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FEATURES



Photo by Ryan Divita

- 11 January Construction Slips 3%**
- 17 Cleveland Jet Center Takes Flight**
New facility at Cuyahoga County Airport caters to jet set
- 25 Refreshing Space**
Consolidation leads to new office for QMI-SAI Global in Independence
- 31 Decades of Dedicated Service**
Nearly 90 years on, Novatny Electric continues devotion to customer satisfaction
- 48 Maximizing Your Landscape Investment**
Nine ways you can enhance your property's curb appeal
- 51 Warm Retreat**
New Brookdale Senior Living facilities provide skilled nursing patients with homey atmosphere
- 61 When Collaboration is Key**
Design/build delivery brings benefits of teamwork to construction projects, gains popularity in property development

INSERT: Building Strength

Nyman Construction works hard to deliver solid service in Northeast Ohio and beyond

DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 15 BOMA BUSINESS**
- 32 FINANCIAL STRATEGIES**
- 36 BILLBOARD**
- 42 CABOR CORNER**
- 44 GREEN MATTERS**
- 66 CONSTRUCTION PROGRESS REPORT**

East Side West Side Story



KEN KRYCH

"Every day, you get older... that's a law," said Paul Newman in the role of Butch Cassidy to Robert Redford as the Sundance Kid in their famous movie from 1968. And since that observation is true, it is good to know that when a relative, loved one or friend may have to spend time in an assisted living facility there are some very good ones from which to choose in this area.

This month's cover story focuses on two of such fine facilities owned and operated by Brookdale Senior Living, of Brentwood, Tennessee, who hired Fortney and Weyandt Construction, of North Olmsted, to build extensive additions to two of their operations in Cleveland: Homewood Residence in Richmond Heights and Westlake Village in Westlake. Both of them are comfort-

able, affordable and run by a friendly, competent staff of experts.

Also this month, we are happy to report on a beautifully designed office space in Independence for QMI SAI Global Inc.

Another story this month reminds us that getting there is half the fun: that is true when you pull up and enter the Cleveland Jet Center at the Cuyahoga County Airport, which recently opened to cater to visiting businessmen and airplane owners in the region. Bialosky & Partners, of Shaker Heights, took a basically plain building and improved the exterior with many innovative ideas while also making the interior striking, efficient and comfortable for passengers as well as pilots awaiting their clients' next departure.



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As a special insert this month, we turn the spotlight on Nyman Construction, of Warrensville Heights, whose projects have graced our covers many times in the past. Mark Nyman's firm, a very knowledgeable and hard-working team of people dedicated to their craft, is one of those that in a way is "under the radar" but is constantly working on myriad types of projects from a Dunkin Donuts location to a very intricate and complex industrial manufacturing plant to a hotel.

Coming next month...

Looking ahead, *Properties* is proud to be partnering again with the National Association of Industrial & Office Properties (NAIOP) for its upcoming program in May. We are creating a special supplement magazine next month, which will also serve as a program piece for the awards.

Also in April we will be featuring Bialosky & Partners and its tremendous designs, along with Korfant & Mazzone Construction's 15th anniversary. In addition, we will take a look at the new headquarters for the Floor Show in Warrensville Heights and BMA Media Group's new offices.

We welcome any requests for *Properties* to produce a complete profile on your firm and encourage you to share your ideas with us on any great project you feel would make for an interesting story.

Our lines are always open at 216/251-0035 or email me at kkrych@propertiesmag.com

Let's move on to a successful spring!

Positively,



Kenneth C. Krych
Owner/Publisher

CORRECTIONS

In the February issue of *Properties*, Mike Molinski of Vocon was incorrectly identified as project architect for FirstEnergy's West Akron Campus. Molinski of Vocon served as project manager for the FirstEnergy redesign.

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57th Annual Design & Construction Conference

Recently, the Cleveland Engineering Society (CES) held its annual conference at the Betram Inn & Conference Center in Aurora, drawing nearly 300 attendees and 25 sponsor exhibitors.

Each year, CES presents awards for "Excellence in Design & Construction" and this year's award-winning projects included the Cleveland Clinic's Miller Family Pavilion & Glickman Tower, phase one of the Cleveland Museum of Art expansion and renovation, Lorain Community College's Library & Community Resource Center and the Hanna Theatre Re-Imagination completion.

The keynote speaker was Chris Ronyane, president of University Circle, Inc.

Inducted into the Design & Construction Hall of Fame were Ronald R. Ledin, P.E., president & CEO of Middough, Inc, and Charles M. Stephenson, principal, president and COO of The Albert M. Higley Company.

The day was closed with a panel discussion headed by moderator William A. Currin, mayor of the City of Hudson. The subject of the discussion was regionalism and cooperation/communication between cities in Northeastern Ohio to attract and retain more companies into the area. **P**

- 1 **Jerry Hutchinson** (PSI Engineering), **Tom Einhouse**, (Playhouse Services) and **Dave Mast** (NTH Consultants Ltd.)
- 2 **Dave Mast** (NTH Consultants Ltd.) and **Ron Lawson** (Cleveland Clinic Foundation)
- 3 **Jerry Hutchinson** (PSI Engineering) and **David Cummins** (Lorain County Community College)
- 4 **Charles Strean** (Cleveland Museum of Art) and **Dave Mast** (NTH Consultants Ltd.)
- 5 Hall of Fame Inductee **Ronald R. Ledin** (Middough Inc.) and daughter **Jill Ledin**
- 6 Hall of Fame Inductee **Charles M. Stephenson** (The Albert M. Higley) with wife **Jean**.
- 7 **William H. Webb** (Infinity Studios Photography) and **Penne Derethik** (Properties)
- 8 Panel Discussion Participants **William Currin** (City of Hudson Mayor), **Chris Thompson** (Fund for Our Economic Future), **Tom King** (City of Hudson/Ohio Society of Planners), **Jay Foran** (Team NEO) and **Jason Segedy** (Akron Metropolitan Transit Study)





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January Construction Slips 3%

The value of new construction starts fell 3% in January to a seasonally adjusted annual rate of \$410.9 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. The housing sector continued its extended slide, and it was joined by a further loss of momentum for nonresidential building. At the same time, nonbuilding construction in January cushioned the total construction downturn relative to December, with gains reported for nonbuilding's public works and electric utility segments.

