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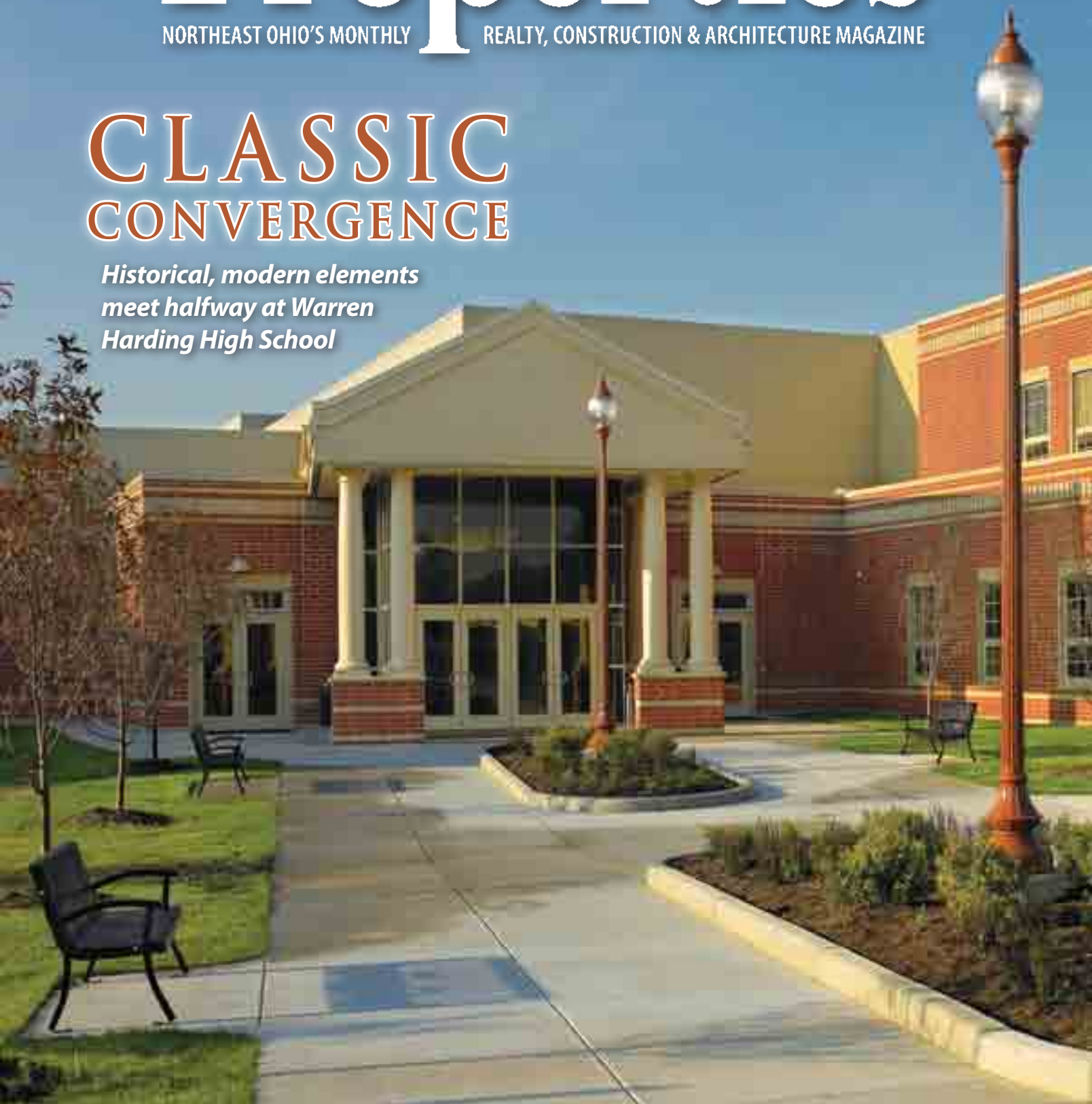


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fax: 216.251.0064  
www.propertiesmag.com

## EDITOR/PUBLISHER

Kenneth C. Krych  
kkrych@propertiesmag.com

## MANAGING EDITOR/ART DIRECTOR

Mark Watt  
mwatt@propertiesmag.com

## CONTRIBUTING WRITERS

Nicole Nashar Andrews, Linda Bloom, Jeanne Bluffstone, John Elliott, Lou Kren, Jessica Nelson, Alec Pacella, Gordon & Lynn Priemer, Diane DiPiero Rodio, Nancy Loyan Schuemann, John Slagter, David Woodburn

## ACCOUNT EXECUTIVES

Penelope Derethik  
pderethik@propertiesmag.com  
216.251.6649

Andrea Keener  
akeener@propertiesmag.com  
216.849.4350

David Larkin  
dlarkin@propertiesmag.com  
216.251.6753

## SALES CONSULTANT

Gina Marie Lenzo  
gmLenzo@propertiesmag.com  
440.637.5924

## OFFICE MANAGER

Lisa Larissey

Cover photo: Warren Harding High School, by Infinity Studios

*Properties* (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by *Properties, Inc.*, 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2009 by *Properties, Inc.* All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$24.95, single copy \$6.95, back issues \$10 when available. Postmaster: send change of address notices to *Properties*, P.O. Box 112127, Cleveland, Ohio 44111.

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February 2009



KEN KRYCH

## Spreading the Seeds

**T**o every season, turn, turn, turn... When our annual landscaping issue hits, that means there is light at the end of the tunnel and spring is on its way! It's time for renewal and growth, time to get busy digging in the dirt and making things happen. In this year's special section, we offer a variety of features from experts in the field, including Ohio Landscape Association's executive director Sandy Munley. Included is an article on a new headquarters in Chagrin Falls for Cawrse & Associates, Inc. who are landscape architects themselves.

This month's cover story features one of the state's biggest and newest high schools: the Warren J. Harding High School in Warren, with special thanks going to Mike Coates of Mike Coates Construction Company, Inc. for his help

and cooperation in bringing you this unique school feature.

Another Mike Coates Construction project we could not resist is the award-winning Taft Technology Center, which is a splendid example of Youngstown's renewal program.

Also this month, we spotlight FirstEnergy's commitment to integrating green building technologies into its new West Akron Campus office building, which is one of the largest green office buildings in the area.

### *Coming in March*

Coming next month is an East Side/West Side story on major additions to two beautiful and well-run assisted living centers completed by Fortney & Weygandt Construction: Homewood



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We will be taking a look at some very unique and challenging office renovations with the Destination Building Jet Center at the Cuyahoga County Airport, new headquarters for the BMA Media Group in Willoughby and QMI Globe's new offices in Independence.

We will also include an up-close profile of Nyman Construction in Warrensville Heights, and an extensive piece on the history, work, designs and future goals of Bialosky & Partners Architects in Shaker Heights.

#### *Masters of Design/Build*

Importantly in March we have expanded our annual Design/Build profiles to firms who contribute to projects in the mechanical, electrical, audio-visual and communications aspects as well as the all-important general contracting aspects. These are the firms who all work together toward the successful design, budgeting and completion of major projects in this region and beyond.

#### *Partnering with NAIOP*

For the second year, we are proud to be producing a supplemental issue for NAIOP's annual "Awards of Excellence" program in May. *Properties* and NAIOP are now accepting sponsorship ads to create this important piece. Please call us at 216.251.0035 for details on how your firm can become involved.

#### *PDF magazine upgrade*

About three years ago, we began offering our entire magazine in a downloadable PDF format from our website at [www.propertiesmag.com](http://www.propertiesmag.com). In the past several weeks, we have expanded the capabilities of our PDF issue: now, if you click on any ad within the magazine, you'll be taken directly to the advertiser's website. It's one more small step toward helping to connect you to quality product/service providers in our region.

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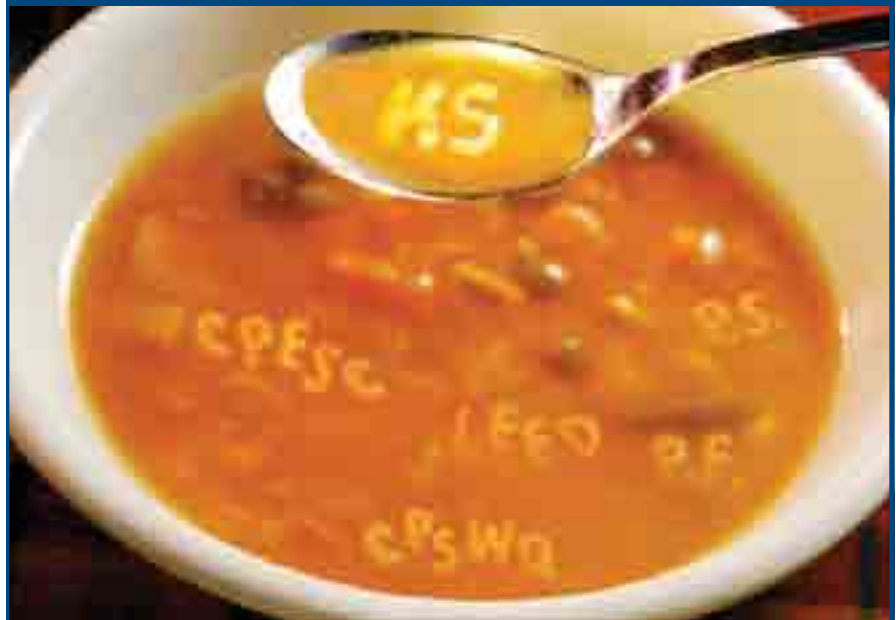
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## New Construction Starts Retreat 5% in December

New construction starts in December dropped 5% to a seasonally adjusted annual rate of \$427.4 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Despite slight improvement for nonresidential building, the housing sector showed further weakness in December, and decreased activity was also reported for nonbuilding construction (public works and electric utilities). For the full year 2008, total construction starts were down 15% to \$542.8 billion, marking the second straight year of reduced contracting after the 7% decline reported for 2007. Excluding residential building, new construction starts for 2008 were up a modest 2%, a decelerating rate of growth for the non-housing project types following gains of 7% in 2007 and 21% in 2006.

The December statistics produced a reading of 90 for the Dodge Index (2000=100), compared to a revised 95 for November and the lowest monthly level reported during 2008.

"The pattern of construction starts revealed a downward trend over the course of 2008, as the extended slide for housing was joined by emerging weakness for commercial building and to a lesser extent public works," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "At the same time, there were still several bright spots in 2008. These included more growth for educational buildings and healthcare facilities, plus large gains for manufacturing plants and electric power plants. For 2009, the depressed economy and troubled financial sector will lead to further declines for housing and commercial building, and a loss of momentum is also anticipated for the institutional and manufacturing structure types. The eroding fiscal position of states and localities poses a constraint for public works, but this could be more than offset by the boost arising from the Obama Administration's stimulus package."

### Nonresidential building

Nonresidential building in December grew 2% to \$208.7 billion (annual rate). Healthcare facilities finished 2008 on a strong note, climbing 21%. This reflected the December start of several very large hospital projects, including two located in Chicago, Illinois (\$450 million and \$440 million); plus three located in Everett, Washington (\$340 million); Plainsboro, New Jersey (\$200 million); and Baton Rouge, Louisiana (\$200 million). The educational building category rose 4% in December, helped by groundbreaking for two large

science buildings located in University Park, Pennsylvania (\$170 million) and Austin, Texas (\$122 million).

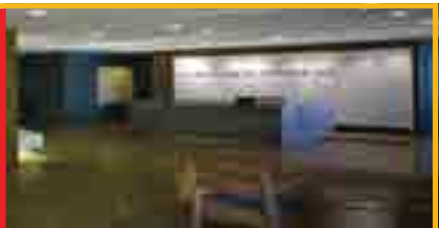
The smaller institutional categories retreated in December, with these declines – amusement-related work, down 8%; churches, down 10%; transportation terminals, down 27%; and public buildings, down 35%. On the commercial side, store construction in December fell an additional 15%, but modest growth was posted by warehouses, up 1%; offices, up 5%; and hotels, up 6%. After a strong November, manufacturing plant construction in December fell 34%.

