Cuyahoga County Public Library system and was familiar with its special requirements. The library wasn't interested in just putting everything back the way it had been in the past, explains Van Dyke, and because the building had become crowded, the plan was to redesign the interior as though it was a clean slate.

"Cuyahoga County Public Library has some very innovative ideas for customer service, and this project gave them an opportunity to showcase them," Van Dyke says. "They wanted to provide quiet reading spaces along with the latest in technology and a bookstore approach that encourages browsing the whole collection."

The centerpiece of the project is the children's play and learn area, a cozy spot where caregivers can sit and read to the children and interact with them as they play with toys, puzzles and games. Manipulatives are interspersed among the books with the purpose of creating a place where books are fun and become a part of a child's everyday life.

"The firm's vision and use of color throughout the library was amazing," says Matthew Large, vice president of Kiczek Builders, Inc. "It was great to see bold colors selected for the walls that had originally been off-white. Duane was hands-on throughout the project

and his design touch was seen aesthetically and functionally throughout the library. From the magazine racks to the new lighting system, the firm has a great insight on the library operation as well as the products specified. Seeing all of the components of the Brecksville Library come together at the end was a true testament to their knowledge of how a library functions."

The library was highlighted in Library Journal, as well as used as a case study

for its innovative green lighting system designed by TEC Inc.

"I have worked with Van Dyke Architects on many projects, so we approach lighting with the same design sensibilities," says Terry Kilborne, president of TEC, Inc. "When we both saw the skylights that flooded the space with natural light, we agreed to use a new lighting system that adjusts the light intensity to the amount of sunlight – a real energy saver."

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Images courtesy of Duane Van Dyke

**DRAWING INFLUENCE** In addition to his contributions for the Rocky River and Brecksville library projects, Duane Van Dyke's other work in Northeast Ohio has included providing conceptual sketches for an antique streetcar museum (left), designing an addition to Reed Memorial Library in Ravenna (top right) and assisting an urban library study (bottom right).

Because the library was anxious to reopen as quickly as possible, Kiczek Builders kept the project on a tight schedule.

"They made a potentially difficult project seem easy with their can-do attitude," Van Dyke says.

Another key player was Interior Products, the cabinet contractor. Joe Frisse, owner of Interior Products, built custom cherry cabinetry with a decorative leaf pattern for the adult area, and canoe-styled book bins and a reading cabin for the children's area.

### Inherited appreciation for quality

Much of Van Dyke's creative ability is no doubt inherited from his father Roger, who created millwork drawings for high-end cabinetry projects. Growing up, Van Dyke would sit beside his father's drawing board and now, 40 years later, he designs custom millwork for all of the firm's projects.

"From my father, I learned early on that the details count," he says. "We take great pride in the beautiful interiors we have created for our clients, and

see the use of custom cabinetry as one aspect that makes out interior spaces so special."

A graduate of Miami University in Ohio, Van Dyke also studied at the Architectural Association in London, England. At Miami, he studied under the groundbreaking architect Fuller Moore, who wrote and lectured extensively on passive solar design and the importance of day lighting.

"Fuller instilled in me a fundamental appreciation for designing with nature," Van Dyke says. "We always start a project thinking about how the sun will move across it, how the prevailing winds will affect it, and how we can take advantage of day lighting to minimize energy usage."

### Architects for many types of projects

The firm's experience extends to a variety of projects. Duane Van Dyke has been involved on projects that include health care facilities, educational and religious structures, historic preservation, manufacturing facilities and country clubs. The firm's capabilities are all inclusive: from master planning and feasibility studies, to architectural and interior design, space planning, and construction administration. Working with their clients' ideas from the start, including assisting with developing funding strategies and helping clients manage their budgets through all phases, enables the firm to provide quality projects that are cost-effective.

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Because they have experience in a variety of projects, the firm does not bring a cookie-cutter approach to a client's problems.

"We are able to take what we learned at a manufacturing facility and apply it to a library, or the way people interact in a space can be applied to a workplace, a church or a country club," says Candace Van Dyke.

The firm designs in a variety of styles, from classic Western Reserve to contemporary glass, which is the team's favorite.

"Cleveland is architecturally pretty conservative," says Duane Van Dyke. "While we enjoy working in a classical or traditional vernacular, we are ready to design projects that push the design envelope."

As a LEED Accredited Professional, Van Dyke incorporates green strategies in the firm's design process.

"Our interiors are comfortable but have a real energy," Candace Van Dyke says. "We have found that using high design upholstery on furniture can provide a custom look at an affordable price. A splash of vibrant color or a

sophisticated pattern can make all the difference in a space."

### Advocates for the community

The firm is a strong proponent for saving historic structures. Van Dyke was a key advocate for HB 149, the State Historic Tax Credit.

After bringing the need to the attention of Representative Chuck Calvert, Van Dyke testified twice before the

***"Providing a high quality of life will be one of the ways we can grow our region back to prosperity."***

***Duane Van Dyke  
Architect***

House Ways and Means Committee in support of the legislation. This important legislation has the ability to transform Cleveland – and a lot of small town main streets back into the vibrant places they once were.

As a volunteer, Van Dyke has also assisted Trolleyville (a street car museum) with some conceptual sketches, prepared a study demonstrating that renovating and expanding one of Cleveland's historic schools was both viable and economically feasible, and lobbied to save the Breuer Tower. He currently is chair of the Red Brick Center for the Arts in Westlake and is on the Executive Board of the Historic Gateway Neighborhood as well as chair of the organization's design review.

When Van Dyke started the firm in 1998, it was with a vision of contributing in his own small way to improving this region.

"I feel fortunate to be here in Cleveland at this point in its history," he says. "While we face a lot difficult issues, the opportunities to help remake Cleveland are both exciting and challenging. Providing a high quality of life will be one of the ways we can grow our region back to prosperity. Our goal is to make each project – regardless of whether it's a multimillion dollar library or a small office for a start-up company – a place that will enhance our daily life." **P**



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# Sturdy Foundation

## Jance & Company promises quality work on time, at a reasonable price

By Linda Bloom | Photos courtesy of Jance & Company

**W**hen Jance & Company was started, Paul was the estimator, project manager and field superintendent, because the size of the company was very small. As the company grew, project management and estimating staff and superintendents were employed.

Paul's sister Evelyn is executive vice president of Jance & Company, Inc. and has been with the company since its early beginnings. She has handled the financial aspects and assisted with estimating, project management and management functions.

The office staff today is 12 persons, and the field employees vary based on the volume and nature of work.

Evelyn studied business management at John Carroll University and Paul attended Fenn College. Because of his experience, Paul believes that he has a better understanding of the typical aspects of most of the trades, which is an asset in managing and scheduling the work. Evelyn says she is not mechanically oriented, but can handle the financial and administrative aspects very effectively.

In June of 2006, Jance & Company LLC was formed as a female-owned business owned by Evelyn. Paul is executive vice president of the minority company.