The January statistics lowered the Dodge Index to 87 (2000=100), down from December's 90. For the full year 2008, the Dodge Index averaged 116.

"The construction starts data showed a declining trend over the course of 2008, and this has continued through the first month of 2009," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "January's pattern was similar to what occurred during 2008 – more weakness for housing, combined with a mounting loss of momentum for commercial building. At the same time, public works has been able to hold up relatively well, even with the erosion in state and local finances. For 2009, the pattern of construction activity will be affected by how quickly the three parts of the federal economic recovery plan have an impact. The most immediate benefit will come from the \$787 billion stimulus bill, given the spending boost that will be directed at infrastructure work. This should enable the public works sector to shift from what would have been a decline for construction starts in 2009 to an increase. The benefits coming from the housing bailout and the financial rescue packages are less certain and will require more time, which means that housing and commercial building are looking at another tough year in 2009."

Residential building

Residential building in January dropped 12% to \$97.2 billion (annual rate). Single-family housing fell an additional 7%, marking the ninth monthly decline in a row. In the three years since the start of 2006, single-family housing has shown decreased activity

in 32 out of 36 months, underlining the extended weakness for this structure type. January's 7% decline for single family housing at the national level was due to this regional behavior relative to December – the South Atlantic, down 16%; the Midwest, down 14%; the Northeast, down 13%; the West,

"January's pattern was similar to what occurred during 2008 – more weakness for housing, combined with a mounting loss of momentum for commercial building. At the same time, public works has been able to hold up relatively well, even with the erosion in state and local finances."

down 4%; and the South Central, up 3%. Multifamily housing in January plunged 25%, with especially steep reductions in the Northeast, down 43%; the Midwest, down 37%; and the South Atlantic, down 36%. A more moderate 12% decline for multifamily housing was reported in the West, while the South Central ran counter with a 19% gain in January. The number of large multifamily projects that have reached groundbreaking has fallen considerably

over the past two years. In January, the largest multifamily construction start was a \$49 million project in Tennessee, considerably smaller in scope than the numerous \$100 million-plus condominium and apartment towers that reached groundbreaking in 2005 and 2006, and to a lesser extent in 2007 and 2008.

Nonresidential building

Nonresidential building, at \$181.9 billion (annual rate), retreated 11% in January. Three of the commercial structure types witnessed substantial declines relative to December – stores, down 21%; hotels, down 33%; and warehouses, down 54%. The slide for office construction was a more moderate 5%, as January included the start of a \$316 million office project in Long Island City, New York.

"The immediate climate for commercial building is especially difficult – the weak economy has caused such market fundamentals as occupancies and rents to deteriorate further, while lending standards remain tight despite last fall's attempts by the U.S. Treasury and Federal Reserve to thaw frozen credit markets," Murray says.

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The manufacturing plant category in January increased 25%, helped by the start of a \$500 million steel plant upgrade in Pennsylvania.

The two largest institutional structure types showed reduced activity in January.

School construction settled back 16%, registering some loss of momentum after the 8% gain that was reported for this structure type for full year 2008.

Healthcare facilities construction dropped 47% in January after an exceptional December, which completed a very strong 2008 for this structure type when contracting jumped 26%. Even with the substantial pullback, the healthcare facilities category in January still included groundbreaking for five large projects, located in Nevada (\$365 million), Maryland (\$100 million), California (\$100 million), and Florida (\$100 million and \$93 million). Church construction in January also lost momentum, slipping 2%.

On the plus side, the public buildings category (including military facilities) increased 10% in January, and amusement-related projects climbed 39%. Lifting the amusement category was the start of a \$119 million convention center in Irving, Texas.

An even larger January gain was reported for transportation terminal work, which soared 515%. This reflected the start of two large airport terminal projects – a massive \$1.2 billion project

January Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on January 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
Nonresidential	\$13,912,000	\$83,647,000	-83
Residential	\$15,897,000	\$56,064,000	-72
Total Building	\$29,809,000	\$139,711,000	-79

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

	2009	2008	Percent Change
Nonresidential	\$13,912,000	\$83,647,000	-83
Residential	\$15,897,000	\$56,064,000	-72
Total Building	\$29,809,000	\$139,711,000	-79

- 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

in Las Vegas, Nevada and a \$316 million project in Sacramento, California.

Nonbuilding construction

Nonbuilding construction in January advanced 23% to \$131.8 billion (annual rate). The water supply category rebounded 26% after a weak December, helped by the January start of large water treatment plant expansions in Texas (\$94 million) and Maryland (\$62 million). Highway construction in

January grew 8%, aided by an \$89 million turnpike expansion in Plano, Texas, and bridge construction edged up 1%. River/harbor development in January was unchanged, while sewer construction retreated 4%. The sewer decline was eased by the start of large wastewater treatment projects in Washington state (\$97 million) and California (\$88 million). The electric utility category began 2009 on a strong note, rising 206% after a lackluster December, reflecting the

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January start of a \$1.5 billion coal-fired power plant in Arkansas.