For 2008 as a whole, nonresidential building edged up 1% to \$237.7 billion. Part of the upward impetus came from a 53% surge for manufacturing plant construction, which was lifted by the start of four massive oil refinery expansions totaling a combined \$14.3 billion. If these oil refinery expansions are excluded from the 2008 figures, manufacturing plant construction would be down 28% and nonresidential building overall would be down 5%.

The institutional side of nonresidential building grew 9% in 2008, due to expansion for several categories. Healthcare facilities jumped 24%,



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reflecting a substantial number of large hospital projects.

The construction start statistics show that in 2008 there were 23 hospital projects valued each at \$200 million or greater that reached groundbreaking. The educational building category in 2008 advanced 7%, led by an 18% rise for new high schools. The top two states for educational building in 2008, ranked by construction starts in dollar terms, showed these large gains – California, up 47%; and Texas, up 36%.

The public building category in 2008 also advanced 7%, aided by strength for military-related projects.

The other institutional categories experienced reduced contracting in 2008 – amusement-related work, down 2%; transportation terminals, down 5%; and churches, down 10%.

The commercial side of nonresidential building fell 17% in 2008, showing the impact of the weak economy and tight bank lending standards. The most pronounced drop was registered by the retail categories – stores and shopping centers, down 27%; and warehouses, down 28%. The decline for office construction was more moderate, down 7%,



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as 2008 included the start of three massive office towers each valued in excess of \$1 billion located at the World Trade Center site in lower Manhattan. Of the top five markets for office construction in 2008, ranked by the dollar volume of construction starts, one showed expansion (New York City, up 128% ), but four showed declines (Washington, D.C., down 3%; Atlanta, Georgia, down 38%; Miami, Florida, down 53%; and Chicago, Illinois, down 56%). Hotel construction in 2008 settled back 6% from a very strong 2007, as the number of large hotel/casino projects receded.

"While the downturn for offices and hotels for full year 2008 was gradual, both structure types showed a sharp loss of momentum during last year's fourth quarter that will carry over into 2009," Murray says.

### Residential building

Residential building in December dropped 11% to \$111.4 billion (annual rate), the result of declines for both sides of the housing market – single family housing, down 9%; and multifamily housing, down 15%. Single-family housing retreated steadily as 2008 progressed, with reduced activity reported in eleven out of the twelve months.

"This suggests that the slide for single family housing still has further to go before reaching bottom," Murray says.

Multifamily housing during 2008 witnessed a sharp reduction in the number of very large projects that reached groundbreaking. In December the three largest multifamily projects were mod-

## December Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on December 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:

	2009	2008	Percent Change
<b>Nonresidential</b>	\$48,962,000	\$32,050,000	+53
<b>Residential</b>	\$35,739,000	\$48,484,000	-26
<b>Total Building</b>	\$84,701,000	\$80,534,000	+ 5

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

	2009	2008	Percent Change
<b>Nonresidential</b>	\$1,428,668,000	\$1,143,041,000	+25
<b>Residential</b>	\$644,351,000	\$970,581,000	-34
<b>Total Building</b>	\$2,073,019,000	\$2,113,622,000	-2

- 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

erate in scale and all apartments (as opposed to condominiums), located in Tampa, Florida (\$60 million); Chicago, Illinois (\$53 million); and the Bronx, New York (\$50 million).

The 2008 annual total for residential building was \$162.1 billion, down 39% from 2007. Single-family housing plunged 39% in dollar volume and 41% in dwelling units. The regional pattern for single-family housing showed the largest dollar volume decline in the West, down 47%, with an especially severe drop in Nevada, down 58%. The

next largest regional decline for single family housing was the South Atlantic, down 41%; followed by the Midwest, down 39%; the South Central, down 32%; and the Northeast, down 29%. Multifamily housing for all of 2008 was down 37% in dollar volume and 33% in dwelling units.

### Nonbuilding construction

Nonbuilding construction in December retreated 10% to \$107.2 billion (annual rate). Electric utility construction plunged 42% from the

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prior month, even with the December start of a \$305 million wind farm electric generation facility in Oregon. The public works sector in December showed generally reduced activity, with bridges, down 1%; highways, down 8%; water supply systems, down 16%; and river/harbor development, down 44% from an elevated November. Showing gains in December were sewer construction, up 2%; and miscellaneous public works (including site work), up 18%.

For the full year 2008, nonbuilding construction increased 4% to \$143.1 billion. A huge lift came from electric utility construction, which soared 55% as this category reached a record high in terms of the dollar amount of new construction starts. The strength during 2008 covered a range of electric generation facilities, including coal-fired plants, gas-fired plants, wind farms, plus a \$2.5 billion expansion to a nuclear facility in Tennessee. The public works sector included a slight 1% gain for sewer construction, as well as a 15% increase for river/harbor development that was helped by continued reconstruction efforts in New Orleans, Louisiana. At the same, the more difficult fiscal climate had its impact in 2008 on highways, down 1%; and bridges, down 7%. Additional 2008 declines were reported for water supply systems, down 4%; and miscellaneous public works, down 12%.

"The most immediate boost to the public works sector coming from the proposed stimulus package would likely be highway and bridge construction, given the number of 'shovel-ready' projects set to go," Murray says.

The weaker construction activity at the national level during 2008 was also present at the five region level, to varying degrees. The two regions with the sharpest declines for total construction during 2008 were the South Atlantic, down 26%; and the West, down 25%. This was followed by the Midwest, down 12%; and the Northeast and South Central, each down a slight 1%. Both the Northeast and South Central regions were cushioned by the start of several unusually large projects during 2008 – offices and hotel/casinos in the Northeast, and oil refinery expansions in the South Central. **P**

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**Melissa Johns**

Communications Manager  
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## Historical, modern elements meet halfway at Warren Harding High School

By John Elliott | Photos by Infinity Studios

**A**t a time when school districts throughout Ohio are struggling with funding problems and a host of other challenges, the Warren City School District demonstrates what a committed district can accomplish with the new Warren G. Harding High School, a modern building with state-of-the-art amenities offering as broad a curriculum as any. The 318,700-square-foot building opened last fall on the 40-acre school property just outside of the city's downtown.

The \$44 million, three-story brick building, a joint project of the Warren City Schools and the Ohio School Facilities Commission, serves approximately 1,700 students in grades nine to 12. There are separate wings for under-class and upper-class students, as well as a designated area designed to enhance curricular opportunities for students with multiple disabilities.

The new building increases by 50% the size of the old one, which was built in 1924 and which, like most of the

district's aging inventory of buildings, was unable to meet the needs of the 21st century. The project is the flagship in an ambitious restructuring initiative that will ultimately see all 13 school buildings replaced with the new high school and four new K-through-8 buildings. The project was funded mostly by a bond issue that taxpayers overwhelmingly supported in 2003.

The new design reflects extensive community involvement and includes a full-service cafeteria, media center,

1,850-seat gymnasium, computer labs with advanced technology, art rooms, science labs, vocal and instrumental music rooms and new studio space for the student television network. The building also features state-of-the-art classrooms, a competition-sized swimming pool, courtyards, ample parking and a new athletic complex.

The school continues to offer a broad range of curriculum choices that prepare its students for a wide variety of vocations: robotics, digital photography,





**FIRM FOUNDATION** Warren G. Harding High School, located at 860 Elm Road NE in Warren, serves approximately 1,700 students.

music, art, languages, math, science, social studies, and foreign languages.

The capabilities of the new building have enabled the school to incorporate an innovative mentoring program, designed to bring freshmen and sophomores together with teacher/mentors who work closely with them during their first two years at the school.

The high school also draws about 200 students from outlying districts under the state's open enrollment program. With the ability to accommodate more than 1,800 students, the school is able to serve students from other districts who want to take advantage of the exceptional educational programs, such as college preparatory classes. The

school, in turn, is reimbursed for accepting students from outside the district.

#### **A tight construction schedule**

Construction began in the fall of 2006. The old building was not demolished

"It was a tight schedule," says Mike Coates, Jr., vice president of Niles-based Mike Coates Construction Co. Inc. Coates was responsible for the site work, masonry and general trades contracts, and actually self performed most of this work.

Kent Underwood, project manager for Dublin, Ohio-based Fanning Howe Architects - Engineers, which designed the new building, says the district wanted separate wings for upper-class and under-class students. "We were able to customize the approach to what they wanted to accom-

plish," Underwood says.

With construction proceeding while the existing building remained open,

**FOR HISTORY'S SAKE, THE SCHOOL OPTED TO RETAIN THE LIMESTONE FACADE OF THE ORIGINAL BUILDING... "IT'S A PIECE OF ARCHITECTURE THAT'S WORTH SAVING," SAYS ARCHITECT RAY JAMINET. "THEY DON'T BUILD THEM LIKE THAT ANY MORE."**

until August of 2008, a month after the new building was completed. The entire project took just under two years.



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**OPEN ATMOSPHERE** The new building has wider hallways and more light, including an entrance lobby featuring the school's traditional colors of gold, black and white.

only 14 acres of the site were available to stage and build the new school. According to Underwood, the site also sloped 16 feet across its length, with underground water that had to be addressed. After draining the water, removing soils, and filling in some areas, the academic wing was constructed on the low end of the site, with the design calling for a combination of one, two and three stories to accommodate the sloping elevation.

### Maintaining history

For history's sake, the school opted to retain the limestone facade of the original building. A park has been built behind the façade; this park area abuts the athletic fields and a parking area around the new building, which is more secluded from the main roads than the older building. There is a plaque commemorating the school's 1924 founding in the park. A piece of stone bearing the original 1924 construction date will be reset in the landscaped area.

Olsavsky Jaminet Architects Inc. in Youngstown restored the facade and designed the landscaping around it. This was challenging, as there were no architectural records for the old building, says Ray Jaminet, company president. This required cutting holes in the building to determine the best places to demolish. "We physically had to climb up and around," he says.

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Maintaining the façade in the old building made the demolition more challenging, Jaminet says. Some of the old steel had to be removed and replaced. New windows had to be put in the façade.

"It was a pretty extensive restoration," he says. "It's a piece of architecture that's worth saving. They don't build them like that any more."

### Out with the old, in with the new

The new campus retains the old football stadium, which separates the historic façade from the new building, the varsity house and the athletic fields. One multi-purpose field and an all-weather track were added, along with new parking areas.

Installing the foundations for the new building was labor intensive, says Mike Lahey, project superintendent for Mike Coates Construction Co. Inc. He says the existing soil conditions were so poor that access around the site was nearly impossible. It was only after the ground was stabilized using a cementitious additive that access around the site got better, and that soil compaction improved to the point where footer excavation could be performed.

In addition, the site, a former fair-ground, contained a number of buried structures that had to be excavated and refilled. There were 100-year-old pieces of timber, glass and cylinder. "Nobody knew about it," Lahey says.

The new building has wider hallways and more light. The entrance lobby, which is manned by a full-time security



**MEETING NEEDS** The main auditorium doubles as a cafeteria. The cafeteria tables fold up and become benches when the room serves as an auditorium.

guard, has an alumni hall of fame with numerous plaques, and it features the school's traditional colors of gold, black and white.

The masonry walls are gold with some dark colored bands. The tile floor is in tan, black and gold patterns with white accents.

The old building didn't have any area that was large enough for school-wide meetings. "You could never have a total school function with all the kids there," says Ruth Zitnik, the school principal. "It was very difficult to teach there."

There are several 15-foot-long windowed alcoves throughout the building

that display trophies and various commemorative plaques. One such alcove features the awards the school has won for robotics and displays the actual robot which was used by the robotics team in last year's competition. There is even a store inside the building that sells sweatshirts to fund the school's unique robotics program.