"I think that having ownership of the company presents an entirely different concept from that of an employee regarding the many aspects of management of a company," Evelyn says. "I am focusing on the expansion of our company, along with maintaining the highest possible service to our current clients, rather than being concerned with titles or position in the company. I want to vigorously expand the company in several markets."

Today, Jance & Company does a significant variety of work. It ranges from institutional, healthcare, schools, library



Photo by Ken Kyth

**FAMILY TIES** Jance & Company LLC was founded by Paul Jance in 1970. Today, his sister Evelyn Kuzilla serves as executive vice president for the company.

ies and retail, plus work at several nuclear and fossil fuel power plants. The work includes new construction, renovation, energy conservation, environmental work and historic preservation projects. Jance & Company also has a pre-engineered metal building dealership.

Jance & Company LLC is certified by the City of Cleveland as a Female Business Enterprise (FBE). The com-

***I am focusing on the expansion of our company, along with maintaining the highest possible service to our current clients. I want to vigorously expand the company in several markets.***

Evelyn Kuzilla  
Jance & Company, Inc.

pany is also EDGE Certified by the State of Ohio as a female-owned business. The State of Ohio is committed to making all state contracts, services, benefits and opportunities available to businesses without discrimination on the basis of race, color, religion, sex, national origin, disability, age or

ancestry. Jance & Company LLC has also earned the Women's Business Enterprise National Council (WBENC) Certification for women-owned businesses. It is one of the most widely recognized and respected certifications in the nation. This certification is accepted by thousands of corporations within the United States and a number of Federal and Government Agencies. WBENC Certification is an important tool for expanding a company's visibility among decision makers in corporate supply chain diversity and procurement. The Women's Business Enterprise National Council (WBENC) is the nation's leading third party certifier of women's business enterprises for the private sector.

Evelyn participated in an extensive interview process in order to secure the WBENC certification. The ultimate goal of the exhaustive process is to determine that the female business owner, as submitted in the submission application, is actually actively involved in the management of the business.

"Many major corporations are becoming more and more interested in hiring



**HONING IN ON HEALTHCARE** Jance & Company has completed a variety of healthcare projects, including work at Meridia Southpoint Hospital (top left) and Wooster Hospital (bottom left, right).

female and minority-owned businesses,” Paul says. “We do a lot of work that way already. Having female ownership does not get you the job, but it gives you opportunities you might not have otherwise.”

The health, welfare and safety of their employees are of the utmost importance to Jance & Company.

“We are extremely safety conscious and have won many safety awards,” he says.

Because of Jance & Company’s approach to safety, it has received OSHA Elite Status, the U.S. Department of Labor’s Occupational Safety and Health Administration Award, its highest designation for excellence in workplace safety, which means that the company’s safety record is better than 25% below the national average. Jance & Company has also received safety awards from the Ohio Bureau of Workers’ Compensation

and the Construction Employers Association Safety Council. It is the company policy to provide an accident-free work environment and to keep the highest possible safety standards.

Safety does not occur by chance, Paul says. It is the result of careful attention to all company operations by those who are involved. This attitude is reinforced through constant attention to safety and continuing education.

Jance & Company’s proactive approach to safety includes weekly “Tool Box Meetings” at all projects with all

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workers at each site, weekly safety meetings and coordination meetings with the project managers and superintendents at the home office. Weekly safety topics are distributed with each paycheck to all employees. All supervisors and lead employees have CPR and first aid training, which are updated annually. These supervisors are required to take the OSHA 10-hour and 30-hour courses.

Jance's safety officer oversees all projects and assures that all project conditions are safe. Jance & Company requires all subcontractors to maintain the same values and safety standards that are included in the company's safety manual.

"Our company has been especially blessed because many of our employees are long term," Evelyn says. "For example, our general superintendent has been with our company more than 30 years. Many other field and office employees have been with the company for periods exceeding 10 years, and in some case, 20-plus years. We assist our employees in furthering their knowledge of the work and allow them to work as independently as their skill level allows. The only requirements imposed on employees are that they treat everyone with respect and integrity and provide a quality product for the owner on time."

Paul adds that a key to their business is that they "treat all employees,

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**BACK TO SCHOOL** Jance has completed a variety of projects for Case Western Reserve University, including the Veale Convocation Center.

subcontractors and owners fairly and treat everyone as we would like to be treated.”

“My focus is on clients and providing them with the best possible services,” Evelyn says. “We work with a variety of architects, many of them repeatedly, and have a number of repeat clients that we have worked with over the years. We have subcontractors that we have worked with for many years. We also try to develop new subcontractors after we have checked business and credit references.”

Pauls adds that the company has “good relationships with the architectural community, subcontractors and owners.”

“I enjoy meeting new people for the relationships that can develop, as well as

the opportunity for more work,” Evelyn says. “Our primary function is to manage the company, engage in marketing and networking, and direct the company’s future. One concentration area that we have is helping our employees to be successful at what they do, along with giving them the opportunity to grow with the company and utilize their talents and abilities to the fullest.”

Over the years, Jance & Company has received many craftsmanship awards in areas such as masonry, finish carpentry and timber construction, and historic restoration.

One example of historic restoration is the South Terrace at the Cleveland

Museum of Art that had to be completely disassembled, with workers marking the pieces for reinstallation exactly as they were originally installed and then providing new foundations and completing the restoration. Craftsmanship awards were received for that project.

Another project completed by Jance & Company was a design/build office building in Youngstown that was almost 100,000 square feet. The project was designed and built in 365 days and included providing more than the owner expected in the original specifications. This project was also financed by Jance & Company and received one check at the end of the project. (One of the

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Photo by Ken Knych

**HIGH HONORS** Over the years, Jance & Company has received many craftsmanship awards in areas such as masonry, finish carpentry and timber construction, workplace safety and historic restoration.

occupants of the building is the State of Ohio Bureau of Workers' Compensation and the bureau's manager of move-ins told Paul on the 365th day that, "This is the first move-in project I've ever done where the carpet was complete and the painting was done.")

Some of Jance's other projects include: Meridia South Pointe Hospital, the George V. Voinovich Government Center, Myers Magnetic Resonance Center, Solon Public Library, Lake Erie

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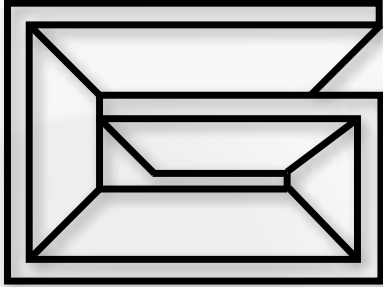
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*Paul Jance says a key to his  
company's business is a focus  
on treating "all employees,  
subcontractors and owners fairly  
and treat everyone as we would  
like to be treated."*

Design, numerous projects for Case Western Reserve University (including the Veale Convocation Center), John Palmer Restaurant, PCC Airfoils, Elyria Fifth Third Bank Regional Office and numerous Fifth Third branch locations, Cleveland Museum of Art, Notre Dame Offices & Healthcare Facility, Julie Billiard School, Cleveland Browns Field House, and the Ohio Turnpike Travel Centers.