On an unadjusted basis, total construction in January 2009 was reported at \$28.0 billion, down 46% from the same month a year ago. At this point, the year-to-date comparisons are based on just one month, and the construction start statistics can show volatility for any one month, as opposed to later in the year when the year-to-date comparisons include a greater number of months.

For January 2009, nonresidential building was down 53% from January 2008, a month which included as construction starts three exceptionally large projects – the \$7.0 billion Motiva refinery expansion in Port Arthu, Texas, plus the \$1.4 billion World Trade Center Tower 3 and the \$1.1 billion World Trade Center Tower 4 in lower Manhattan. If these three unusual projects are excluded from the January 2008 statistics, nonresidential building in January 2009 would be down a less severe 27% from a year ago, while total construction would be down 34%. For residential building, January 2009 was down 57% from a year ago, which reflects the steady decline for housing that took place over the course of last year. Nonbuilding construction in January 2009 was down 11% from a year ago. The steep decline for U.S. total construction starts in January 2009 compared to last year was the result of this regional pattern – the Northeast, down 60%; the South Central, down 51%; the Midwest, down 49%; the South Atlantic, down 46%; and the West, down 25%.

Additional perspective can be obtained by looking at twelve-month moving totals, in this case the twelve months ending January 2009 versus the twelve months ending January 2008, which lessens the volatility present in one-month comparisons. For the twelve months ending January 2009, total construction was down 19%, due to this pattern by major sector – nonresidential building, down 9%; residential building, down 40%; and nonbuilding construction, up 5%. By region, the twelve months ending January 2009 showed the following behavior for total construction compared to the previous twelve months – the South Atlantic and West, each down 26%; the South Central, down 14%; the Midwest, down 12%; and the Northeast, down 8%. **P**

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- Reliable quality and high service levels from the leading vendors in their fields
- Increased productivity, because vendors are pre-qualified and contract bids are thoroughly reviewed

The program's policies and procedures are developed by a standing committee of the Building Owners and Managers Association of Greater Cleveland. The Committee is also comprised of several active property managers whose buildings and/or employers are members of BOMA Greater Cleveland.

Staff support is provided principally by employees of the CHAMPS Program of the Greater Cleveland Hospital Association.

How it works

The process begins with a complete analysis of potential product categories and prospective vendors by the experienced professionals on the BOMA Group Purchasing Committee. After this evaluation, contracts are awarded and then made available to all members of BOMA. New categories are added on an occasional basis. New contract abstracts are distributed to BOMA Members as they are awarded. New BOMA members receive Group Purchasing information upon joining BOMA, which includes a full listing of all contracts and information on how to take advantage of them.

Designated vendors are then contacted on an individual basis, as needed. The product and services selection and pricing have already been made to simplify the purchasing process.

Find out how your building or company can take advantage of BOMA Greater Cleveland's Group Purchasing Program by contacting Janice Parham at 216-575-0305.



Melissa Johns

Communications Manager
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For more info on this article or BOMA Greater Cleveland, contact Melissa Johns at 216.575.0305 or mjohns@bomacleveland.org

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Photo by Ken Kych

Cleveland Jet Center Takes Flight

New facility at Cuyahoga County Airport caters to jet set

By Penne Derethik | Photos by Ryan DiVita

It's often amazing what imagination in the hands of the right contracting team can do. Take, for example, the new Cleveland Jet Center (CJC) that recently opened at Cuyahoga County Airport: what was once a rather bland, three-story '80s-era office building has been stunningly transformed into a luxury stop-over for the owners and crew members of private jets. "We believe there is nothing quite like it in the area," says CJC VP and General Manager Robert Ward. "It was our goal to set ourselves apart from the competition by offering unparalleled 24/7/365 personal service to our clients that they won't find anywhere else in the area."

A large part of that service, of course, is wrapped up in the brick and mortar building that's the first impression CJC's clients have of the operation. And that's where Optum Construction of Gainesville, Georgia and Bialosky + Partners Architects of Cleveland come in.

When Georgia-based Canyon Properties LLC, owners of over 25 similar jet facilities across the country,

decided to establish a foothold in the Cleveland area, it chose Optum as its general contractor since the two had worked together on previous projects. After reviewing the work of a number of local architectural firms, the nod went to Bialosky.

"We took a pretty hard look at the talent in Cleveland and, although there are many excellent architects in the area, we felt Bialosky was the best

fit for our vision," says Ed Maxwell, Optum Construction's owner and project manager.

Paul Deutsch, chief architect on the project, spent time researching similar facilities from not only a design perspective but a philosophical one as well.

"It was quite clear from the start that we needed to create not only an attractive atmosphere, but one that conveyed the Jet Center's philosophy which speaks



HEIGHT OF ATTENTION As planes arrive at the Cleveland Jet Center (above left), one of the most striking new elements clients notice is the faux tower detail (above right) built to mirror the working control tower just across the airstrip.

to extreme personalized service packed with luxurious amenities,” Deutsch says.

But first things first. Since the exterior of the building was lost in its “non-descriptness,” Deutsch set about to take what was there and add a number of significant architectural accents to update its look and compliment its purpose.

“Right from the start, I knew I wanted to convey an aerodynamic feel to the exterior to match its primary purpose,” Deutsch says. “We looked at several options and came up with a number

of significant architectural accents that brings that theme across.”

As planes arrive, one of the most striking new elements CJC clients notice is the faux tower detail built to mirror the working control tower just across the airstrip. Handsome to look at by day for sure, the tower is an even greater sight to behold past sunset when the colorful art glass panel topper plays off reflected light. Created by craftsmen at Crystal Illusions, the modern geometric design in colors of deep red, bright green, burnt

orange and yellow also greets clients as they enter from the parking lot in the form of a wall of windows leading into the reception area.