### Auditorium doubles as cafeteria

The main auditorium doubles as a cafeteria. The cafeteria tables fold up and become benches when the room serves as an auditorium.

The auditorium ceiling recedes from one end of the room to the 3,500-square-

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**STUDY CENTER** The library is called a media center, as it contains more CDs and DVDs than books, and an adjacent room includes computer desktops.

foot stage at the opposite end. The woodwork outlining the stage is made from poplar wood that has been stained a cherry color. The area is illuminated by series of large, round lamps that can be dimmed.

There are boys and girls dressing rooms for school plays, complete with lockers and bathrooms.

Consideration had not been given to special education students when the old building went up. As a result, the 375 special education students had to be grouped in one area, which tended to stigmatize them. All floors in the new building are handicapped accessible.

The new electrical systems, installed by Girard-based Valley Electrical Consolidated Inc., support computer labs, which have been a big improve-

ment over the old building. The power constraints in the old building supported only one operational computer lab, says Zitnik. The new building, by contrast, has four full labs and three partial labs.

"That's one of the greatest things about coming over here," she says.

### More versatile security

The new building also has more versatile security features, Zitnik says. Valley Electrical Consolidated Inc. installed the security system, which is operated by Sonitrol. There are 103 security cameras throughout the building. The older building was harder to monitor. "You couldn't keep the building secure unless you locked down everything," Zitnik says.

Jeff Barber, vice president of Valley Electrical Consolidated Inc., says nearly 2 million feet of cabling allows for both hardwired and wireless communications in the building. There are wireless access points in many of the ceilings that transmit wireless signals to strategically placed switches. The building has traditional telephone lines in many areas; Internet access in classrooms is provided via cables.

All classrooms have complete sound reinforcement, Barber says. Teachers can clip small transmitters onto their clothing and their voice will carry evenly throughout the room. "Everybody in the classroom has complete sound reinforcement," he says. "The people in the back of the class can hear as well as those in the front."

This technology has been demonstrated to improve learning, Barber says.

The cafeteria/auditorium, the two gymnasiums and the natatorium also have sound reinforcement, Barber says. Instructors and speakers can use wired and wireless microphones.

Valley Electrical Consolidated provided technology instruction to the staff, many of who were not familiar with how to use state-of-the-art projectors, VCRs and DVD players.

### Biometric scanners enhance meal service

The cafeteria features state-of-the-art biometric scanners that allow students to pay for meals by simply touching a scanner with their finger. This offers numerous advantages, both to students who want to get seated quickly and to the administration, which wants to process payments as quickly and efficiently as possible.

The system allows parents to prepay for meals over the Internet. The administration can review activity online as well. There are eight finger-scanning readers in the cafeteria, a process that allows 95% of the students to pay for their meals this way, Zitnik says.

The biometric scanning has also allowed the school to verify the level

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**STUDENTS' STUDIO** A TV and radio area in the school includes a classroom with an adjacent broadcasting studio and a video editing room.

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of reimbursable meals being consumed, which enables it to maximize reimbursable funds. "If the kids can get through the line faster, then more of them will eat," Zitnik says.

The biometric scanning also gives students more privacy about their financial situation. The system keeps information about who is and isn't buying a subsidized meal confidential. Zitnik says in the past, needy kids were often embarrassed under the old ticketing system. "[The biometric system] removes that stigma," she says.

Technology seems to be a major theme throughout the building.

The robotics instruction features industrial robots donated by local companies, such as Delphi, which also provides the instruction.

The engineering lab has drafting tables and desktop stations where students learn computer aided design (CAD) skills. "We're working to get our kids more prepared to get into engineering and technology," Zitnik says. "We're working on building the math skills; that's pretty critical." The training also emphasizes teamwork.

The TV and radio area includes a classroom with an adjacent broadcasting studio and a video editing room.

### Specialized instruction

The school has facilities for a variety of specialized instruction. A ceramics lab contains kilns and a sink. A multi purpose graphics studio offers instruction in all types of visual arts. The library is called a media center, as it





**SPACE FOR SPORTS** There are two gyms with six basketball courts. The folding bleachers in the main gym seat a total of 1,850. Both of the gyms can be partitioned to allow separate classes to be taught simultaneously.

contains more CDs and DVDs than books, and an adjacent room contains computer desktops. Twelve science labs are connected by a work/prep area for teachers. There is also a woodworking lab that is part of the vocational training curriculum.

Supplies for the vocational skills were donated by local manufacturing concerns, says Underwood, the architect. "Because it's an urban district, we were able to retain those functions, and those programs will continue to excel," Underwood says.

The natatorium, installed by North Olmsted-based High Tech Pools Inc., supports the district's physical education program, the school swim team, and open swimming for the community on Fridays.

Underwood says that the natatorium was funded by the district, not the state.

There are two gyms with six basketball courts. The folding bleachers in the main gym seat a total of 1,850. Both of the gyms can be partitioned to allow separate classes to be taught simultaneously.

The gyms are adjacent to the athletic director's office, which has a separate conference room and a reception area; this is more than many college athletic departments have.

The athletic fields include a new track, soccer field, baseball field, tennis courts and a new "varsity house" with

weightlifting equipment. There is an athletic trainer who attends to students participating in all sports.

A very popular and strong music program space was designed. There is a marching band, a concert band, a jazz band, and a symphonic band. There is also a choir room and a piano lab for piano instruction.

Underwood says the acoustics are much better in the new band and choir rooms.

#### **A community commitment**

The success of the building reflects the community's commitment to education.

"Those folks in Warren knew the importance of education for their students," says Underwood. "The people of Warren deserve credit."

However, the administration deserves credit for fiscal discipline. Frank Caputo, personnel director, says that buildings were closed as need necessitated. "When it's time to close something, you close," he says.

He further says that the district was able to downsize its teaching staff from 610 to 473 over a seven-year period by attrition; no teachers were laid off.

"You can be proud of everything about it," says Lahey, project superintendent for Mike Coates Construction Co. Inc. "[The school] is built right." **P**



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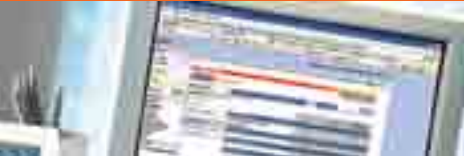


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## Power Move

FirstEnergy integrates green building techniques at new West Akron Campus office building

By Mark Watt | Photos by Jim Maguire

Last fall, Akron-based FirstEnergy opened the doors to its newest facility, a \$33 million office building that was constructed in part to reflect the company's dedication to green technologies. Designed by architectural firm Vocon, Inc., of Cleveland, and constructed by Welty Building Company Ltd., of Fairlawn, the sleek, glassy structure at 341 White Pond Dr. in West Akron was built to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) specifications. And at 208,000 square feet, the structure – dubbed West Akron Campus – becomes the largest green office building in the Akron area, according to Mark Durbin, senior public relations representative with FirstEnergy.

Built over a 13-month period, the L-shaped building includes open and closed office spaces, exercise rooms and a full-service cafeteria, as well as multiple conference and meeting rooms with state-of-the-art video conferencing technology.

Primarily, the facility was built to meet space needs for the energy com-

pany, which serves 4.5 million customers through seven electric utility companies operating in Ohio, Pennsylvania and New Jersey. The company's 19-story office tower headquarters in downtown Akron was "packed to the gills," Durbin says. And with the sale of an existing 86,000-square-foot Ghent Road facility to Sterling Jewelers in May 2007,

FirstEnergy needed to provide a home for hundreds of employees.

"When all is said and done, we'll have about 750 employees here," Durbin says. "There is a commitment that FirstEnergy has to this area and to keep jobs here."

In part, the decision to go green with the facility was to provide energy and cost savings now and into the future





**MATERIAL MATTERS** The central atrium's plain, polished concrete slab floor (left) serves as an example of conservation by omission, according to Project Manager Mike Molinski. "Eliminating carpeting and adhesives reduces cost and provides a green solution," he says. A design incorporating exposed steel (right) is another example of the approach: "If we don't put in a ceiling somewhere, that's an area where we don't have to worry about the percentage of recycled content – because we didn't have to use any material there."

"We did a lot to integrate the LEED system in ways that are almost invisible to how the building operates. There's a lot of flexibility to accommodate FirstEnergy's workforce and changing needs."

### Flexible workspaces

Among the sustainable features and building techniques at West Akron Campus is a raised-access flooring system, which is utilized in numerous areas within the building. The system, essentially comprised of load-bearing floor panels placed in a grid formation on 18-inch-tall pedestals, provides an easily accessible, under-floor space for housing electrical wires, data cables and other systems. As a result, office spaces are extremely flexible and provide maintenance efficiency.

Additionally, many rooms are separated by removable wall panels that can be reconfigured depending on FirstEnergy's needs at any given time, Molinski says.

through high-performance design, efficient energy systems and innovative design, Durbin says. It also was to put the energy company in a leadership role in the community by showcasing its beliefs in the benefits of green building, according to Bill Doty, of Doty & Miller Architects, which served as LEED consultant on the project.

"Here you have one of the largest utility companies in the region and, with

this facility, when it comes to promoting energy efficiency they're really putting their money where their mouth is," Doty says. "They really stepped up to promote sustainability and that was a very important aspect of this project from my perspective."

Mike Molinski, project manager with Vocon Inc., agrees.

"By definition, LEED is about providing leadership," Molinski says.

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**SERVICE MEETS SUSTAINABILITY** In the building's cafeteria, employees are offered dining choices that promote conservation: eating utensils, called "spudware," are composed of 80% potato and 20% soy, cups are made of a corn-based alternative to plastic, and a product called EnviroWare is used as a Styrofoam replacement.

"What is a high-technology video conferencing room today could be reconfigured as two offices or three workstations or something else entirely in the future if desired," he says.

Carpet squares utilized throughout the building are 100% recyclable.

### Managing light

Innovative design and materials selection provide energy savings by managing natural and artificial light at West Akron Campus, inside and out.

The parking lot is 100% concrete and light colored, which reduces the heat island effect common in asphalt parking lots.

"The white concrete helps reflect the sunlight and not collect heat to the same degree as black asphalt," Molinski says, noting that the particular concrete used at the facility contains fly ash, a byproduct of the coal process.

The building's roof is light colored as well; its surface is composed of a white, plastic material to reflect sunlight, which reduces cooling costs.

Sunshades are placed above exterior windows to reduce glare inside. Each is

geometrically designed to provide maximum shade during warmer months, and in cooler months allow as much light in as possible.

"They reduce the amount of sunlight that strikes the glass, which reduces the heat load inside of the building," Molinski says. "You don't need to build as big of an air conditioning plant when you have the sunshade system."

Low-E glazing and window tint provide additional protection from sun glare and heat, and roller shades provide manual control of natural light when needed.

An automated lighting system inside cuts electrical costs by using motion sensors to turn lights on as occupants enter rooms and turn them off when activity has ceased for a set period of time.

### Encouraging conservation

Part of the LEED process involves encouragement of environmentally conscious decisions by building occupants, Molinski says. For its part, FirstEnergy is rewarding employees' green choices by providing preferred parking for fuel-efficient vehicles and carpoolers.

Additionally, bicycle storage and changing rooms are provided for about 5% of building occupants.

And in the building's cafeteria, employees are even offered dining choices that promote sustainability: eating utensils, called "spudware," are composed of 80% potato and 20% soy, cups are made of a corn-based alternative to plastic, and a product called EnviroWare is used as a Styrofoam replacement.

### Tech vs. travel

Six video conferencing rooms are located throughout the facility, two per wing and one per floor. Incorporating high definition video conferencing capability provides the company with energy savings, Durbin notes.

"Any amount of travel that you can reduce by using videoconferencing saves the environment and cuts down on emissions," he says. "It was something that made a lot of sense for us."

### Efficiency by omission

"The attitude we took is that the greenest material is the material that isn't used in the first place," Molinski says.





**SAVING SPACE** An efficient 'office hoteling' approach is utilized in certain areas within the facility: instead of having offices that are empty for large periods of time, workstations are shared by multiple employees as needed.