Jance & Company has maintained the commitment, dedication and quality assurance necessary to continue long-standing relationships with local and regional clients. The company has worked throughout Ohio and is expanding its horizons by working in nearby

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**WELL ROUNDED WORK** Jance & Company has provided its services throughout Northeast Ohio, including at the Cleveland Museum of Art, Julie Billiart School and Cleveland Browns Field House, as well as at numerous Fifth Third branch locations and Ohio Turnpike Travel Centers (above, right).



markets. A Pittsburgh project is in progress and discussions with prospective clients in others states are underway.

Jance is currently in a growth pattern, Evelyn says. The company is intent on maintaining its home base in Cleveland but is looking to manage projects out of the local area. Jance employees are willing to travel; additionally Jance has been successful in hiring people from out of the Greater Cleveland area.

Evelyn belongs to the National Association of Women in Construction (NAWIC), National Association of Women Business Owners (NAWBO), and the Women's Business Enterprise National Council (WBENC), a certification organization for women-owned businesses recognized by Fortune 500 Companies. She is also a member of the Lake County Entrepreneurs' Club. Evelyn and Paul have been board mem-

bers and officers of several charitable organizations, and Paul chaired the board of Jennings Hall Center for Older Adults. Jance belongs to the Construction Employers' Association, the Builders' Exchange, Associated General Contractors, and the Mentor Chamber of Commerce.

Paul's hobbies include photography and golf because in both cases "everybody gets a good shot now and then," he explains.

Evelyn enjoys cooking when she has time. (She explains, "I used to read cookbooks but now I read menus.") Evelyn, a beautifully groomed executive, enjoys fashion and traveling. Her travels allow her to explore different cultures, along with the opportunity to

engage in unique shopping experiences. She believes, "When you're dressed nicely it presents an image; it tells people about you."

Evelyn says, "Paul told me when I first started with him that there will never be a boring day. There's always something going on. What's interesting about the construction industry is that you are not doing the same thing over and over again. You have to love what you do, because you're doing it every day, all day long. I think this is a really fascinating industry." **P**

# Will the Ground Support the Structure?

## A brief introduction to geotechnical exploration

By Jerry Givens

In order to design a building, pavement or other structure, the capability of the soil or rock lying below the ground surface to support the structure needs to be determined or assumed. A geotechnical engineer (soil engineer, soils engineer) commonly provides this service unless the design engineer chooses to make an assumption regarding this support. This service is sometimes referred to as soil borings, soil cores or soil bores, but terms commonly used by geotechnical engineers to identify this service are geotechnical investigation, soils investigation, soil exploration and geotechnical exploration.

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

The geotechnical exploration should be performed early in the design stage of the project. It should not be confused with construction testing and observation (construction "inspection"), which is performed during construction. Also, it should not be confused with an exploration to obtain information related to environmental contamination, such as that for a Phase II environmental site assessment.

The drilling is commonly performed by either a truck-mounted drill rig or a drill rig mounted on an all-terrain vehicle, depending on the site conditions. The drill crew usually consists of the driller and a helper. Drilling in soil and softer rock is frequently performed using a continuous flight auger, which is a drill with an auger, assembled in sections, extending the full depth of the bore hole. The auger is extended into the ground by the drill rig, creating a hole that is commonly about one-half foot in diameter. Samples of the soil or softer rock are usually obtained from the hole at selected depths using samplers that are either driven into the bottom of the hole or pushed into the bottom of

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

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

The geotechnical engineer then considers the site and project information, the results of the drilling and laboratory testing, and other pertinent information

obtained during the geotechnical exploration and performs any calculations necessary to form geotechnical recommendations. A report is then prepared, which may include a description of the site conditions, a description of the proposed project, a description of the field and laboratory testing procedures, a summary of the subsurface conditions encountered, and geotechnical recommendations related to the foundations and earthwork (for foundation, floor slab and pavement areas). Recommendations frequently include suggested foundation type, depth and allowable bearing pressure, if the encountered conditions indicate that conventional shallow foundations are appropriate.

Boring spacings may be in the range of 100 to 200 feet for buildings, and



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Geotechnical Explorations

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

***A geotechnical exploration commonly involves drilling vertical holes, or borings, into the ground, followed by testing of soil or rock samples collected from the borings.***

basement may be about 15 feet, those for a three-story office building with a basement may be 30 feet, and those for a coal-fired power plant on softer soils may range up to 100 feet or more.

The information contained in this article is intended to give the reader an introductory exposure to the geotechnical exploration. This is not intended, in any way, to provide guidelines for the development of the scope of a geotechnical exploration. The scope of the geotechnical exploration for a specific project should be developed by an experienced geotechnical engineer, preferably the one performing the geotechnical exploration. The details of a geotechnical exploration will vary for each set of project and site conditions. In addition, it is likely that each geotechnical engineer will have his or her own unique way of approaching the geotechnical exploration for a specific project, and the reader may find a significant variation in the scopes proposed by different geotechnical engineers for the same project. **P**

*Jerry B. Givens, P.E., is the owner of Givens Geotech, which provides geotechnical explorations and related geotechnical consultation. He has practiced geotechnical engineering since 1974. Givens can be reached by phone at 216.297.9950 or fax at 216.297.9951.*

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## Variable Refrigerant Flow Technology Provides Opportunity & Energy Savings

By Greg Drensky

The HVAC industry is one of constant change and improvement. One of the most recent technological advances is the introduction into the U.S. of variable refrigerant flow (VRF) technology.

VRF was first developed in Japan over 20 years ago, where there is a tremendous demand for energy efficient HVAC products and space-saving designs due to high utility costs, the large number of retrofit projects, and escalating construction costs. In Japan, VRF systems are used in approximately 50% of medium-sized commercial buildings (up to 70,000 square feet) and 33% of large commercial buildings (over 70,000 square feet). It is now sweeping across the U.S. for many of the same reasons. The world headquarters for the American Society of Heating,

Refrigerating and Air Conditioning Engineers (ASHRAE) in Atlanta is currently being built with half of the floor space utilizing VRF technology to showcase the energy savings, environmental friendliness and indoor comfort. They are planning to obtain LEED (Leadership in Energy and Environmental Design) Gold certification for the building.

At the heart of the VRF system is an air-cooled heat pump. These heat pumps are different from what we commonly see due to a variable speed compressor. The variable speed compressor allows

the heat pump to distribute the exact amount of refrigerant required to satisfy the building load. In principle it operates similar to that of a throttle on an automobile. When you need to increase the speed of your car, you depress your throttle and accelerate the car. When you need to slow down you slowly release the throttle. Typical heat pump systems have two speeds, on (full throttle) or off. Imagine how bad your gas mileage would be if all you could do is floor the throttle every time you needed to accelerate? Imagine trying to maintain a constant speed? With

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VRF you end up with energy savings, indoor comfort and long life by modulating the compressor as opposed to staging it off and on.