Graphacote, a time-consuming, exacting process which essentially sandwiches tempered colors between sheets of clear glass, was used to create the panels and, according to Bill Klausner, owner of Crystal Illusions, it took a couple of tries to get it “just right,” to meet the architect’s tough standards.

“When all was said and done, we were extremely happy with the finished product,” says Klausner.

Apart from the glasswork, much of the credit for the new look and feel of the building goes to Mike Boudon, owner of CTI Contracting, who took design direction from Deutsch, then built and installed sleek architectural metalwork that brought the building from blah to beautiful. From the new front and back canopies with their “delta wing” design to the sleek exterior corner accent panel and the tower’s metal accents, Boudon and his team committed their personal best to insure that the architectural vision became a tangible reality.

“We had some tough obstacles to overcome, but we were determined to make certain that the concept worked,” Boudon says.

One such obstacle was figuring out how to aesthetically turn a functional minus into a plus.

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PLANE PARKING A new 26,500-square-foot hanger can accommodate up to 13 planes at a time.

"It was discovered early on that water leakage at the window heads was slowly compromising the interior finishes, and the architect's solution was to install a functional deep edge trim to divert the runoff and design it in such a way that it added an extra touch of character to the building," Boudon says of the 'eyebrow' trim that runs along the building's rim.

But exterior renovations are just one part of the Cleveland Jet Center story. The totally refurbished interior packs its own "wow" impact.



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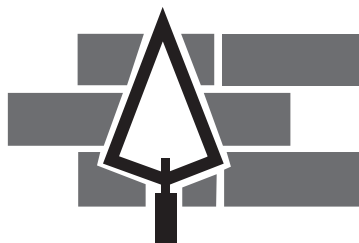
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CAST IN COLOR An art glass panel created by Crystal Illusions accents an intimate seating area in the lobby.

"From the very start, we were determined to keep the focus on our clientele who expect only the very best," Ward says.

As a result, from the moment you step through the door, an air of luxury is subtly evident throughout the 6,000-square-foot terminal.

"We wanted to convey a country club feel that our clients and their crews could relate to and I think that's exactly what we've accomplished," Ward says.

Quiet and comfortable conversation areas welcome guests in the lobby. Off to the right, the lounge/dining area is set up and ready to go for just about any catering need. A conference room overlooking the airfield is equipped

"We wanted to convey a country club feel that our clients and their crews could relate to and I think that's exactly what we've accomplished."

Robert Ward
Cleveland Jet Center

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with the latest wireless technology for on-the-run business meetings. Private offices are available for key clients who use CJC on a regular basis.

As important as the owners' comfort and convenience is, however, it's even more so for the pilots. For their exclusive use is a comfortable lounge decked out with buttery leather relaxation chairs, a flat-screen TV, handsome



GREAT WIDE OPEN A bright, two-story atrium greets visitors as they enter the new Cleveland Jet Center.

marble and tile showers, and two soundproof nap rooms for a little in-between flight R&R, as well as a flight plan room just steps away down the hall. There's even a putting green to help while away the time.

"When it came down to comfort, convenience and full amenities, we tried to think of everything," Ward says, adding that the CJC's services extends beyond the building's doors to include securing hotel and dinner reservations and procuring tickets for sports and entertainment events, as well as other top-flight concierge services.

It's not only the people who are pampered, but their planes as well. Adjacent to the terminal is a new 26,500-square-foot hanger that can accommodate up to 13 planes at a time. CT Taylor Co. Inc., of Hudson, was contracted for the concrete work and thanks to the skill of their precision team, the eight-inch-thick pad was laid without a hitch.

CJC clients can rest assured that inside the spacious, temperature controlled, customized pre-fab steel structure, their

planes will be well tended to in a safe, secure environment.

"We take care of it all, from washing the exterior and cleaning and detailing the interior, right down to washing the

dishes, re-stocking food, drink and other necessary in-flight items and refueling, all in one, convenient spot," Ward says. "You can basically say that our clients' every word is our command."

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Updating the building has had other positive economic perks apart from the obvious aviation impact. Smythe Property Advisors, LLC, which leases the remaining square feet of office space on the upper two floors has seen a rise in interest from a variety of potential tenants.

As company president Christopher E. Smythe explains, the building “has been very well received in the office brokerage community.”

“Since completing the renovation late last year, we have had a considerable pickup in leasing traffic,” Smythe adds. “We are currently in discussions with several interested parties to lease space. Developer Scott Beale has



“When it came down to comfort, convenience and full amenities, we tried to think of everything... You can basically say that our clients’ every word is our command.”

**Robert Ward
Cleveland Jet Center**



done a marvelous job taking a tired, overlooked asset and effectively repositioning it. He saw an opportunity to add considerable value and he did. The results speak for themselves.”

Now, just a few months after its launch, CJC has been gaining plenty of notice with the jet set as *the* place to park your plane and be pampered in style.

“We’ve been thrilled with the response from both owners and pilots, the key audience we planned to reach. However, this never would have happened if we didn’t have just the right facility to market, so the credit ultimately goes to everyone involved in getting CJC off the ground,” Ward says

“We owe the success of this project to the great group of local contractors who helped make this happen,” concludes Optum owner Ed Maxwell. “Everyone worked together as a team and as a result, we have a beautiful building to show for it.” **P**



READY FOR REST & RELAXATION Interior spaces are designed for comfort, from the contemporary décor and rich wood features in the lounge/dining area (top) to the plush seating and earthy tones in the lobby (middle), as well as the sleek and functional forms in the conference room (bottom) distinctively accented by the land/air-inspired CJC logo created by Shaffer Design Works..