Partially for that reason – and partly for aesthetics, Molinski says – there is a lot of exposed steel throughout the building.

"If we don't put in a ceiling somewhere, that's an area where we don't have to worry about the percentage of recycled content – because we didn't have to use any material there."

Reiterating the point in the building's central atrium, Molinski points to the floor, which is plain concrete slab that has been polished to make it commercially durable.

"The very act of eliminating carpeting and adhesives reduces cost and provides a green solution," he says.

Another example of FirstEnergy's intent to maximize efficiency is its adoption of an "office hoteling" concept. Basically, according to a definition available at tech website SearchCIO.com, "hoteling" is a method of providing office space to employees on an as-needed basis, instead of on a traditional, constantly reserved basis. So instead of having offices in the building that are empty for large periods of time, the facility includes workstations that are shared by multiple employees.

"The hoteling concept at FirstEnergy was developed to accommodate some employees who are in the office a few days a week or work from home typically, or those usually working at another location," Molinski says. "By using hoteling, you can build a smaller building and that reduces your footprint, literally and figuratively."

A final example of eliminating traditional but unnecessary features in the

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**CLEAR ADVANTAGES** Sunshades are placed above exterior windows to reduce glare inside. Each is geometrically designed to provide maximum shade during warmer months, and in cooler months allow as much light in as possible.

building can be found in the landscaping outside. FirstEnergy did its best to create a mow-free facility, according to Molinski, and all landscaping is drought-tolerant to reduce needs for watering. All water used for landscaping comes from an underground storage tank, which is supplied by a rooftop drainage

system that collects rainwater. The idea: to eliminate maintenance needs.

#### Performance on par

As FirstEnergy employees continue to move into the new West Akron Campus facility, the construction and design team are confident about how well the building

will perform. After a six-month period of monitoring energy use and related activities at the building, the team will submit its final data to the U.S. Green Building Council this spring.

"We're very pleased with how the building has performed so far," says Bruce Wilson, project manager with Welty Building Company Ltd. "Welty has done plenty of high profile jobs over the years and this is one of them. It is probably the largest green project that we've ever been associated with. From the beginning, we were tracking LEED silver certification, but the team was committed to shooting for higher than silver whenever possible. It worked. At this stage, we're striving for gold certification. We're optimistic."

Molinski agrees, noting that an overall goal was "to provide 20% in energy savings over current building code."

"That said, the intention was also to make choices that are truly more efficient, not just in the energy savings, but in the outlaid capital," he adds.

He says he's happy with the results: "This was a very successful project and its testament to the cooperation between the entire project team," Molinski says. **P**





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## NRP Group Selected as Finalist in Nat'l Multifamily Housing Competition

The National Association of Home Builders' (NAHB) recognized The NRP Group LLC among the top trend-setters in the multifamily housing industry, as part of its annual Pillars of the Industry Awards program promoting excellence in apartment and condo design, development, marketing and management.

Finalists were selected for superior achievement in 28 categories, including Development Firm of the Year. The NRP Group was chosen on the basis of consistently being ranked annually in the Top 30 Multifamily Developers and a number one ranking for Affordable Housing Developer for 2006 and 2007 by Affordable Housing Finance. NRP has also proven its ability to navigate the credit and capital crisis and continue to get deals done and create new opportunities.

"NRP has built the best development, finance, construction and management team in the industry," says Al Scott, principal. "Quit' is not in the vocabulary of NRP employees – we move every mountain necessary to get the job done while maintaining the highest degree of integrity."

Award winners will be announced at the annual NAHB Multifamily Pillars of the Industry Conference and Awards Gala on March 18 at the Hotel Del Coronado in San Diego.



NRP Group Principals (from left) David Heller, Al Scott and Rick Bailey

## Local Partners Launch Cleveland Carbon Fund

A collaborative group of Cleveland-based founding partners recently launched the Cleveland Carbon Fund, the first community-based, open-access carbon reduction fund in the United States. The Fund's mission is to sponsor the formation and implementation of local carbon reduction projects that help foster economic development, social well-

being and environmental stewardship in the Cleveland community.

"Leading organizations are taking action around their impact on climate change, such as energy efficiency projects and green building strategies, but we can't do it alone," says Christina Vernon Ayers, AIA LEED AP, director of Cleveland Clinic's Office for a Healthy Environment. "This new fund allows individuals and businesses an opportunity to

support transparent carbon reduction projects on a broader scale right here in our own community where we can see the results and reap the benefit."

Founding partners of the fund include the City of Cleveland, Cleveland Clinic, the Cleveland Foundation, Cleveland Museum of Natural History and The George Gund Foundation. Additionally, the fund has gained initial support from community partners includ-

ing Charter One Bank, Forest City and BrownFlynn.

"By investing in the Cleveland Carbon Fund, you are investing in your local community in ways that not only reduce carbon emissions but also help create green collar jobs," says Andrew Watterson, program director for the City of Cleveland's Office of Sustainability. "This is a great alternative to the traditional carbon reduction options available today."

Initial projects are expected to include tree planting, home weatherization and compact fluorescent lightbulb (CFL) replacement. To find out how to donate, how to calculate your carbon footprint or how to become a community partner, visit [clevelandcarbonfund.org](http://clevelandcarbonfund.org).

## Area Real Estate Professionals Form Midwest Properties Auctioneers

The newly formed Midwest Properties Auctioneers will specialize in the auction of real estate for financial institutions, investor groups, individuals and the public sector. Principals include real estate investor/broker Bob Nieto, of R.G. Nieto Co., a property manage-



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ment and investment firm, former Bay Village Mayor Tom Jelepis, owner and broker of the commercial real estate firm The BEC Group and an insurance broker with Neace Lukens, and Dennis Woods, former Bay Village superintendent of schools and president of Bayview Consulting, which specializes in the educational market.

"We formed this unique company aside from our independent firms to service the growing market using the auction process as an expedient method for the disposition of real estate" says Nieto, who will be the head auctioneer. "Our 85 years of combined experience in real estate, auctioning and the public sector

should provide our clients with an invaluable service."

For information, call Nieto at 330-225-2822 or email him at [rgnietoco@stratos.net](mailto:rgnietoco@stratos.net).

## Braun & Steidl Architects Announces Promotions

Braun & Steidl Architects has promoted Jack Baumann, AIA, LEED AP, Jake Bush, AIA, and Sara Johansen, AIA, LEED AP to Associates of the firm. All three individuals received Bachelor of Architecture and Science degrees from Kent State University.

Baumann has worked for the firm for 12 years and is the project manager on Cleveland State University's



Jack Baumann

new student center. Baumann was recently elected to the American Institute of Architects (AIA) National Associates Committee (NAC) Executive Committee as the 2009 Knowledge Director. He has been involved in leadership roles with AIA since 2002 and resides in

Cuyahoga Falls with his wife. He is a graduate of Stow High School, Stow.

Bush has worked for the firm for nine years and serves as lead project manager for the firm's hospitality work.

Jake is a member of AIA Akron and resides in Cuyahoga Falls with his wife and young son. He is a graduate of Brush High School, Lyndhurst.

Johansen has worked for the firm for four years and serves as project manager on the Faith Family Church renovation, Green. She is a member of AIA Akron and resides in Akron with her husband. She is a graduate of Valley Forge High School, Parma.

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## Meyer Design Introduces Playground Surface

Meyer Design, a leader in the commercial playground equipment industry, recently announced a system featuring the products of Zeager Brothers Incorporated and Childforms to create a cost-effective and reliable playground surface solution. This system features Zeager Bros. Woodcarpet™ brand engineered wood fiber, combined with Childforms Funtimber™ brand retaining system and ADA accessible ramp. By working with these well respected companies, Meyer Design offers clients value while meeting or exceeding all applicable ASTM, CPSC, and ADA



Meyer's Commercial Playground Surface System

requirements, according to Chris Meyer, president of Meyer Design. For more information, call 330-434-9176 or 1-800-543-9176 (toll free) or visit meyerdesign.com.

## PSF Management Becomes Playhouse Square Real Estate Services

PSF Management, the area development division under the umbrella

of PlayhouseSquare, has changed its corporate name to "PlayhouseSquare Real Estate Services." The change was made to better identify its role in meeting the area development mission of PlayhouseSquare, which was established to benefit the greater good of the community, while serving as an opportunity to enhance earned revenue for the not-for-profit organization. The Real Estate Services staff has also relocated from its offices in the Hanna Building to the PlayhouseSquare officesuite in the Bulkley Building, bringing it physically closer to the administrative division of the organization and enhancing communi-

cations and shared services between departments.

The responsibilities of the Real Estate Services division include: managing and leasing properties owned by PlayhouseSquare, acting as consultant on area renovation, construction and historical preservation, acquiring properties near the theaters for repurposing, partnering with regional organizations to develop, maintain and enhance the downtown areas relevant to the theater neighborhood, and spurring other area development projects such as the proposed District of Design, the co-development of the Wyndham Hotel and the current redevelopment of Euclid Avenue. **P**

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ALEC J. PACELLA

## The Soothsayer Says . . .

Last month, we took the time to review 2008. In case you missed that article, let me sum it up for you. It stunk. Now that you are up-to-date, onward and upward. Over the last several weeks, I have listened to numerous forecasts for 2009 and I'm sure that many of you have heard similar ones. So rather than rehash those same ideas, I will be taking a different approach this month. I'm going to start at the end of the book, with the "punch line," and then work backwards. Along the way, we'll talk about some ideas and concepts that will help to position the small investor to at least survive and maybe even thrive in what is sure to be some choppy waters. Off we go.

### Drum roll, please

In 2009, I expect the overall sales volume to be right around \$600 million. That is comparable to the volume in 2008, but well off the \$1 billion plus per year pace achieved mid-decade. Similar to 2008, the volume will not be evenly distributed throughout the year. Last year, three-quarters of the volume was achieved in the first half of the year and the activity level fell off the cliff after

August. This year, that sluggishness will carry over to the first half of the year but I anticipate it to jump in the second half. Why? A couple reasons. First, a shortage of capital is not the issue, as many investors have plenty but it's on the sidelines. The problem lies with equity's dancing partner, debt, which has been and will continue to be elusive. This is a dysfunctional situation and simply cannot continue for an extended period of time. And second, the broader economic situation is likely either near or at the bottom. By most accounts, the U.S. economy has been in a recession for somewhere around 16 months. While it may flounder for a while longer, a recovery will happen. And when it does, it should move quickly. Ultimately, I think that 2009 will be a much like 2008, with the majority of the activity occurring over a six-month period. But this time, the activity will be back-loaded and accelerate over the second half of the year.

### Be true to thyself.

Over the past few years, many investors have expanded their investment criteria. The reasons are varied but it was



Paul Stark and Brian Stark

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## Daus, You Know?

**CAPITAL STEPS** Among the seemingly limitless items confronting the new presidential administration is increasing the capital gains tax rate. This is a volatile issue, especially considering the current conditions. Similar to that famed fable, it can't be too big or too small but needs to be just right. —AP

not uncommon to see traditional industrial investors buying retail or buyers that would normally look for deals in the \$3 to \$5 million range now looking at \$10 million deals or buyers expand their geographic parameters. And while portfolio sizes ballooned, so did potential exposure. Fast-forward to the present and all of the property sectors have softened, maturing debt is difficult if not impossible to refinance and improvement doesn't appear to be right around the corner. This translates into potential headaches for investors that strayed outside of their usual parameters and will likely result in a "circling of the wagons" approach, with investors returning to their core holdings.

### Same as it ever was.

The investor landscape will look dramatically different than it did a mere 18 months ago. The high-leverage buyers are gone, as are many of the out-of-state investors. REITs and pension funds are on the sidelines. And TICs are all but shut down. So who is left? The same guys that were here before the investment market went crazy – local and regional entrepreneurial investors. Most

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of these groups have fared well over the last year, which is no real surprise given their savvy and local market knowledge. And this is the group that will be leading the charge when the investment market regains its legs.