Also as opposed to common heat pumps, VRF heat pumps are able to heat your space well into negative outdoor temperatures, which oftentimes eliminates the need for supplemental electric heaters. VRF heat pumps can be placed either outdoors or indoors. By placing the heat pump outdoors you eliminate the need for any mechanical rooms. You also have the ability of running up to 985 feet of piping, including up to 165 feet of vertical distance, making it ideal to place a unit on the roof of a multi-story building and feeding the floors below. This gives the owner, architect and engineer flexibility in their building designs as well as construction savings by eliminating mechanical rooms. If your worried about sound you'll also be comforted to know that systems such as Sanyo's ECOi heat pumps have NC values as low as 52dBA, which is quieter than a typical conversation (60dBA).

The indoor evaporators are quite flexible in design and capacity, and up to 40 indoor units can be connected to a single heat pump with common piping. They can be wall-mounted, concealed in a ceiling plenum, placed into a drop ceiling (semi-concealed), or ceiling suspended. This flexibility bodes well for retrofit designs as well as new construction with styles available for every room and application. The evaporators are fitted with electronic expansion valves and multiple speed blowers. As the room load increases or decreases, the electronic expansion valve reacts accordingly to provide the proper amount of heating or cooling directly into the space. Depending on the difference between the room temperature and setpoint, the evaporator fan adjusts its speed for either heating, cooling or temperature maintenance. Think back to the throttle technique. Each one of these devices gains energy savings by providing specific control of your system and not over- and under-shooting.



**CHOOSING CHANGE** Many of today's building owners are looking for low cost, energy efficient and environmentally friendly HVAC systems. The VRF system is a solid combination of function and performance from design and construction through maintenance and operating costs.

For proper ventilation, either operable windows or a Dedicated Outdoor Air System (DOAS) should be provided. The DOAS will deliver humidity controlled, neutral temperature (~72°F) air to the space per local codes. This flushes the building with fresh, clean air, and does not recirculate contaminated air throughout the building. In the end you have a healthier and more productive environment for the building occupants and your ductwork is very small compared to a standard system.

The brain behind the system is a microprocessor-based controller. The system controller communicates directly with each indoor evaporator and the outdoor heat pump, collecting data necessary for proper performance and operation. A thermostat in the space individually controls each indoor evaporator. The thermostats can be either wired or wireless, depending on the building and application. Each evaporator then communicates back to the system controller to speed up or slow down the compressor as required. The controller also allows the user to program schedules, receive alarms and perform real-time diagnostics. It can

be viewed through a web browser or it can be integrated into any Building Automation System.

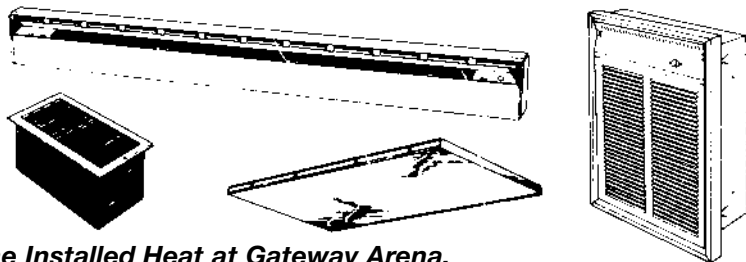
Many of today's building owners are looking for low cost, energy efficient and environmentally friendly systems. The VRF system is a solid combination of function and performance from design and construction through maintenance and operating costs. The combination of inverter-driven compressors and condenser fans, electronic expansion valves, multiple speed indoor fans and environmentally friendly R410a refrigerant allows you to hit the pinnacle of energy efficiency and thermal comfort within your buildings. Plus the ability to fit all of this within a very small area, typically less than six inches of ceiling space, means it can be applied to practically any building. If you're looking to retrofit an existing building or provide the most economical HVAC solution for new construction you should strongly consider a VRF system. **P**

*Greg Drensky is marketing manager for Jacco & Associates. For more information, contact him by phone at 330.463.0100 x126 or by email at [gregd@jacco.com](mailto:gregd@jacco.com).*



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## Project Profile:

### Energy Mechanical Corp Updates ABB Corporation's Wickliffe Facility

**W**hen ABB Corporation, a global leader in the manufacture of automated control systems, launched a multimillion dollar upgrade of its 500,000-square-foot facility in Wickliffe, it was not just concerned with the improvements in its common areas and corporate image, but also with the intrinsic goal of keeping in line with supporting the company's sustainability initiative of energy savings and a reduced carbon footprint.

In the early stages of planning for the makeover of the dated facility, ABB was concerned about upgrading its infrastructure as much as its façade. To accomplish the company's goals, ABB's director of facilities engaged the services of John Sabo, president of Energy Mechanical Corp, a design/build mechanical contractor from Westlake. ABB's facility provided Energy Mechanical with some unique challenges, from the age of the existing structure and mechanical equipment to the mixed-use requirements of the workplace, which encompasses common areas with high ceilings, hardware and software maintenance, executive conferencing, highly populated call centers



Photo courtesy of Energy Mechanical Corp.

**WARMING UP** The multimillion dollar upgrade to ABB Corporation's Wickliffe facility (above) includes new mechanical equipment and controls, provided by Energy Mechanical Corp.

and a multitude of training rooms for the ABB University.

Following a thorough engineering review of the existing mechanical systems of the building and many hours of consulting with architects, structural engineers, decorators and general contractors involved in the makeover, Energy Mechanical worked closely with ABB Facilities Management staff to

orchestrate a proposal for new equipment and controls for the facility. The focus was to upgrade the equipment that was old and inefficient and introduce an automated control system that would make the equipment operate more efficiently and allow the company to balance the heating and cooling to the facility to meet the various use requirements. Energy Mechanical also worked



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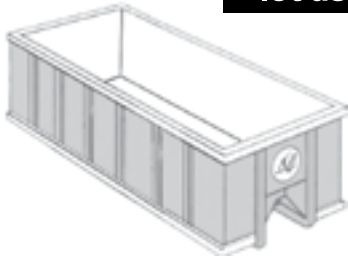
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hard in its presentation to show ABB executives how quickly the energy savings would provide them with a return on their investment.

The improvements implemented included replacing an old 100-horsepower direct drive air compressor with a 67-horsepower variable speed compressor. This provided significant energy savings to the high-pressure air supply to ABB's HVAC systems. The variable

*[HVAC] improvements not only enhanced the impact of the visible renovations by providing quiet and efficient comfort zones, but also reduced [the company's] energy consumption.*

speed motor allows the compressor to adjust the supply of air on an as-needed basis to match demand. When there is less demand, it can run at only 20% or less of capacity, thereby minimizing its energy consumption. A second upgrade to the HVAC system was the installation of new variable-speed ABB drives and motors, which also save energy by operating at reduced speeds when heating or cooling demand drops. It allowed for ABB to better regulate air volume and temperature to specific areas of the facility as required. Other upgrades included the replacement of inefficient and corroded valves and steam traps.