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Refreshing Space

Consolidation leads to new office for QMI-SAI Global in Independence

By Lou Kren | Photos courtesy of HSB Architects + Engineers

On September 10, 2008, QMI-SAI Global dedicated its new office space on the fourth floor of 2 Summit, a Class-A office building on Summit Park Drive in Independence. The date marked a new beginning in many ways for the management-system certification and training provider. “We have a new U.S. headquarters, a new home, and a wonderful new home it is,” says Wendy Tilford, president of the Americas for QMI-SAI Global, a worldwide management systems registrar. “I feel it exemplifies the professional and very bright company we work to demonstrate everyday.”

The new home, totaling 10,839 square feet, owes its existence to the foresight of the QMI-SAI Global team and a host of project partners, including construction manager and property manager Hines, general contractor Provenziale Construction (of Cleveland) architect HSB Architects + Engineers (of Cleveland) and numerous subcontractors.

“I was asked to lead the project of relocating our Cleveland office as well as coordinating the closing of our offices in Southbury, Connecticut, and Maumee, Ohio, thus combining all three offices into one new location in Independence,” says Becky Smith, QMI-SAI Global Operations and Training Coordinator, detailing the history of the move, which began in 2007 prior

to QMI being acquired by SAI Global. “I started looking at buildings in the Independence area in October of 2007. In February 2008 QMI was acquired by SAI Global, which accelerated the project timeframe.”

Why Independence?

“It offered a central location,” Smith says, noting the I-77-Rockside area’s simple access to locations east, west and

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MAKING ROOM Individual offices have been kept to a minimum, except for a few glass-enclosed offices for company vice presidents and human resources personnel.

south as well as proximity to downtown Cleveland and the airport.

Keep it open

The interior, which had previously housed two tenants, has assumed an open layout upon reconstruction, with the red corporate color of SAI Global popping throughout. The space did not require construction of load-bearing interior walls, and where walls are placed, cutouts toward the top let light seep through and add to the feeling of openness.

The large QMI-SAI Global logo, framed on a red back-lit buildout, sits behind the lobby reception desk, giving visitors no doubt as to the space tenant. The lobby gives way to the main work area as well as the main conference room, with all-glass doors and cutout sidewall to continue the openness theme.

Approximately 40 employees call the new location home, with ample space available should more employees be added. Unlike a typical office-cubicle environment, the new space features low workstation wall partitions set off-angle and open office areas, allowing breathtaking views of



RED BETWEEN THE LINES Throughout the reconstructed interior space, the red corporate color of SAI Global is a recurring theme.

downtown and surrounding landscapes from nearly any location. Individual offices have been kept to a minimum, except for a few glass-enclosed offices for company vice presidents and human resources personnel.

The space features two additional conference rooms as well as a kitchenette and lunch areas, complete with stainless-steel appliances that mix

well with the modern decor throughout. The office building, owing to its stepped design, provides windowed peak areas that QMI-SAI Global outfitted with tables and chairs to serve as small gathering areas. And cabinetry throughout allows for storage of various marketing materials and office supplies to keep clutter to a bare minimum. Also, reconstruction brought a

new IT room and logistics area as well as multiple copy centers.

Meeting the challenge

“QMI-SAI Global wanted a lot of open space, for glass to be visible from everywhere and for everyone to have natural light,” says Jennifer McGreal, project manager for HSB Architects + Engineers, summing up marching

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CREATING A CORPORATE HOME QMI-SAI Global's new office space is located on the fourth floor of 2 Summit, a Class-A office building on Summit Park Drive in Independence.

orders for space layout and design. "We took a look at a space that had been completed earlier for the client, which the client had really liked, and we incorporated some of those concepts, such as cutouts in interior walls so that the walls did not remain solid

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"QMI-SAI Global wanted a lot of open space, for glass to be visible from everywhere and for everyone to have natural light."

Jennifer McGreal

HSB Architects + Engineers

all the way to the ceiling and block off space and light. We gave some bold punches of red in the reception area and lunchroom. We also incorporated glass walls around the conference rooms and offices to further create an open feel and promote visibility, versus just drywall." With QMI-SAI Global wanting to make a statement with the lobby, "we designed the ceiling and lighting as well as the feature logo wall to do just that," McGreal continues.



OPEN MEETING The design theme of openness continues within the main conference room with its all-glass doors and cutout sidewall.

The clean, open, professional look of QMI-SAI Global's new digs necessitated complete demolition of two prior tenant spaces, each featuring a multitude of interior walls.

"Early on in the space-planning phase of this project, we decided to start with a clean slate and not re-use the existing interior walls," McGreal says.

"The old space had been well built out with a lot of offices and demolition work was considerable," recalls Dave Walkowiak, Provenzale's vice president, noting that demo was not without its humorous moments. "The old walls had blown-in cellulose insulation, so as we started the demo work, we found ourselves walking through two-foot-deep cellulose all throughout the space."

The demolition, a four-week task that began in May 2008, gave way to a 10-week reconstruction period. Provenzale handled both, winning each contract with separate bids.

Though it subcontracted to ensure adherence to a tight project timeline, the general contractor did self-perform rough and finish carpentry, and oversaw

installation of new utility and HVAC systems, including relocation of five electrical panels.

Smooth, rewarding project

With the project completed on time and within budget, Smith and the QMI-SAI Global team couldn't be happier with the result.

"This was a very challenging yet rewarding project for me to be in charge of," she says. "Our new office space owes its success to the attention to detail by Tom Smith of Hines, Dave Walkowiak of Provenzale and Jennifer McGreal of HSB Architects, who worked diligently with me to make sure that every detail, was to my satisfaction and completed in the timeline provided to me at the start of the project."