### **All that glitters.**

A common thought amongst the real estate pundits is that investment volume will be carried this year by bottom-feeders due to a dramatic increase in troubled properties. Although I think there is some truth in this statement nationally, I am not totally on board with this concept for the following reasons. First, there just is not a high level of stress amongst the majority of local properties. Second, local ownership controls the vast majority of the local real estate and these owners have maintained their "fiscal fitness." And third, distressed properties get that way for a reason. Sometimes, inept management is the culprit and these turn-around opportunities will drive some volume. But more often, the subject property just didn't make good economic sense the first time around. And as my mother always used to tell me, two wrongs don't make a right.

### **Short-term pain for long-term gain.**

When we come out of this (notice I said "when" and not "if"), the market will be smarter, more compact and more realistic. Property underwriting will be well grounded, from the perspective of buyers and sellers. Ditto for lender underwriting. The "silly money" that pushed pricing to artificially high levels will be gone. And the overall annual sales volume will stabilize at a level that is both sustainable and reasonable. For three consecutive years, Cleveland's volume exceeded \$1 billion annually, culminating in 2007's record of \$1.7 billion. This is a huge number to be sure, but not reasonable and certainly not sustainable. In my opinion, Cleveland should achieve a range between \$700 million and \$800 million and CAP rates should range from 8% to 10%. These numbers represent a healthy and balance market, tilted neither toward buyer or seller. **P**

*Alec Pacella, CCIM, senior vice president at NAI Daus, can be reached by phone at 216.831.3310, ext. 125 or by email at apacella@naidaus.com.*

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DAVID W. WOODBURN

## Tenants in Common Agreements – The Pros and Cons

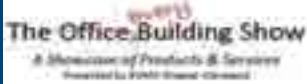
Once upon a time, in an era that seems all too long ago, real estate investors routinely employed Section 1031 like-kind exchanges in order to avoid recognizing gain or loss on the exchange of property held for productive use in a trade business or for investment purposes. The 1031 exchange allowed clients to defer their capital gains tax, diversify their real estate holdings, or even relocate investments to more attractive real estate markets.

With the recent downturn in the economy and real estate markets, the number of real estate investors seeking to utilize the like-kind exchange option has taken somewhat of a hit. Investors are either unable to afford new and desirable replacement properties or they are skittish to investing alone on new projects. That said, as

the real estate market has taken a drastic hit, there has been an increase in a real estate investment structure that relates to the 1031 like-kind exchange. Of course, I am talking about the use of Tenants in Common (“TIC”) agreements. This article is designed to explore the pros and cons related to TIC agreements.



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Not surprisingly, TIC agreements have gained in popularity as the real estate market has gone in the tank. Real estate investors are finding that they don't have the means to acquire certain higher priced properties that they desire. To offset the problem, buyers must seek to acquire property with other investors. This form of co-ownership among individuals is referred to as "tenants in common" ownership. Under these arrangements, owners who acquire real estate own a respective percentage ownership in the underlying property and each owner has a right to share in the income from the property, growth in the property, and expenses for the property. It is this TIC arrangement that can be used to allow multiple individuals to acquire property, which an individual would otherwise be unable to afford individually.

In 2002, the IRS issued various guidelines under Revenue Procedure 2002-22, which govern the structure of TIC property investments. These guidelines mandate that co-ownership of real estate should have no more than 35 investors and investments will typically range from \$100,000 to \$650,000 (See [www.1031exchangeoptions.com/tic.html](http://www.1031exchangeoptions.com/tic.html)). Thus, such deals are by no means simple to implement and manage.

To facilitate such arrangements, TIC deals often revolve around a detailed TIC agreement. These TIC agreements specify the means by which the property will be managed and the various obligations surrounding each co-tenant's ownership interest. Such agreements will commonly dictate when income will be distributed and how various loans on the subject property will be paid. The agreements also outline the rights of an individual tenant to attempt to partition the property and force a future sale. To avoid the potential for such an undesirable result, limitations are often placed on ownership and "buy-sell" provisions are typically set forth within the agreement.

All in all, the TIC structure can provide significant benefits for investors. Owners are able to invest in larger commercial projects, thereby diversifying their investment portfolio without a significant investment of assets in one project. There is also an opportunity with TIC deals to increase cash flow while eliminating certain day-to-day property management headaches (Id.).

More so, the use of experienced managers in TIC deals allows investors to avoid the tenant headaches that are all too common in commercial real estate.

Still, TIC deals are not without risk. As we have learned in the past several years, real estate is not a full proof investment. Any real estate investment has the potential to lose money and this is certainly true with TIC agreements. In a TIC arrangement, there is also the potential difficulty that coincides with a desired sale of an interest in the TIC arrangement. Because of ownership restrictions, interests can be somewhat illiquid during the early years. Similarly, because TIC arrangements typically involve property managers, it is conceivable that an investor will not

have the degree of control that he or she truly desires in most arrangements.

All in all, the TIC arrangement provides an excellent opportunity for investors to diversify their portfolios. While such deals are certainly not without risk, the benefits warrant a closer examination when exploring one's options on how to invest in a new commercial project. **P**

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*The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at [dwoodburn@bdblaw.com](mailto:dwoodburn@bdblaw.com) or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2009.*

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If approved by a project owner, the construction manager adds its subcontractors to a Subguard policy as a substitute for requiring bonds. Subcontractors must qualify on the basis of past performance and financial strength in order to participate and obtain policy coverage. These insurance policies offer several advantages to both project owners and construction managers: 1) lower premium costs and 2) greater flexibility in addressing and resolving subcontractor defaults – which 3) avoids potential delays and related problems.

If a subcontractor defaults, however, the Subguard program provides an expedited response to the problem. With

traditional bonds, the surety is entitled to investigate the alleged default of its principal, typically the subcontractor, before taking any action to resolve the situation.

Investigations can last more than a month, distracting the construction manager and opening them to the potential for a damaged reputation. Worse yet, there is no guarantee that the surety will actually complete the project and pay other claimants for material and labor if the surety decides to side with its subcontractor after its investigation.

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For Donley's, Subguard is allowing the construction manager to manage its risks and improve focus on value-added activities, such as selection and management of contractors and subcontractors. Oswald's insurance solution translates into better project completion, stronger contractor and subcontractor relations and enhanced reputations for all. ■



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## Refreshing Success

### Taft Technology Center showcases progress of Youngstown business incubator

By John Elliott | Photos by Infinity Studios

**T**he Mahoning Valley community on the Ohio/Pennsylvania border has been waging a revitalization effort ever since the steel industry fallout first hit in the 1970s. That struggle continues, with a host of key victories keeping residents' hopes alive. One of the feistiest organizations is the Youngstown Central Area Community Improvement Corp. (CIC), which recently opened the 30,000-square-foot Taft Technology Center in downtown Youngstown.

The three-story center, originally designed for as many as six tenants, serves as the new headquarters of Turning Technologies LLC, a major success of the Youngstown Business Incubator (YBI). The new building is located right next to the incubator on West Federal Street.

Turning Technologies develops interactive response systems utilizing the latest software and hardware available and transforms them into state-of-the-art applications for audience and student response. The company has grown rapidly from its founding as a three-person startup in 2001 and represents the com-

munity's highest aspirations for high technology startups.

#### A vision for the future

YBI and CIC had a vision of creating a place for companies that are ready to leave the state-funded incubator, which provides free rent and other services to fledgling technology companies. The goal is to keep the growing companies downtown and to keep them near the incubator so they could provide advice for entrepreneurs just getting started.

G. Richard Pavlock, CIC chairman, says the agency placed its focus on

the west end of downtown 10 years ago and since then it has overseen the construction of 205,000 square feet of office space.

The YBI is a 501c3 charitable, non-profit corporation, funded in part by the Ohio Department of Development. Its mission is to accelerate the startup and growth rates of scalable technology-based businesses in the greater Mahoning Valley. Although YBI works with firms possessing a broad range of proprietary technologies, its current focus is on developing business-to-business software application companies.

YBI provides entrepreneurial development services and counseling for concept evaluation and beta testing, market verification, business, marketing and strategic plan development, conventional, equity and government-sourced funding, intellectual property issues, corporate formation and ownership structures.

The YBI and CIC pieced together the \$5.8 million needed to tear down the five old retail buildings on the site and build the new, three-story, 30,000-square-foot structure. Taft was

honored with his name on the building because he was instrumental in securing \$3.5 million in state funds for the project. About \$2.3 million in federal funds also were obtained.

#### Incubator's success creates growth

Julie Michael Smith, chief development officer at YBI, says the success of the incubator was crucial to securing the funds for the new building. She notes that the YBI is unique in that it specifically nurtures business-to-business technology. One of its key goals is to

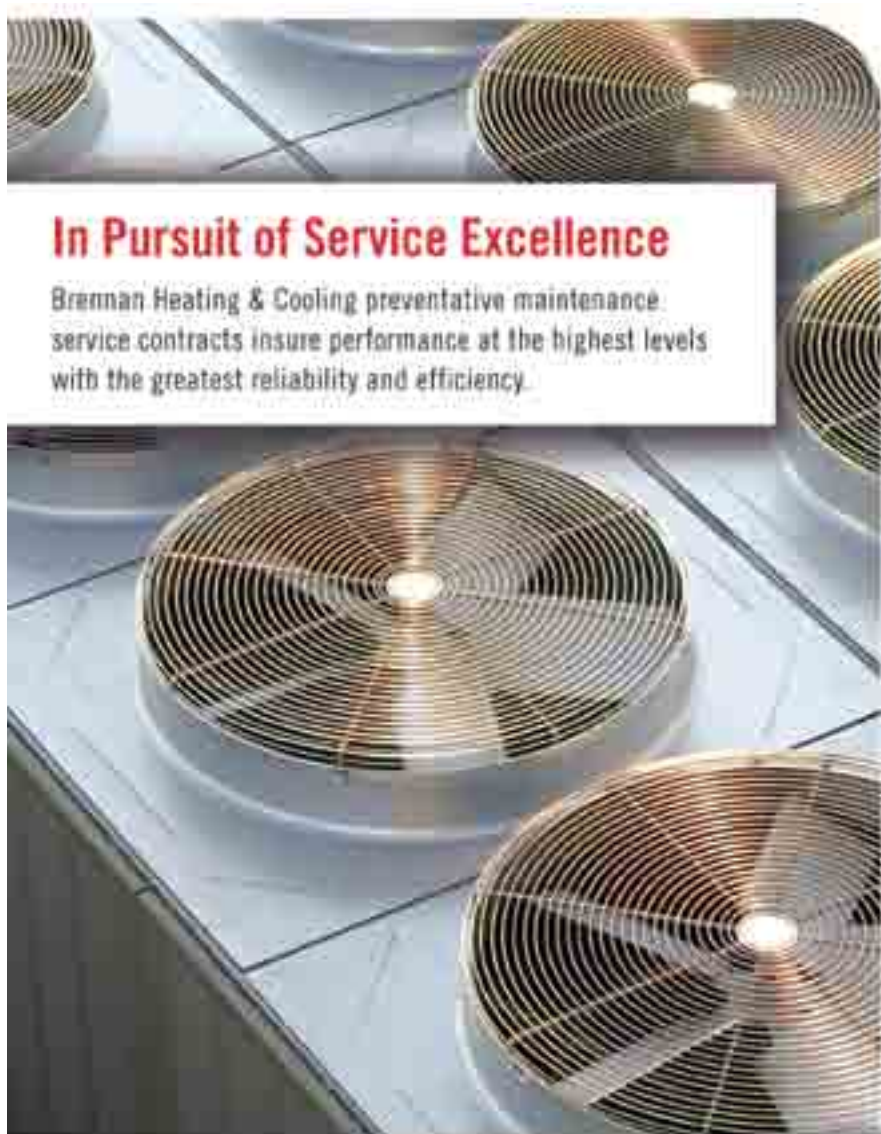
redevelop properties that create suitable office space for startups so that they will remain in the area once they have become established.