After the first full year of operation in the new environment, it was determined that these improvements not only enhanced the impact of the visible renovations by providing quiet and efficient comfort zones, but – equally as important – also reduced ABB's energy consumption.

"With new control technology and more efficient equipment available, it is surprising how even small upgrades to existing facilities, old and new, can increase operating efficiencies and significantly reduce energy costs, and improve bottom line performance," says Energy Mechanical President John Sabo. **P**

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## Answering the Call at Keating Center

### Mechanical contractors, union join together for good of industry, community

The commitment of Cleveland's union mechanical-piping industry goes well beyond making sure the region has access to highly skilled and thoroughly qualified piping professionals. In fact, the labor-management partnership of Pipefitters and Sprinklerfitters Local Union No. 120 – the piping-industry labor – and the Mechanical Contracting Industry (MCI) of Cleveland – the piping-industry management – seems to be as devoted to giving back to the community as it is dedicated to operating its own world-class training programs.

This was never more evident than when the two piping-industry groups recently came together again to put their shared expertise and concern to good use for the Ed Keating Center, a group of facilities throughout Cleveland that offers a "sober-living" program to residents who suffer from alcohol and drug addiction. The non-profit center is completely sustained "through a combination of limited spending and upon public support." Over the course of 16 weeks during free evenings, Saturday

and Sundays, the men of Local 120 and MCI contractors worked to fix the four boilers at the Keating Center's 117th Street facility in west Cleveland. The boilers and piping had been improperly installed just a year earlier and inspectors were about to declare them unfit and close the facility down.

The union piping industry stepped in, completely overhauling and upgrading the system while also keeping the heat on in the building. The MCI and Local 120 earlier had also installed a sprinkler

system at one of the other Keating Center buildings, bringing that facility up to code, too. Total costs for all the work was an estimated \$110,000 – well beyond the Keating Center's shoestring budget.

"What the contractors brought to the table was their experience, their expertise, their trucks, their tools, their equipment and their suppliers," says MCI Executive Director Tom Wanner. "And Local 120 brought a whole large group of quality-oriented, well-trained pipefitters."

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Photo courtesy of MCI



**TWO FOR ALL** Tom Wanner is executive director of Mechanical Contracting Industry (MCI) of Cleveland, which recently joined forces with Pipefitters and Sprinklerfitters Local Union No. 120 to donate materials and services at the Ed Keating Center.

It was the perfect follow-up to the union piping industry's "Heat's On" program, which for several years worked to fix, upgrade and in some cases replace heating systems for the elderly, disadvantaged and handicapped throughout Cleveland.

"The Keating Center's call was answered by the pipefitters and sprinklerfitters and the contractors," says Local 120 Business Manager Terry McCafferty. "And when the men needed additional equipment and they went to the suppliers and the suppliers found out where it was going, they just said, 'There is no charge.'"

MCI contractors who participated in the Keating Center projects included S.A. Comunale Co.; Simplex-Grinnell; Smith & Oby Co.; Johnson Controls, Inc.; The John F. Gallagher Co.; Fire-Tech, Inc.; and T.H. Martin. Suppliers who donated materials were Cleveland Hermetic & Supply; Woodhill Supply, Inc; and Lakeside Supply.

In representing nearly 80 union piping contractors throughout the Cleveland area, MCI is the promotional and educational arm of the Mechanical Contractors Association of Cleveland and advocates for the good of the mechanical contracting industry. In doing so, it also offers its members professional services such as education and training seminars; safety services; specialty publications; medical gas piping training and certification; government-affairs services; welding



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The Mechanical Contractors' Association of Cleveland is also part of the Mechanical and Plumbing Industry Council of Cleveland, along with the Cleveland Plumbing Contractors'

Association, Inc.; the Certified Pipe Welding Bureau of Cleveland, Inc.; and the Mechanical Service Contractors' Association.

Through its J.A.T.C., which is a labor-management effort between the MCI and Pipefitters Local 120, the union piping industry provides state-of-the-art, hands-on training for apprentices

and upgrade training for pipefitters and plumbers. The piping apprenticeship itself is a rigorous five-year program and consists of 160 hours of classroom work per year and 1,750 hours of on-the-job training each year.

To further assist its dedicated workforce, the MCA also has a labor agreement with Pipefitters Local 120 that establishes the Mechanical Industry Fund of Cleveland.

The union piping industry's devotion is not lost on the Keating Center, which was founded in August 1998 by Jack Mulhall and Phyllis Eisele-Curran, who still run it today. The center continues its longtime purpose and a critical community mission of demanding that the sober living opportunity be available to any man who is willing to change, regardless of his financial standing.

"I can't thank the contractors and the pipefitters enough," says Mulhall, who has been working with drug and alcohol recovery programs for over 40 years. "To see these guys come to work on this all day long on Saturday and Sunday, it makes me feel good again."

The Keating Center offers a variety of services, most notably a six-month, in-house rehabilitation program in which live-in residents attend group meetings facilitated by experienced, recovering men. These residents must have a sponsor and attend Alcoholics Anonymous meetings every night.

Residents who complete the in-house program advance to the Keating Center's three-quarter house program, in which they work but are still part of the center's supervised program and must still attend mandatory AA meetings and after-care meetings. The center also offers a work release program in which clients live in a structured, sober environment, go to work and attend groups in the evening.

The noble work of Mulhall and Eisele-Curran, in turn, is not lost on the union piping and sprinklerfitting industries.

"Of course, where the real gratitude goes is to the Keating Center," Wanner says. "They are the ones that have the heart. They are doing what they do for the love of others." **P**



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## Neptune Plumbing Makes Waves with New Employee, New Service Division

By Sam Ewing

There's something and someone new in the Northeast Ohio Plumbing Industry. The "something" is plumbing service, which may not seem like a new concept, and the "someone" is Mr. Wallenstein, which likewise may not appear to be a new name in the plumbing business. But the newness, however, is the fact that Neptune Plumbing has linked its new plumbing service division with its newest employee, Adam Wallenstein, who just happens to be the third generation of Wallensteins at Neptune Plumbing.

Neptune's new venture is a logical outgrowth of its proud emphasis on the characteristics that each of the three gen-



Photo by Mort Tucker Photography

**A FAMILY AFFAIR** (From left) Sandy, Adam and Scott Wallenstein represent three generations of leadership at Neptune Plumbing.

erations of Wallensteins bring to the table. Sandy Wallenstein founded the company in 1956 and laid a solid foundation for the company by keeping the company small and offering quality plumbing and strong customer service. The second gen-

eration, Scott Wallenstein, brought a new set of dynamics to the company that included growth, expansion, market place identification and marketing. Now, enter the third generation, the millennial generation of Adam Wallenstein. The millennials are marked by diversity, optimism, inventiveness, technology and green-ness.