"Each employee associated with Hines has been extremely helpful and very accommodating to our every need. It is a pleasure to be a tenant in their building complex. We are delighted with the finished product, and look forward to the next six-plus years as a tenant." **P**



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Decades of Dedicated Service

Nearly 90 years on, Novatny Electric continues devotion to customer satisfaction

Story & photo by Penne Derethik

Back in 1920 when John P. Novatny founded Novatny Electric, the only two elements of concern for his fledgling business were power and light, period. Now, almost 90 years later, there's a lot more to electrical contracting than one might think.

"Today, we not only deal with power and light, but entire spectrums of related electrical services that only a few decades ago didn't even exist," says Mark Trudics, who in 2006 along with business partner Mike Panaciulli, bought the Akron-based company from retiring owner Don Bourn.

Now, terms and buzz phrases like "power quality," "fiber optics," "light pollution solutions" and "energy site maintenance" pepper the conversations Trudics has with new and existing clients, a group which includes industrial concerns, health care operations, municipalities and commercial office sites.

"We've seen an enormous shift in the company's focus just since Mike and I came on board back in the early '80s," says Trudics, who was originally hired as a job estimator and basically "learned the business by doing," as he says.

One thing that hasn't changed, however, is the company's attitude towards customer service.

"110% customer satisfaction was John Novatny's number one goal when the company was established back in the '20s, and it's the same goal we strictly adhere to today" Trudics says.

Helping to ensure that happens, Trudics and Panaciulli work with a team of pros that includes Al Haffner, estimator and project manager; Tim Jones, project manager and engineer; and Denise August, office manager.

"We've been lucky to find ourselves with a core group of employees who have



TAKING CHARGE At the helm for Novatny Electric, owners Mark Trudics (left) and Mike Panaciulli have expanded the 89-year-old company's services to meet growing technological needs.

the same attitude and work ethic as we do," says Trudics. "Even our 'mousecat' Fergie, takes her job seriously, chuckles Trudics noting that mice have been few and far between since she came on board several years ago."

Depending upon the size of the job, Trudics also relies on up to 50 union field workers whom he considers the nuts and bolts of the operation.

"110% customer satisfaction was John Novatny's number one goal when the company was established back in the '20s, and it's the same goal we strictly adhere to today" Trudics says.

"We've been working with a lot of these guys from the beginning so we know we can depend on them," Trudics says.

Although power and light will always be the backbone of the electrical business, client needs based on ever-changing government regulations now

require a new respect for the environment and the know-how to design and build clean, energy efficient systems that are not only workable now but will be relevant in the future as well.

"Long gone is the time when a crew comes in, installs the lines, hooks up to a power source, the lights go on and you're done," Trudics says. "The business is constantly evolving and it's crucial to stay up with the latest technological demands and innovations in order to provide top-notch products and services."

Although, the bulk of Novatny's work has been concentrated in Summit county and surrounding areas, Trudic says he's been getting more and more calls for bids throughout Northeast Ohio.

"I can only guess the word is spreading that Novatny Electric stands for quality, integrity and fair pricing and that we will always do whatever it takes to make sure each and every job is done to our clients' upmost satisfaction," Trudics says. **P**

A Taxing Situation



ALEC J. PACELLA

Each year around this time, most people's minds turn not to spring weather or even March Madness but to that infamous date – April 15. So it seems appropriate that we have a discussion on taxation, specifically how it impacts income-producing real estate.

But before we get started, I need to provide my standard disclaimer – I am not an expert in tax. Although I understand the implications of the current tax code, Alec's number one rule is to seek the advice of a qualified tax expert when dealing with specific taxation issues and consequences. With that out of the way, let's get down to brass tax.

Taxation of income-producing real estate can be split into two areas: tax associated with annual cash flow and

tax associated with sale proceeds. In both instances, we must venture over into another world – let's call it the tax world. This world does not necessarily follow logic or economics of the real world. For example, we will talk about depreciation, which reflects the gradual wearing out of an asset, and while an investor is given credit for depreciation, they do not receive actual money for it. Once our work in the tax world is complete and we arrive at a tax liability



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(or savings), we can then jump back over into the real world and determine the actual implications on the property's economics. Since this is an expansive topic, I am going to split it into two articles. This month, we will tackle tax on annual cash flow and next month, we will deal with tax on sale proceeds.

Tax on Annual Cash Flow

Step 1: Determine NOI

The concept of Net Operating Income (NOI) has been discussed several times in this column and is the result of Effective Rental Income less Operating Expenses. NOI provides us with the real world starting point but to determine the tax liability, we must jump off to the tax world. Tax law allows two primary deductions, interest paid on mortgage(s) and depreciation (AKA cost recovery).

Step 2: Calculate mortgage interest

A mortgage payment is made up of two components – principle and interest (assuming the loan is fully amortizing). The interest component is deductible but we need to isolate it. There are several ways to get to the interest number, including use of a loan amortization table or a financial calculator (topics that will be discussed in a future column). But for now, we just need to understand that interest needs to be quantified, as it is deductible.

Step 3a: Calculate cost recovery/original basis

Several successive steps are used to figure out cost recovery, the first of which is to determine original basis. In the case of an arms-length sale, it's simply the purchase price. But things can get a little hairy if the property was inherited, a gift or part of a tax-deferred exchange and can get a lot hairy if the property is expanded or reduced at some point after the initial purchase. If this is the case, refer to Alec's number one rule.