"It's a unique model," Smith says of YBI. "We are here to catalyze entrepreneurs, but we also have a commitment to urban revitalization as well."

Once the funds were in place, the incubator and CIC developed plans for the building. Garry Mrozek, chairman of the incubator's board, says the early work on the building was a risk because officials didn't have a tenant. As construction progressed, however, Turning Technologies signed a lease to occupy the building.

Turning Technologies had grown to 110 employees and was cramped for space in the incubator. Mike Crosby, vice president of strategic initiatives at Turning Technologies, says the company began looking for a larger work area when they reached 30 employees, but it wanted to remain downtown. "We were all YSU (Youngstown State University) alumni and we all have strong family ties in the area," he says.

At the same time, Turner Technologies was aware that there was a waiting list



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of companies that wanted to take space at the incubator, and they wanted to make room for them.

"With us being the anchor tenant, they were able to secure funding," Crosby says. "It helped secure the final funding, having an anchor tenant committed."

The company's products are sold worldwide, in over 80 countries and have been translated into nine languages. Its annual revenues totaled more than \$30 million in 2008.

### Construction in two phases

The first phase consisted of the removal of the five existing buildings and the excavation, explains Lynn-Marie Popa, facilities supervisor at CIC. This was completed at the end of 2006.

It was a brownfield site that required environmental remediation and receive a Covenant Not to Sue from the Ohio EPA. Clean up funding was provided by Ohio's Clean Ohio Fund, which provides grants for environmental remediation projects that have economic development impact.

The second phase was the construction of the new building after Niles-based Mike Coates Construction Co. Inc. won the design build contract in 2007 for \$4.1 million. Coates teamed with Youngstown-based architectural firm Balog, Steines, Hendricks & Manchester, which handled the architecture.

Coates' proposal included a more modern design than any of its competitors and, in particular, an exterior thought better suited for the building's intended use. Coates' proposal also saved the owner more than \$375,000.

Mike Coates, Jr., vice president of Mike Coates Construction Co. Inc., says Coates was also responsible for all construction financing. As bid, no payment was to be made by the owner until the project was fully completed and accepted. Coates financed most of the project internally, and made arrangements with JPMorgan Chase Bank to cover any shortfall.



**EXPOSED SYSTEMS** Open office areas are illuminated by fluorescent track lights in the ceilings, which also have open cable trays, allowing for easy cable access. The ceilings feature duct pipes.

One major problem arose during construction. It was discovered that an adjoining older building, the Semple Building, did not have a concrete foundation. It had been anticipated that the foundation of the older building could be underpinned so as to allow for the excavation and placement of the new building's foundation tight against that of the older building, as the owner wanted the new building to entirely fill the space between the two existing buildings.

In the end, it was thought best to stay away from the older building altogether, and the new building was made narrower but deeper to give the owner the required 30,000 square feet. The foundation system was redesigned, and

the exterior façade was extended so as to fill the void area, which was created between the new building and the Semple building on the redesign.

The steel frame building has a rubber roof with variable air volume heating and cooling units, concrete floors, and a grey paneled exterior that serves both aesthetic and functional roles. The rectangular, insulated aluminum panels force rainwater into a drain system. There are 10,000 square feet of space per floor.

Gary Balog, president and CEO at Balog, Steines, Hendricks & Manchester, says the exterior on West Federal Street sports a more transparent and high tech look than the other buildings in the area, yet it fits in with them. "We really wanted the building to fill that space to

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the front of the buildings adjacent to it," Balog says. "There is a relationship in some ways between the adjacent buildings and this building in terms of floor elevations."

At the same time, the city is encouraging a more modernized environment that will appeal to 20- and 30-somethings, which it accomplishes with its more transparent exterior. He says that a brick building with "punch" windows would not have achieved the same impression. "They specifically wanted something that would have more transparency, have the ability to have a relationship between activities inside and passersby," Balog says. "Daylighting was a major component."

Balog says the exterior design is reminiscent of the Ford Recital Hall, another building in the area that suggests a more engaging look than the brick buildings of yesteryear. He says the inside spaces are flexible, as they are more like studios than fixed offices.

#### Expansive exterior views

Each floor, with the exception of the basement, has a central lobby with an



**MODERN MOOD** "We wanted to get a 'techie' feel," says Mike Cosby of the office furniture selections. "We got away from the traditional cubicles."

expansive view of West Federal Street. There are historic pictures of Youngstown throughout the building, many donated by the local historical society.

The elevator and a main stairwell are adjacent to the lobby. The stairwell has windows on two sides, giving views of West Federal Street from each of the three levels. The restrooms are accessed on all floors from the lobby.

There is also a smaller lobby on the south side accessed by a smaller back entrance.

The main lobby is accessed by means of a vestibule on the north side facing West Federal Street. A curve-shaped reception desk with large Plexiglas accents greets visitors, who can then enter the open office areas on both the east and west sides.



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The first and second floors have similar layouts. There are two conference rooms on the northeast corner, the larger being 20 feet by 26 feet, and a training room at the southwest end of the floor. All rooms have windows with views of the outdoors.

All floors have a centrally located kitchen, which is fully equipped, adjacent to a room for the computer server. Each floor has its own color theme, designating its purpose; i.e., administration, sales, marketing. The entrance to the main work areas on each floor has a glass border with a numeral inscribed, announcing the floor you are on.

The third floor is somewhat different than the first two in that the conference rooms are in the center of the floor rather than at the northeast end. This floor houses the technical support staff.

The open office areas are illuminated by fluorescent track lights in the ceilings, which also have open cable trays, allowing for easy cable access. The ceilings feature duct pipes. The open work areas also feature historic photos on the walls. "This is a very innovative look," Popa says.

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There is an electrical room on the ground floor next to the south lobby.

Both the second and third floors have skylights in each of the two main open work areas.

The basement has 24 covered parking spaces that are reserved for administrative staff. The garage is accessed by means of a ramp.

### Functionality marries aesthetics

Dave Kosec, project manager at CIC for the new building, says they wanted a modern look with high tech functionality. "We put out a set of specs and [Mike Coates Construction Co. Inc.] had to design and build within a year," Kosec says. "They did an excellent job, design build and otherwise. Everybody was pleased with how well it came out."

Turning Technologies, as the anchor tenant, gave input on the design, including the layout, colors and placement of walls and doors.

Youngstown-based Lorco Business Systems, an officer furniture dealer, supplied the Knoll office furniture. "We wanted to get a 'techie' feel," Crosby says. "We got away from the traditional cubicles."

The ample light is another feature the company wanted. The previous space did not offer windows in every work area.

"We ended up taking the whole building," Crosby notes. "We didn't anticipate the number of people." There are now 130 employees.

The company is proud to help downtown Youngstown rejuvenate. Crosby notes that when they opened for business in 2001, many of the parking meters on Federal Street were covered and many storefronts were vacant.



**TURNING TIMES** In 2001, many of the parking meters on Federal Street were covered and many storefronts were vacant. Today, new parking lots are being built and the street is bustling. "It's been a great change and it's been interesting to see it develop over the years," says Mike Crosby of Turning Technologies, anchor tenant at the Taft Technology Center.

Today, new parking lots are being built and the street is bustling. "It's been a great change and it's been interesting to see it develop over the years," Crosby says.

Balog, the architect, concurs. "The momentum is positive," he says. "There's a critical mass going on now that's healthy for the city. I see a lot of pubs and restaurants springing up and surviving."

In addition, there has been the \$6.6 million George V. Voinovich Government Center, the \$7.5 million Mahoning County Children Services building and \$3.8 million Seventh District Court of Appeals.

The Taft Technology Center, in his view, represents this change. "That building symbolizes we're not a steel mill town anymore," he says. **P**

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## Planting Priorities

*Benefits of quality landscaping plans include energy savings, enhanced value*

By Scott Snider

**M**aking steps towards a greener property in 2009 will not only help you make a better impact on the environment, please current clients and attract new clients, but it can also save you money on your 2009 budget. According to the American Society of Landscape Architects, 10% or more of a property's budget should be allocated towards landscaping and by allocating that money the property will have overall increased profits both in the short term and long term.

Among the many benefits of quality landscaping plans are lower noise levels, reduced crime and reduction of unpleasant views. Landscaping can reduce air conditioning costs by up to 50% by shading the windows and walls of a building. Trees can reduce temperatures by as much as nine degrees Fahrenheit. Plants can also control dust, prevent soil erosion, block wind, provide privacy and help with many other problematic areas.

Gardening is the number one hobby in America (according to the National Real Estate Association) and can be a great selling point for a property man-

ager. A well-maintained landscape can also be a sign of a prosperous business and happy residents. According to Psychologist Rachel Kaplan, well-landscaped grounds that provide a place for people to walk and relax in the environment are among the most important factors considered when individuals chose a place to live or stay.

Creating a community garden or small park can pay dividends monetarily as well as improve the morale of employees or clients in any property setting; hotels, apartment communities, nursing home facilities or corporate campuses.

Work towards a greener property in 2009 and make it a priority. Not only will it help improve your bottom line, but it can also be a great marketing tool for your business and help improve your teams' overall attitude, making them more productive and making your property overall a better place. **P**

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Scott Snider is president of landscaping company M&S Connection, which recently moved into a larger facility at Interstate 71 and Route 303 in Brunswick. For more information, call Snider at 330-273-0183 or visit [www.msconnectioninc.com](http://www.msconnectioninc.com).



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## Saving Some 'Green'

*A look at four cost-effective green industry initiatives*

Story and photo by Mark Kubasak

Facility managers may not realize the simple yet effective green initiatives that can be addressed through their landscape maintenance practices. A little pro-activity now can go a long way in saving some "green" down the road. Brickman, a commercial landscaping company, has been educating and working with clients to implement one or more of these techniques.

### *Organic-based turf management*

A custom organic-based turf program, which achieves quality and green-friendly objectives, can be developed by reducing the use of synthetic-based products and increasing the use of organic-based fertilizers. Benefits include longer lasting and more controlled release of fundamental nutrients, production of favorable microorganisms that provide natural aeration of the soil, direct utilization of renewal products such as bio-solids (which poses less of an environmental impact by reducing the amount of petroleum-based product), and reducing the need for watering during periods of drought by supporting the natural plant cycle. Organic materials also restore the natural balance in the turf over time, reducing the need for multiple applications of fertilizer, which in turn saves you money.

### *Water conservation*

By improving the overall efficiency of irrigation systems and water usage, properties can significantly reduce the water consumption and improve the overall health of the landscape. After only five minutes of irrigation, excessive runoff, wasted water and damage to paved areas can occur. This can be reduced by considering pressure-regulated nozzles, investing in rain sensors, and performing regular audits of irrigation systems. Rain sensors will prevent using water during rainy periods (which also causes a negative perception of wasting water from the general public). Regular water usage monitoring and documentation of repair costs allows facility managers to implement an effective irrigation management program. To get started, perform an assessment to help identify an improvement plan that will lead to immediate cost savings.

# Landscaping

## Recycling of landscape waste

The goal here is to recycle grass clippings and leaf waste on site as much as possible in addition to recycling all of the green waste that must be removed from the property at a facility that turns the waste into mulch and soil products that can be reused. Brickman has new state-of-the-art commercial mowers with mulching decks that recycle the grass clippings during the mowing process. By mulching the grass clippings on site, 25% to 35% of the total nitrogen from the clippings is returned to the ground, resulting in a reduced dependence on synthetic fertilizer. Recycling leaves onsite adds one-half pound of nitrogen back to the soil per 1,000 square feet of turf area per year. If waste must be removed from a property, it helps to establish locations for recycling the green waste and monitor the total cubic yards generated.