So, Adam brings innovation and adaptation to the future of Neptune Plumbing. His philosophy is that a con-

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struction company, in order to survive in this current business climate, must be flexible, creative, open minded and environmentally conscious in order to adapt to customer needs.

Well, lo and behold, market studies indicate that those traits are just what customers are looking for: prompt, reliable service with superior quality, value

and, yes, a green edge. Voila – a perfect match.

To demonstrate its commitment to plumbing service and to green buildings, Neptune is one step away from receiving the Leadership in Energy and Environmental Design (LEED) Accredited Professional status for existing buildings from the U.S. Green

Building Council. Neptune will be one of very few plumbing contractors in N.E. Ohio to hold this prestigious accreditation, which ultimately launches them into the marketplace of the future.

Adam received his master's degree in marketing from the University of Denver. Of course, the other part of his education came from many years of working for Neptune during summers.

Neptune is already one of the largest plumbing companies in Northeast Ohio and is well respected by customers, general contractors and even competitors. That success comes from a topnotch management team back at the office that boasts seven plumbing professionals with a total of 150 years of plumbing experience. Link that experience with the impressive team of highly trained and experienced field plumbers and you have an unbeatable combination that will make Neptune a powerhouse in the service business.

Scott, who is president of Neptune, feels that plumbing service and green building technology are the last remaining growth areas in the plumbing industry. Neptune has a great opportunity with Adam's drive and interest in these areas combined with the core support structure already in place at the company, which could make this new service division a sure-fired success.

Adam feels that Neptune's new initiatives will benefit property owners and managers a great deal. When looking at their green programs, the installation of low flow fixtures will not only help the environment, but it will aid in reducing both water and sewer bills. In regards to the service division, both service contracts and preventative maintenance contracts can save owners and managers both time and money.

Neptune is proud to be a member of the Cleveland Plumbing Contractors Association where Scott Wallenstein serves as president. Neptune is also proud to be affiliated with Plumbers Local 55. **P**

For more information on Neptune Plumbing visit [www.neptuneplumbing.net](http://www.neptuneplumbing.net).

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## Giving the Sheet Metal Workforce an Edge

### Quality training and a high-tech facility arm laborers with valuable tools

The new Sheet Metal Training Center in Cleveland is serving a two-fold function for the construction industry and residents of Northeast Ohio. Home to the unionized sheet-metal industry's intense educational programs, the center supplies the region with a fully trained and highly qualified sheet-metal workforce, while it also provides men and women with lucrative career opportunities as union sheet-metal workers.

"We basically are state-of-the-art," says John Nesta, the center's training director. "We have the ability to train apprentices and journeymen sheet-metal workers to enter the industry right away with the most up-to-date skills and knowledge available. We have the space for the most advanced equipment, so we can gear up in a short time to always meet the industry's ever-changing needs."

Just as unique to the Training Center is that the industry's labor-management Joint Apprenticeship and Training Committee oversees its operations. The

J.A.T.C. is a board of governors consisting of members from both sides of the sheet-metal industry – management representation from SMACNA-Cleveland and the Sheet Metal Industry Promotion Plan and labor from the Sheet Metal Workers Cleveland District Local Union No. 33.

The Cleveland Chapter of the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA-Cleveland) serves Northeast Ohio's sheet metal contractors by providing them with vital industry and market support and information on a regular basis, while also advocating for the good of the sheet metal and construction industries. Technical standards and manuals developed by SMACNA members have found worldwide acceptance by the construction community, including

local and national government agencies. ANSI, the American National Standards Institute, has accredited SMACNA as a standards-setting organization.

Local 33 represents over 4,800 industry workers throughout Ohio and West Virginia, in nine districts, including Cleveland, Toledo, Vermilion, Youngstown, Akron, Wheeling, Parkersburg, Clarksburg and Charleston. Each contains its own district office to ensure effective, local representation.

The Sheet Metal J.A.T.C. consists of "management-side" board members Thomas Martin Sr., of T.H. Martin Inc.; Conrad Wos, of American Air Inc.; John Sickle Jr., of Duct Fabricators Inc.; Mark Boucher, of Castle Heating & Air Inc.; Brian Carson, of Franck and Fric Inc.; and Gary Wightman, of Avon Lake Sheet Metal Co.

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Sheet Metal Workers Local 33 representatives who constitute the “labor side” of the J.A.T.C. are President/Business Manager Reggie Hohenberger, Michael Coleman, Wayne Fletcher, Tim Miller, David Larson and Todd Alishusky.

The 32,000-square-foot training center opened in January 2007, dramatically replacing the union sheet-metal industry’s former 7,000-square-foot center. The center’s ultra-modern features include lecture classrooms; a drafting room; a CAD drafting lab; a sheet-metal lab; a welding lab; a service lab; and a testing, adjusting and balancing lab. Within its walls, apprenticeship students receive hands-on instruction on actual sheet-metal techniques such as welding, service and installation, while also learning advanced mathematics drafting, blueprint reading and fabrication.

Apprentice selection is a rigorous process, including applications, testing and interviews before being accepted by the J.A.T.C.

Throughout the five-year training program, apprentices spend about 200 hours each year in the classrooms and go through about 1,600 hours annually of on-the-job field training alongside experienced journeyman sheet-metal workers from Local 33, Nesta points out. Apprentices are even paid while they are being trained from day one – while also learning a trade under an unsurpassed construction-trades training system.

“We actually have a national curriculum that’s developed by the International Training Institute,” Nesta says. “It’s completely developed by industry professionals, who are trainers in the field, and is sponsored by SMACNA.”

Importantly, the center provides all of its students with thorough safety training, requiring them to pass through the U.S. Occupational Safety and Health Administration’s 10-hour and 30-hour training programs, according to Nesta.

Another tremendous benefit the center offers to the region is that it is an American Welding Society (AWS)-accredited test facility, allowing apprentices and journeymen to earn their highly regarded AWS welding certifications on-site. Local 33 members can also earn E.P.A. Section 608 Refrigerant

Certification (or CFC Certification), State of Ohio Brazing Certification and H.V.A.C. Service Training.

“All of our apprentices are certified before they graduate,” Nesta says, noting the center currently has three certified welding inspectors working for it.

The center also employs three full-time and 10 part-time instructors, all of whom are certified International Training Institute instructors and five of

whom have bachelor’s degrees in labor education, according to Nesta – and all are current sheet metal journeymen.

The Sheet Metal J.A.T.C. program also partners with Owens Community College in Toledo to offer college credits to apprentices while they are training.

“They are basically half-way to an associate’s degree when they graduate from our program, which they can then pursue on their own,” Nesta says. **P**

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The company's list of services is extensive, including HVAC air balance and quantitative analysis; HVAC hot and chilled water testing and balancing and quantitative analysis; sound and



Photo courtesy of Kahoe Air Balance Company

**FINDING BALANCE** Kahoe specializes in the balance of temperature, humidity, air movement and cleanliness.

vibration testing; HEPA filter certification; clean roof certification; laboratory fume hood testing; cooling tower testing; HVAC system commissioning; and indoor air quality testing and analysis.