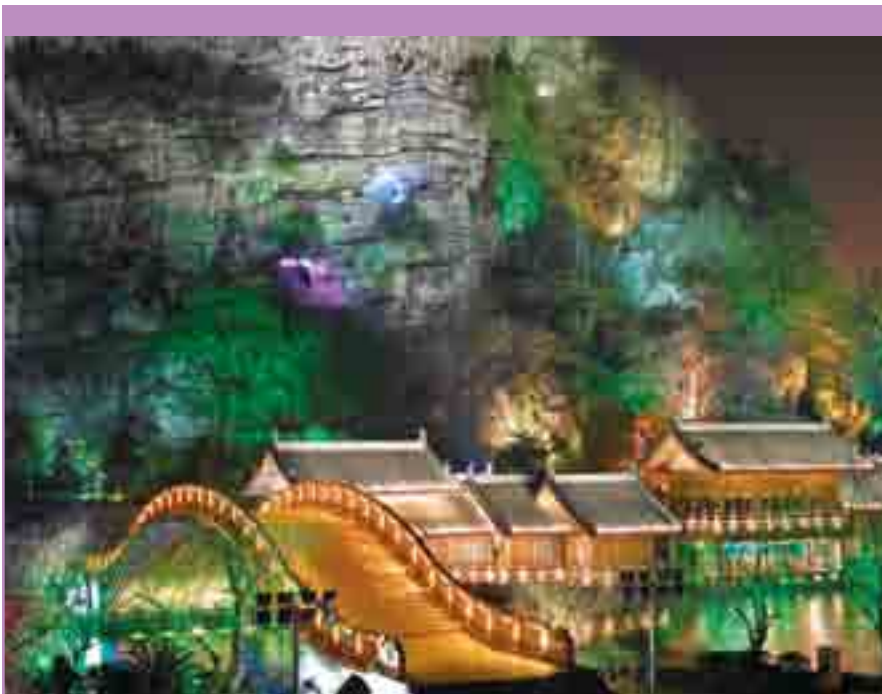
Step 3b: Calculate cost recovery/land vs. improvement ratio

Once the original basis is determined, it needs to be split into the portion that is associated with improvements and the portion that is associated with land. The improvements need to be isolated as depreciation can only be applied to improvements and not to land. Personal property, such as computers, furniture,



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appliances, etc, is also subject to depreciation but I can only have so many balls in the air at once so I am keeping that component out of our discussion. There are many ways to determine what part of the basis is attributable to improvements and what part is to land but the easiest is to use the land/improvement ratio developed by the county auditor for taxing purposes. Apply this ratio to the original basis and, voila, we have the basis of just the improvements.

Step 3c: Calculate cost recovery/applying percentage

Cost recovery represents the recognition that a property is subjected to wear and tear over time, which gradually decreases its value. It is calculated using a straight-line method (i.e., value is reduced by the same amount each year). For residential properties, the value of the improvements is reduced equally over 27.5 years while for commercial properties, a period of 39 years is used. As always, there are various caveats and exceptions to this, including the current rage of cost segregation (another topic for future discussion). But for purposes of this article, let's just stick to the thought

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TESTING THE WATERS Pro Logis, one of the NYSE's largest REITs, has put the sale sign up on 33 million square feet of its industrial assets. The properties are being marketed via 14 regional portfolios and the process is being closely watched by industry insiders, as its results (or lack thereof) will provide a great indicator of the market. —AP

of using a percentage or factor, 2.564% for residential and 3.636% for commercial, which represents the annual cost recovery. If you need additional detail, refer to Alec's number one rule.

Step 3c: Calculate cost recovery/putting it all together

Now that we have the basis of the improvements (step 3b) and the cost recovery factor (step 3c), we simply multiply to determine the amount of cost recovery.

Step 4: Apply deductions

Another easy step, we take the NOI from step 1 and deduct interest from step 2 and cost recovery from step 3c. What remains is the income subject to taxation. Remember, we are still in the tax world and this taxable income isn't what we really receive in our pocket. It is simply the amount to which our respective tax rate is applied.

Step 5: Calculate tax liability

The specific amount of tax that an individual pays under the IRS Tax Code depends on a variety of factors, including taxpayer's income, marital status, filing status, deductions, exemptions, etc. Ultimately, we are again likely dealing with Alec's number one rule but once an appropriate rate is determined, apply that rate to the taxable income as determined in step 4. This provides the tax liability, an amount that we can take back out into the real world and pay to the IRS.

Next month, we will finish this topic by discussing tax associated with sale proceeds as well as what this all means to an investor. Until then, happy calculating. **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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Ulmer & Berne Attorney Appointed CREW Cleveland President

Lori A. Pittman, an attorney in the Cleveland office of Ulmer & Berne LLP, was recently appointed president of CREW Cleveland for the 2009 calendar year. Pittman was previously the vice president of CREW in 2008. CREW (Commercial Real Estate Women) is an association of women who strive for personal and professional growth within the commercial real estate industry. This membership-based organization provides both women and men with unique networking opportunities throughout the year with high-energy and informative seminars.

As an attorney with Ulmer & Berne LLP, Pittman focuses her practice on real estate and business law. She represents buyers and sellers in the acquisition, disposition and development of shopping centers. In addition, she represents shopping center developers and other commercial property owners with respect to borrowing and refinancing transactions. Pittman has conducted due diligence analysis on hundreds of properties and has significant experience in recognizing and resolving title problems. She is experienced in representing shopping center landlords on leasing matters. She also has business experience on the tenant side as the former real estate manager for Dairy Mart Convenience Stores, a 700+ store retail chain operating in seven Midwest states. She earned her J.D. from the University of Akron School of Law and her B.S.B.A. from Youngstown State University.



Lori A. Pittman

tions and Angela Bova will continue as office coordinator. They will continue to serve their current customers throughout the Cleveland market. The company was founded in 1976 by their father, Pasquale, Sr., who recently retired.

Frank Monteleone, who has been named branch manager, points to the similarities between Davey and his company. "Both started as family businesses and both reflect a commitment to delivering what you promise," he says. He adds that from the start of discussions with Davey, the Monteleone family was struck by the values that the two companies share.