## Fuel conservation

Landscape equipment vendors are leaders in their industry in developing new technology. This technology is enabling contractors to significantly improve fuel efficiency and switch to equipment using alternative fuels that are more beneficial to the environment. In 2008, Brickman will be testing propane-fueled mowers. Reports show

that there is a 15% improvement in fuel efficiency in propane mowers compared to gas or diesel. This would be a reduction in fuel by 225,000 gallons. Propane also burns more efficiently than gas or diesel. Each gallon of propane reduces toxic emissions by 80% and smog forming emissions by 70%. It's something to think about over your next deep breath.

The above green initiatives give a basic outline of some areas to focus on within your property management realm. **P**

*The Brickman Group would be happy to be a resource for readers through the "green" learning curve and assist with the plan implementation, according to Mark Kubasak, business development associate with Brickman. For more information, call Kubasak at 440-336-2419 or visit Brickman online at [www.brickmangroup.com](http://www.brickmangroup.com).*



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**SAMPLES OF SUSTAINABILITY** When Cawrse & Associates moved into its new headquarters in Chagrin Falls (left), it incorporated a sustainable site plan that includes such features as a landscaped parking island/rain garden (top right), which catches the roof downspout runoff for treatment and infiltration into the soil, and a bio-detention basin (bottom right) that treats stormwater runoff onsite.

## *Project Profile:*

### **Cawrse & Associates, Inc.'s new headquarters promotes sustainable site design**

**C**awrse & Associates, a 30-year-old, Chagrin Falls-based landscape architecture and land-planning firm, required a larger and updated facility for their practice. They selected to develop the rear portion of their property, directly behind their current office, with a new office building. The main goal of the project was to develop the site in a sustainable manner and to act with environmental sensitivity, specifically using sustainable design principals for the site development.

Cawrse & Associates worked very closely with the Township and adjacent

businesses and residences to develop a site plan that would meet everyone's approval. The new office site is located on a 2.4-acre narrow parcel of land, of which 0.4 acres is occupied by the firm's present office building, and the newly constructed office site occupies 0.6 acres while the remaining 1.4 acres of the site remained as an undisturbed, wooded, open space conservation easement, as well as a buffer to the adjacent residences.

The two-story office building is approximately 6,400 square feet, which allowed Cawrse & Associates, Inc. the ability to consolidate their office to the entire

second floor, rather than being spread over three floors as in their old office. The first floor is leased to three tenants, one of which was a previous tenant in the old office building. The office was designed with an open floor plan that allows plenty of natural lighting and provides an open design studio environment, which gives the staff with the ability to easily discuss design ideas.

Since Cawrse & Associates are landscape architects and land planners, their focus for the project was developing a sustainable site plan. They wanted an office site that would protect and embellish the property by utilizing a detailed stormwater management system, conserving the surrounding vegetation and open space, and assuring water quality, reduced runoff and stream preservation. To accomplish this goal, the site was planned with an innovative stormwater system, one that had not been constructed in the area before. Because of this approach, the Chagrin River Watershed Partners (CRWP), Inc. awarded Cawrse & Associates a grant for the project to help defray the cost of the proposed porous pavers, rain garden, bio-swale and bio-detention basin.



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# Inside Look

*Local designers featured in garden writer's newest book*

**D**ozens of images from the landscapes of local design firm, Salsbury-Schweyer, Inc., are included in a newly published book, *Home Outside: Creating the Landscape You Love*, by distinguished garden writer Julie Moir Messervy. Co-author of consistent bestseller *Outside the Not So Big House* with Sarah Susanka, Messervy has

won many awards for her work, including a Garden Writers Association of America Gold Medal for *The Inward Garden*. In *Home Outside: Creating the Landscape You Love*, which was released late last month, Messervy highlights six projects in Northeast Ohio, including Cleveland, Akron, Canton and surrounding suburbs, completed by Akron-based landscape design and development group, Salsbury-Schweyer, Inc.

A Richfield property designed and installed by Salsbury-Schweyer, Inc. is portrayed in before and after photos. Messervy describes the perennial planting beds, bluestone patio, contemporary pond, and cast iron fireplace as a "vibrant outdoor living room."

In addition to many of their clients' gardens, the personal residence of Salsbury-Schweyer, Inc.'s owners is featured in two full pages. Dramatic before and after photos of Samuel L. Salsbury's and Sabrena Schweyer's small West Akron lot demonstrate a true transformation.

"At the back corner of the property, by that once derelict garage, you can look back through the layers upon layers of beautiful plantings and feel that you've found a tiny patch of paradise," Messervy writes. An inspiring transition, the installation demonstrates that beauty and refuge can be created for a small urban property.

For more information on Salsbury-Schweyer, Inc., visit [www.salsbury-schweyer.com](http://www.salsbury-schweyer.com) or call 330.375.9600. For more information about the book, visit Julie Moir Messervy's Design Studio Blog for *The Home Outside* at <http://blog.jmmds.com> or her website at [www.juliemoirmesservy.com](http://www.juliemoirmesservy.com).



**LIGHT WORK** The Cawse & Associates office studio space allows plenty of natural lighting as well as pleasant views to the site.

Among innovative design elements of the storm water management system:

## *Permeable pavers*

The project includes an 8,000-square-foot Unilock Eco-Optilock permeable paver parking lot. This paving surface allows all storm water to infiltrate through the pavement, be detained within the base material, and then infiltrate naturally into the groundwater aquifer. Excess filtration is diverted into subdrainage piping and discharged into the bio-swale.

## *Rain garden*

A rain garden on the site captures roof runoff from the building's downspouts, which is piped directly into the rain garden to recharge the groundwater through infiltration and filtered by the roots of water tolerant native plants.

## *Bio-swale*

Included in the plan was a bio-swale, which receives site and subdrainage runoff, slowing the water through native plantings, gravel riffles and rock weirs to increase infiltration, prior to reaching the bio-detention basin. The sides of the swale are planted with a no-mow seed mix and a low maintenance, water efficient mix of native plants.

## *Bio-retention basin*

A semi-wet pond includes forebay, mudflat and saturated areas with native

plants placed according to the wetness conditions. The native plants absorb and filter the water. This allows much of the storm runoff to infiltrate on site instead of flowing downstream. The perimeter of the basin is planted with a native no-mow seed mix.

## *Open space/conservation Easement*

An open area onsite will remain undisturbed, which will allow the natural drainage flow to remain uninterrupted and the ground to remain as a pervious surface.

This project was awarded a grant that included technical support, education and funding to design, construct and monitor low impact development demonstration projects. Information gathered from these demonstrations will address concerns about the role of soils, climate and maintenance in the applicability of these practices to Ohio.

As part of the grant, CRWP, along with other government agencies, has started a two-year monitoring program to measure water quality and quantity parameters.

Using environmental sensitivity, the new office building develops the site in a sustainable manner. Restoring and retaining the natural systems through a design that is conscientious of natural features is key to the project vision. **P**

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## Nine for the Times

### *Tips to putting money back in your pocket in 2009*

Northeast Ohio landscaping companies – and all companies, in fact – are constantly seeking ways to survive and thrive, particularly in challenging economic times like those we're facing in 2009. Following are nine key steps that you may consider to increase your company's bottom line, provided by Greg Botson, CIC, president of Botson Insurance Group in Avon.

#### 1. Ask for referrals

The best way to grow your business profitably and put money in your pocket is to ask for at least one to three referrals from each satisfied client. After you complete a project for your client and they are happy with your work, ask them to give you the names of a few friends, neighbors or family who could benefit from your services. Or even better, ask them to call the referral prior to you calling them and have the client detail out how you helped them and how why they enjoyed working with you. This will help ease the tension once you do call them since they will be expecting your call.

#### 2. Know your insurance costs

Are you aware of how much you are paying for your insurance each year? Do you feel it is too expensive? Do you know how much you are paying for each pickup or dump truck per year? Is it more than the industry average? By knowing your detailed costs, you can make sure you are not getting gouged by your insurance program.

#### 3. Do a premises walkthrough

A tour of your premises inside and outside can help you protect your assets in the event of a claim. Going through each room and doing a physical inventory of what you own or even taking a video will help you become adequately insured. The outside of your premises could include many exposures you many

not think about. By touring the entire premises, you will lessen the chance of having to reach into your own pocket after an uncovered claim.

#### 4. Schedule equipment for replacement cost

It is important to schedule your Contractors Equipment properly based on how your policy is written. If you have Actual Cash Value coverage, you need to schedule your equipment based on its current depreciated value or what you could sell it for in the open market. If you have Replacement Cost

**After you complete a project for your client and they are happy with your work, ask them to give you the names of a few friends, neighbors or family who could benefit from your services.**

coverage, you need to schedule your equipment based on what the new equipment would cost today. If you don't schedule accordingly, you could be overpaying for your insurance or not receiving the amount you deserve after a claim occurs.



Greg Botson

#### 5. Be careful of who you let drive your vehicles

You should avoid letting employees drive your vehicles for personal use such as moving their furniture or driving their children to school or taking your vehicle out for an evening of fun. The bottom line is your company is responsible for any injuries or property

damage caused by your vehicle no matter who is driving.

#### 6. Read the contracts before you sign

Many contracts are written in favor of the property owner. They may include clauses or agreements you would be held liable for whether or not you have insurance coverage. Clauses such as Direct Primary Liability, Hold Harmless and Waiver of Subrogation are common ways to transfer liability to you. You must make sure your insurance policy will protect you for contracts you sign.

#### 7. Keep an inventory of equipment, trucks and trailers

It is important to have your equipment, autos and trailers documented in your computer. This will guarantee

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all your equipment is included on your policy with the proper serial numbers.

### 8. Make sure Pesticides Liability coverage is part of your policy

If you are a licensed herbicide/pesticide applicator, you need to provide proof of General Liability coverage to the Department of Agriculture to keep your license valid. Proper coverage is usually included for little or no additional premium for most landscape contractors.

### 9. Practice and preach safety in your organization

Safe companies pay less for insurance. Statistics prove that companies who practice safety on a regular basis and make it a priority will have less insurance claims. Obviously, the lower the claims, the lower your insurance costs. For effective results, safety needs to start at the top of the organization and trickle down to every associate in the organization. **P**

Greg Botson has been dedicated to helping the green industry for over 19 years. With hundreds of contractors and suppliers clients, Botson Insurance Group is committed to helping business owners solve insurance problems while building lasting relationships. Botson and his nine agency associates understand insurance for the green industry and will commit to knowing your business so you are properly protected. For a free risk and insurance evaluation, call Botson at 440.934.1603 x819.

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## Growing Business

### *A look at benefits of Ohio Landscape Association membership*

By Sandy Munley

**T**here is an old saying, “When the going gets tough, the tough get going,” and that is exactly what landscape contractors in Ohio are doing. “In business, the strong survive and the weak perish,” says OLA President Greg Malone of Kurtz Bros., Inc. “The Ohio Landscape Association’s goal is to make members stronger to survive the rough economic waters ahead.”

If there has ever been a time to network, this is it! As a professional organization, OLA provides a multitude of opportunities for members to network. It is comprised of business people facing similar challenges. Shared expertise and resources can be a powerful support system when times are tough. The association has already provided three meetings in Northeast Ohio this season that included networking sessions, as well as a networking event in Columbus.

In March, another opportunity will be provided at a meeting held in Broadview Heights. The meeting will begin with a networking session and culminate with a presentation by OLA Past President George Hohman of Turfscape. Hohman will present “A Contractor’s Perspective on the Industry: Past, Present and Future.”

The OLA and its members recognize the need to keep on top of their game, especially in the current economic times, so the OLA will be offering many educational opportunities for landscape contractors.

The association holds a series of landscape design courses each year. Design I and Design II were held in January and February, respectively. Design III is planned for March 2 to 4 at the OLA Office in Broadview Heights. These classes are instructed by Kathy Stokes-Shafer, APLD, a highly regarded landscape designer from the local area.

Also on March 2, there will be a professional sales training program lead by Marvin Montgomery, a nationally recognized sales trainer with ERC Services,

Inc. Marvin will emphasize tried and true techniques so that attendees can bypass trial and error methods. His style is often referred to as “motivation with substance.”