According to President Ralph Meacham, an environmental system can rarely meet all of the performance

objectives set by the design engineer without proper testing and balancing. To achieve these goals, its factory-tested components must undergo further testing and balancing as a complete system.

"Energy savings is [one] reason why nearly 90% of all design engineers specify test and balance services for their heating, ventilating and air conditioning projects," says Meacham, whose company has been in the HVAC system business for over 45 years. "What we are really doing is tuning up the system, making sure it is working to the best ability for the equipment and the installation. We're also trying to maximize its efficiency." **P**

For more information about Kahoe Air Balance Company, visit [www.kahoe.com](http://www.kahoe.com) or call 440.946.4300.

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**FOOD DELIVERY** The new Giant Eagle store at Southland Shopping Center is managed by Visconsi Companies, Ltd.

## R&D Heating & Sheet Metal Provides HVAC for Giant Eagle Prototype Store

Story & photo by Dave Larkin

**A**s the Southland Shopping Center in Middleburg Heights enters another 50 years of operation, approximately 11% of the 700,000 square feet of property has been razed to make room for a new prototypical Giant Eagle grocery store.


The store will feature a drive-through pharmacy, a cheese shop, Dress for Success dry cleaning services, a photo laboratory, Eagles Nest babysitting service, and a full kitchen with paninis, smoothies, sandwiches and more.

Providing and installing the HVAC mechanical systems for the new 95,000-square-foot store was R&D Heating & Sheet Metal, headquartered in Perry. Altogether, 18 Lennox L Series 20-ton packaged units and a Munters dehumidification unit, specifically designed for supermarket application, were installed on the rooftop.

According to Mike Tuskes, R&D Heating's field supervisor, the installation was fairly normal for a grocery store.

"All units were dropped into place on the roof," Tuskes says. "They are exposed to the elements. Everything was in good shape for the grand opening on May 15th and all the project people were satisfied with our installation."

In addition, R&D Heating & Sheet Metal has the contract to install the HVAC system for Giant Eagles' newest and largest store at West 117th and Lorain Avenue, as well as the new Parma store on Day Drive. **P**

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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T0421011

## LIBRARY IMPROVEMENTS

**Cuyahoga Falls, OH** (Summit Co.)

**ESTIMATED AMOUNT:** \$2,022,000

**CONTRACTING METHOD:** Public Bids

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

**OWNER:** Cuyahoga Falls Library  
2015 Third Street  
Cuyahoga Falls, OH 44221  
(330) 928-2117

**ARCHITECT:** To be announced

**DETAILS:** Improvements are to include updating the interior of the library including the HVAC system; rearranging and expanding specific departments; and buying and installing new carpeting and painting; specific departments to be renovated TBD.

**OWNER:** Munson Township - Geauga Co.  
12210 Auburn Road  
Chardon, OH 44024  
(440) 286-9255

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

(303) 545-5883

**DETAILS:** Plans are to build a whitewater park downtown and improve access to the Cuyahoga River for canoes and kayaks; the plans also involves landscaping; new parking areas; boat launch; installation of restrooms; and a changing room; specific details to be announced.

PN-S0419010

## SUMMIT COUNTY ANIMAL CONTROL FACILITY

**Akron, OH** (Summit Co.) Hardy Road

**ESTIMATED AMOUNT:** \$2,000,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing adjusted contracting method and adjusted details; project is in schematic design; bid schedule to be determined.

**OWNER:** Summit County Dept. of Administration  
175 S. Main Street, Room 803  
Akron, OH 44308  
www.co.summit.oh.us  
(330) 643-2575

**ARCHITECT:** DLZ, Inc. - Cuyahoga Falls  
2162 Front St.  
Cuyahoga Falls, OH 44221  
www.dlzcorp.com

PN-T0421014

## CUYAHOGA RIVEREDGE PARK

**Kent, OH** (Portage Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Owner seeking grant funding; project is preliminary.

**OWNER:** City of Kent  
319 S. Water Street  
Kent, OH 44240  
www.kentohio.org  
(330) 678-8105

**CONSULTANT:** Recreation Engineering and Planning  
485 Arapahoe Avenue  
Boulder, CO 80302  
info@boaterpark.com

PN-S1106056

## MUNSON TOWN HALL RENOVATION AND EXPANSION

**Munson Township, OH** (Gauga Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project is in discussion phase; owner is considering options.

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**DETAILS:** Renovations to existing facility to house animal control facility.

PN-P0503001

**CITY HALL/POLICE STATION**

**Pepper Pike, OH** (Cuyahoga Co.) Lewis Drive

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing architect; owner seeking November 2008 bond issue.

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

**ARCHITECT:** Bostwick Design Partnership  
2729 Prospect Avenue  
Cleveland, OH 44115  
www.bostwickdesign.com  
(216) 621-7900 FAX (216) 621-4632

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

PN-T0416087

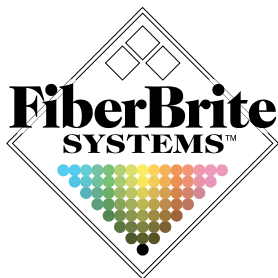
**DISTRICT IMPROVEMENTS**

**Wadsworth, OH** (Medina Co.)

**CONTRACTING METHOD:** Public Bids

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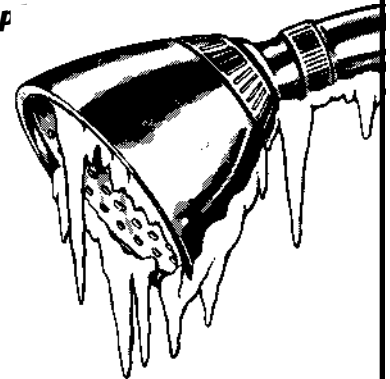
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1862 E. 123rd St., Cleveland 44106

**STATUS:** Planning is preliminary; owner is considering options.

**OWNER:** Wadsworth Board of Education  
360 College Street  
Wadsworth, OH 44281  
www.wadsworth.k12.oh.us  
(330) 336-3571

**DETAILS:** Plan A: Demolishing five schools - Central Intermediate, Isham Elementary, Overlook Elementary, Valley View Elementary and Wadsworth High and updating the district's other three schools - Franklin Elementary, Lincoln Elementary and Wadsworth Middle. It would involve building two new elementary schools, and a new high school, and a new elementary/middle

school. \$122,000,000. Plan B: Demolishing three schools - Overlook, Valley View and Wadsworth High and renovating the remaining five - Central Intermediate, Franklin, Isham, Lincoln and Wadsworth Middle. This plan would involve the construction of two new elementary schools and a new high school. \$118,000,000

PN-T0225052

**THE RESIDENCE AT WESTLAKE**

**Phase I**

**Westlake, OH** (Cuyahoga Co.) Center Ridge Road

**ESTIMATED AMOUNT:** \$29,000,000

**CONTRACTING METHOD:** Developer Subcontracts

**UPDATE:** Developer is conducting traffic study; announcing estimated amount; project is preliminary; bid schedule to be announced.