The busy OLA schedule continues on March 6 with a CDL (Commercial Drivers License) Training Course. Daryl Lengyel has been teaching CDL

**The Ohio Landscape Association is comprised of business people facing similar challenges. Shared expertise and resources can be a powerful support system when times are tough.**

Training for the OLA since 1994. These classes emphasize safety, a topic of great importance to OLA.

On April 3, Kichler Lighting will host and sponsor a Landscape Lighting Seminar to train technicians on the new technologies that save energy. This course will also focus on good design and troubleshooting.

The Ohio Landscape Association has a strong relationship with the national landscape association, The Professional Landcare Network (PLANET). These two organizations will be partnering in Ohio for the PLANET Day of Service. This is a new program designed to unite the green industry nationwide for a day dedicated to giving back: April 22, 2009.

OLA believes that it is important to give back to the community. They are

encouraging members to find a service project in their neighborhood to demonstrate that landscape contractors are good stewards of the environment.

PLANET and OLA members will create their own projects that can focus on lawn, landscape, lighting, tree care or interior plantscape and that benefit the chosen venue. Participants will register their service projects with PLANET and unite across the country for one day of giving back to their local communities. After all, landscape is the original green industry!

The Ohio Landscape Association (OLA) is a non-profit trade association for landscape contractors and their suppliers that has over 500 members. Its mission for more than 40 years has been to encourage professionalism and ethical standards among landscape contractors through educational opportunities and to promote the image of the landscape industry.

The OLA is a valuable resource to its members, providing them with tools to increase sales and reduce their expenses, along with a multitude of other benefits including educational and networking opportunities and great savings within its group workers’ compensation program. The OLA also takes an active advocacy role in protecting and furthering its members’ business interests at both the state and federal levels. **P**

---

Sandy Munley is executive director of the Ohio Landscape Association (OLA). To find a member of the OLA and other helpful information about your landscape, visit OLA’s consumer website at [www.MyOhioLandscape.com](http://www.MyOhioLandscape.com).

# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T1209080

## DUNKIN DONUTS

**Cleveland, OH** (Cuyahoga Co.) 4120 Lee Road  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)

**UPDATE:** Owner seeking approvals; bid schedule to be determined.

**OWNER:** Dunkin Brands Inc.  
130 Royal Street  
Canton, MA 02021  
(781) 737-3000

**ARCHITECT:** GPD Associates - Akron  
520 S. Main Street #2531  
Akron, OH 44311  
www.gpdco.com  
(330) 572-2100 FAX (330) 572-2101

**DETAILS:** Approx. 2,000 SF, one-story building; concrete; masonry; structural steel; thermal and moisture protection; drywall; painting; plumbing; HVAC; electrical; lighting; signage; paving; landscaping; storefront.

PN-T0716054

## NEW ELEMENTARY SCHOOL

**Louisville, OH** (Stark Co.)  
**ESTIMATED AMOUNT:** \$25,000,000  
**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing estimated amount; a recount has verified that the November 2008 bond issue has passed; design work to begin shortly.

**OWNER:** Louisville Board of Education  
408 E. Main Street  
Louisville, OH 44641  
(330) 875-1666

**ARCHITECT:** Fanning/Howey Associates - Celina  
540 East Market Street  
Celina, OH 45822  
www.fhai.com  
(419) 586-7771 FAX (419) 586-2141

**DETAILS:** Approx. 128,000 SF; space for a 1,000 students; sitework; concrete; masonry;

mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; metals; drywall; painting; landscaping.

PN-S0803052

## FERFOLIA FUNERAL HOME

**Aurora, OH** (Portage Co.) Route 82 & Bissell Rd  
**ESTIMATED AMOUNT:** \$2,500,000  
**CONTRACTING METHOD:** C.M. Subcontracts (By Invitation Only)

**UPDATE:** Bidding to advance February/March 2009; construction possible April 2009.

**OWNER:** Ferfolia Funeral Homes  
5386 Lee Rd  
Maple Heights, OH 44137  
(216) 663-4222 FAX (216) 663-9577

**C.M.:** FORUM Architects  
1240 Huron Road  
Cleveland, OH 44115  
www.forumarc.com  
(216) 363-0000 FAX (216) 363-1990

**DETAILS:** 18,500 SF; four inside chambers; post funeral gathering space; outdoor chapel with heavily landscaped surrounding and possible waterfall; casket room with virtual screens to view different casket styles; sitework; thermal and moisture protection; foundations; concrete; windows and doors; wood and plastics; finishes; specialties; HVAC; electrical; plumbing; mechanical.

PN-T0820027

## LAUREL SCHOOL ADDITION

**Butler Campus**  
**Russell Township, OH** (Geauga Co.) 7420 Fairmount Road

**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)  
**UPDATE:** Announcing Architect; bidding possible mid/late February 2009.

**OWNER:** Laurel School

One Lyman Circle  
Shaker Heights, OH 44122  
(216) 464-1441

**ARCHITECT:** Van Auken Akins Architects  
27629 Chagrin Boulevard, Suite 205  
Cleveland, OH 44122  
www.vaakins.com  
(216) 292-9944 FAX (216) 292-9943

**DETAILS:** New 11,800 SF fitness center/locker room facilities; sitework; concrete; thermal and moisture protection; plumbing; electrical; HVAC; finishes.

PN-U0115029

## TRAIL EXPANSION

**Township Park**  
**Amherst Township, OH** (Lorain Co.)  
**ESTIMATED AMOUNT:** \$72,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is preliminary; Owner seeking grant funding; bid schedule to be determined.

**OWNER:** Amherst Township - Lorain Co.  
7530 Oberlin Road  
Elyria, OH 44035  
(440) 988-5866

**DETAILS:** To expand a series of walking, jogging and biking trails; construction of new trails throughout the park; double the length of the existing trail from 4,200 ft to 8,400 ft; illuminating part of the new trail.

PN-S0619002

## VELODROME

**Cleveland, OH** (Cuyahoga Co.)  
**ESTIMATED AMOUNT:** \$6,000,000 - 7,000,000  
**CONTRACTING METHOD:** To Be Announced

**UPDATE:** Announcing change in details; owner is conducting a fundraising campaign; project is preliminary; bid schedule to be announced.

**OWNER:** Fast Track Cycling  
P.O. Box 7700882  
Cleveland, OH 44114  
www.fasttrackcycling.org  
(440) 668-5533

**DETAILS:** Air-supported building with one track; 250 meter indoor track and 200 meter running/skating track on the infield; sitework; windows and doors; finishes; HVAC; electrical; plumbing; concessions, pro-shop.

PN-U0114045

## HYRE MIDDLE SCHOOL COMMUNITY LEARNING CENTER

**Akron, OH** (Summit Co.)  
**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is preliminary; owner seeking approvals; bid schedule to be determined.



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**OWNER:** Akron Board of Education  
70 North Broadway Avenue  
Akron, OH 44308  
www.akronschools.com  
(330) 761-1661 FAX (330) 761-3226

**ARCHITECT:** T.C. Architects Incorporated  
755 White Pond Drive  
Suite 401  
Akron, OH 44320  
www.tcarchitects.com  
(330) 867-1093 FAX (330) 867-4198

**DETAILS:** SF to be announced; new building addition to the existing middle school to create a community learning center; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; landscaping.

PN-U0114021

**METRO CHURCH CAMPUS**

**Brunswick Hills, OH** (Medina Co.) 197 North Carpenter Road

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

**STATUS:** Planning is preliminary; bid schedule to be determined.

**OWNER:** Metro Church South  
16670 E. Bagley Road  
64 Front Street  
Middleburg Heights, OH 44130  
(440) 243-9001

**ARCHITECT:** Zarzycki/Malik Architects  
7500 Pearl Road  
Middleburg Hts., OH 44130  
www.zmarchitects.com  
mail@zmarchitects.com  
(440) 816-2111 FAX (440) 816-2114

**DETAILS:** SF to be announced; sitework; concrete; framing; electrical; plumbing; HVAC; roofing; finishes; 21 acres; additional details to be determined.

PN-T0730040

**HUNTINGTON BANK**

**Avon, OH** (Lorain Co.)

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

**UPDATE:** Bidding to advance shortly.

**OWNER:** Huntington Bank  
41 S. High Street  
Columbus, OH 43215  
(614) 480-8300

**ARCHITECT:** Professional Design Group-Marietta  
2060 Franklin Way SE, Ste 200  
Marietta, GA 30067  
(770) 956-7886

**DETAILS:** Single story; drive-thru; concrete slab; shingle roof; plumbing; bathroom fixtures; electrical; HVAC; carpeting; drywall; steel doors and hardware; glass and glazing; acoustical ceiling; finishes; insulation; wood and plastics; fire suppression.

PN-T0811053

**KINDERCARE DAYCARE FACILITY**

**Strongsville, OH** (Cuyahoga Co.) Howe Road

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

**UPDATE:** Announcing Architect; bid schedule has not been released.

**DEVELOPER:** Timberstone Development  
1630 Timberwolf Drive  
Holland, OH 43582  
info@timberstoneinc.com  
(419) 837-6200 FAX (419) 837-6203

**ARCHITECT:** ADA Architects, Inc. - Lakewood

17710 Detroit Avenue  
Lakewood, OH 44107  
www.adaarchitects.cc  
ada@adaarchitects.cc  
(216) 521-5134 FAX (216) 521-4824

**ENGINEER:** Neff & Associates  
6405 York Road  
Parma Heights, OH 44130  
(440) 884-3100 FAX (440) 884-6443

**DETAILS:** 8,855 SF; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; flooring; roofing; doors & windows; wood & plastics; drywall; painting; bathroom accessories; landscaping.

PN-S0619053

**NEW POOL**

**Maple Heights, OH** (Cuyahoga Co.)

**CONTRACTING METHOD:** Public Bids

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**UPDATE:** Announcing Engineer; Design/Build RFQs have been received; award to be announced.

**OWNER:** City of Maple Heights  
5353 Lee Road  
Maple Heights, OH 44137  
mapleheights.cuyahogacounty.us  
(216) 662-6000 FAX (216) 662-2880

**ENGINEER:** Chagrin Valley Engineering Ltd.

22999 Forbes Road, Suite B  
Oakwood Village, OH 44146  
cvelimited.com  
info@cvelimited.com  
(440) 439-1999 FAX (440) 439-1969

**DETAILS:** New municipal pool, including appurtenant pool house at Stafford Park; sitework; concrete; masonry; metals;

wood and plastics; painting; tile; plumbing HVAC; fire protection; lighting; electrical.

PN-S1017069

#### **MUNICIPAL CENTER REALLOCATION**

**Chardon, OH** (Geauga Co.)

**ESTIMATED AMOUNT:** \$445,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Bidding to advance late January 2009.

**OWNER:** City of Chardon  
111 Water Street  
Chardon, OH 44024  
(440) 286-2600

**ARCHITECT:** Horne & King Architects  
7219 Sawmill Road, Suite 106  
Dublin, OH 43016

www.horneandking.com  
(614) 766-6711 FAX (614) 766-6713

**DETAILS:** Renovate council chambers to also serve as a second courtroom, reworking clerk and probation officer space, and creating additional space on the second floor for a conference room.

PN-U0105026

#### **LORAIN AIRPORT ADA IMPROVEMENTS**

**Lorain, OH** (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural Services RFQs due Monday, January 19, 2009 at 4:30 PM (To Owner)

**OWNER:** Lorain County Commissioners  
226 Middle Avenue  
Elyria, OH 44035

www.loraincounty.us  
(440) 329-5111 FAX (440) 323-3357

**DETAILS:** Karen L. Davis, Special Projects Manager  
ADA improvements to the Fixed Base Operations building (FBO); upgrade two restrooms, widen hallway, and modify entrance; lighting; carpet; electrical; finishes; curb cutting.



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