**DEVELOPER:** Flaherty & Collins Inc.

8900 Keystone Crossing  
Indianapolis, IN 46268

(317) 816-9300 FAX (317) 816-9301

**DETAILS:** 30 acres; 240-unit apartment complex; 12 buildings each with 20 units; half will be one bedroom; half will be two bedroom; units will range in size from 800 SF to 1,350 SF; a large retention basin will occupy about three acres; clubhouse; pool; the first floor of each building will have four units in the middle with garages on each side; the second and third floors will each have eight units; there will be 241 surface parking spaces; 245 enclosed parking spaces; sitework; thermal and moisture protection; foundation; concrete; windows and doors; wood and plastics; metals; finishes; specialties; flooring; painting; carpentry; HVAC; electrical; mechanical; plumbing; specific details TBD.

PN-S1017063

**MIXED-USE DEVELOPMENT**

**Central Park**

**Solon, OH** (Cuyahoga Co.) Route 91

**ESTIMATED AMOUNT:** \$700,000,000

**CONTRACTING METHOD:** To Be Determined



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**4843 Ridge Road**  
**Wadsworth, Ohio 44281**

**UPDATE:** Announcing adjusted estimated amount; owner seeking rezoning issue on November 2008 ballot.

**DEVELOPER:** Coral Development  
13990 Cedar Rd  
University Heights, OH 44118  
(216) 932-8822 FAX (216) 932-1166

**DETAILS:** 90 acres; Town Center to include retail; offices and residential; 215 condominiums, 200 luxury apartments, 140 town-house single family homes; hotel; movie theatre; college classrooms; garage/parking; green space; sitework; site utilities; paving; landscaping; concrete; masonry; structural steel; wood & plastics; roofing; doors & windows; painting; drywall; HVAC; electrical; plumbing; lighting.

PN-T0414123

#### VAN CAMPEN HALL RENOVATIONS

**Kent, OH** (Portage Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural Services RFPs due April 18, 2008 at 4:30 PM (To Owner)

**OWNER:** KSU - Architect's Office  
334 Lowry Hall  
Kent, OH 44242  
www.kent.edu/universityarchitect  
univarchitect@kent.edu  
(330) 672-3880 FAX (330) 672-2648

**DETAILS:** Project No. KSU-08L084  
This project will renovate the residential wing and public areas for the Turkish Cultural Program. The work will include the general refresh of the residence rooms and public areas (lounges, classrooms, lobby, corridors), complete upgrade of the toilet and shower rooms, and the upgrade/replacement of the residence and public areas heating, ventilating and air conditioning systems, electrical distribution, telecommunications systems, fire alarm and fire suppression systems.

PN-R0113002

#### NEW CLEVELAND AQUARIUM

**Cleveland, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$33,000,000

**CONTRACTING METHOD:** To Be Determined

**UPDATE:** Planning is preliminary; owner is looking for additional funding and a location.

**OWNER:** Cleveland Aquarium Inc.  
P.O. Box 5368  
Willowick, OH 44095  
www.clevelandaquarium.org  
(216) 861-8619

**ARCHITECT:** To Be Determined

**DETAILS:** 75,000-80,000 SF aquarium; sitework; concrete; masonry; sites being considered are the east bank of the Cuyahoga River in the Flats, and Dock 20 and Dock 32, which are on Lake Erie near the Rock and Roll Hall of Fame.

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 to advance early/mid May 2008.

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

**ARCHITECT:** Westlake Reed Leskosky  
925 Euclid Avenue, Suite 1900  
Cleveland, OH 44115  
www.wrlhdesign.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-Q1111003

#### LIBRARY EXPANSION

**Vermilion, OH** (Lorain Co.) Liberty Avenue

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Construction Management Services RFQs have been received; award to be announced.

**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; sitework; demolition; concrete; brick exterior; glass and glazing; steel; plumbing; electrical; HVAC; finishes.

PN-R0907011

#### NEW RESIDENTIAL FACILITY

**Westlake, OH** (Cuyahoga Co.) 90/Crocker Road Highway Interchange

**ESTIMATED AMOUNT:** \$15,000,000 - 18,000,000

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

**UPDATE:** Announcing estimated amount and location; owner seeking rezoning approval and fundraising; bid schedule to be determined.

**OWNER:** Hospice of the Western Reserve  
300 East 185th Street  
Cleveland, OH 44119

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**DETAILS:** (800) 707-8922 FAX (216) 383-3750  
30 acres; 15-32 bed facility; SF and additional details to be determined; possible sites include Lakewood, Westlake and Strongsville; sitework; utilities; concrete; wood and plastics; masonry; mechanical; electrical; plumbing; painting; metals; dry-wall; insulation; floor coverings; finishes.

PN-T0408046

**OFFICE BUILDINGS**

**Hudson Drive Business Campus**

**Stow, OH** (Summit Co.) corner of Hudson Drive & Campus Drive

**CONTRACTING METHOD:** To Be Announced

**STATUS:** Project has been approved; project is preliminary; bid schedule to be announced.

**DEVELOPER:** Albrecht, Inc.  
17 S. Main St., Ste. 401  
Akron, OH 44308

**DETAILS:** Second Phase of a 106 acre business park project; to include two office buildings; approx. 16,400 SF each; sitework; thermal and moisture protection; foundation; concrete; windows and doors; wood and plastics; finishes; specialties; HVAC; electrical; plumbing; mechanical; specific details to be announced.

**THIRD FLOOR RENOVATIONS/EXPANSION**

**Goodyear Polymer Science Building**

**Akron, OH** (Summit Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural/Engineering services RFPs due April 30, 2008 at 4:30 PM (To Owner)

**OWNER:** University of Akron  
100 Lincoln St., Room 209  
Akron, OH 44325  
www.uakron.edu/bids/legalnotices.htm  
(330) 972-7340 FAX (330) 972-5564

**DETAILS:** Project No. 080022  
New 300 SF structural floor including verification of existing structure to support added loads and connection details; interior modifications to office area 339 X (including new floor area) converting into three enclosed offices and one open office area; expanding office 331 into adjacent small conference room enlarging office; all architectural, mechanical, electrical and communications as required for above.

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| <input type="checkbox"/> SAVINGS & LOAN   | <input type="checkbox"/> INTERIOR DESIGNER      | <input type="checkbox"/> SUBCONTRACTOR (LIST TYPE): _____ |
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| <input type="checkbox"/> REALTOR          | <input type="checkbox"/> MECHANICAL ENGINEER    | <input type="checkbox"/> OTHER: _____                     |
| <input type="checkbox"/> REAL ESTATE LAW  | <input type="checkbox"/> ELECTRICAL ENGINEER    |   |
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### How many people does your company employ?

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