Davey Acquires Cleveland Landscaping Firm

The Davey Tree Expert Company recently announced it has acquired Monteleone Landscaping Company of North Royalton. The family-run company, which provides landscape and snow manage-

ment services throughout the Cleveland area, will join Davey's Commercial Landscape Services division.

"We're pleased to welcome this very successful organization to the Davey team," says George Gaumer, vice president and general manager, commercial landscape

services. "They have a strong history of quality service, and the fact that the entire Monteleone team will be joining Davey makes this a very positive development for both organizations."

Frank, Vito and Pasquale Monteleone, Jr., will serve the branch in leadership posi-

D-A-S Introduces New CFO

D-A-S Construction Co., one of Northeast Ohio's leading commercial construction companies, recently announced the promotion of Jeffrey S. Komar, CPA to chief financial officer.

Continued on page 37



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"In Jeff's 10-year career with D-A-S Construction Co., he has proven to be a team player and valuable asset to our organization," says Jeffrey J. Troxell, president of D-A-S Construction Co. "He has strong business acumen, solid strategic thinking and leadership skills, and a broad understanding of the businesses – a combination that we believe will greatly benefit our organization as we move forward."

In his new role, Komar will continue to report to Troxell and will maintain oversight of the accounting, human resources and information technology departments while assuming complete oversight of all financial aspects of D-A-S.

Komar will continue to serve as an integral member of the Management Team.

Previously, Komar was controller at D-A-S Construction Co., a position he held since joining the organization in 1998. Komar has over 15 years experience in the construction industry and earned a bachelor's degree in accounting from The University of Akron with additional course work in mechanical engineering.

HSB Names Kamis as Partner

HSB Architects + Engineers, a leading provider of architectural and engineering services, has named Peter Kamis, PE, LEED AP as a partner in the firm. In his new



Peter Kamis

role, Kamis will continue to manage the firm's engineering services while also working to expand its scope of business.

Kamis has served as HSB's director of engineering services since 2000 and is a registered professional engineer in Ohio and 34 other states. As a LEED (Leadership of Energy and Environmental Design)

accredited design professional, Kamis also oversees environmental components of many of the firm's growing number of green, or sustainable, building projects. Kamis received his Bachelor of Science in Electrical Engineering from the University of Akron.

Kamis' appointment as partner comes during a time of robust growth for the firm. In 2008, HSB broadened its geographical footprint with the opening of a Phoenix, Arizona office.

The Blue Book Announces Cleveland GC Showcase

The Blue Book of Building and Construction recently announced dates and locations for its Spring 2009 GC

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Showcase program. This year's event for Northeast Ohio will take place from 3-7 pm on April 16 at BrownsTown Hospitality Village at Cleveland Browns Stadium. This will be one of 26 such events taking place around the country throughout April and May.

These free networking events provide a unique forum for general contractors nationwide to exhibit their companies and pre-qualify subcontractors and suppliers for their current and upcoming projects. The local companies who attend have the opportunity to meet with buyers and decision-makers responsible for hiring subcontractors and buying supplies for construction projects in

their area. There is no cost to exhibit or attend and an exhibit space is provided for participating GCs.

"The Blue Book GC Showcase has become a much anticipated event for many of our customers and the general contracting community," says Richard Johnson, general manager of The Blue Book. "The number of attendees and exhibitors nationwide continues to exceed our expectations and we are proud to have made the GC Showcase a standard part of our product offering. These events are just an example of what The Blue Book does every day - connecting buyers and sellers in the commercial construction industry."

GCs interested in exhibiting should call 800-922-9962 or visit thebluebook.com/showcaseinfo. Subcontractors or suppliers interested in attending should call 800-431-2584 and ask for the GC Showcase Department, or visit www.thebluebook.com/showcaseinfo.



Harvey Schumacher

Local Entrepreneur Launches environments4business

Harvey Schumacher recently announced the formation of a new office interiors company called environments4business. With two major resource centers located on the Euclid Corridor near Public Square in downtown Cleveland and on Ridgewood Road in

Akron, e4b specializes in the "art of change" in the office environment. The e4b corporate culture works in concert with the guidelines set forth by the Leadership in Energy & Environment Design (LEED) gold certification achieved at the Cleveland Resource Center.

Schumacher, president, describes e4b as "a complete turnkey and proactive organi-



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"Our focus is in the health care, education, corporate, professional and government markets," Schumacher says. "The number '4' in our name represents our core competencies of furniture, architectural products, construction and technology."

The 3,200-square-foot Akron Resource Center & Showroom located at 3421 Ridgewood Rd. in Akron has recently opened for business while the 5,800-square-foot Cleveland Resource Center & Showroom at 515 Euclid Avenue on the Euclid Corridor will hold its grand opening in April 2009. For more info, visit www.thinke4b.com, email info@thinke4b.com or call 330-294-1380.

Colliers OM Announces Top Producers

Colliers Ostendorf-Morris recently recognized its top producers recently, as well as the recipients of the Operational Ovations Awards.

There were ten brokers awarded the honor, while two non-broker staff members received Operational Ovations Awards. The awards were given at a ceremony at the Embassy Suites – Reserve Square.

Vice President of Industrial Services Barry Holtzer, who has been with Colliers OM for about five and a half years, received the firm's Top Producer Award. He was previously recognized as a Top Producer in 2005.

The remaining of the Top Producer's Awards went to Senior Vice President of Industrial Services Joseph J. Martanovic; Vice President of Office Services Bennett J. Morrison; Vice President

of Office Services Michael J. Occhionero; Senior Vice President/Partner Jack W. Drescher; Senior Vice President of Corporate Services Lawrence F. Kell; Vice President of Office Services Kevin J. Riley; Senior Vice President of Industrial Services Brian J. Lenahan; Senior Vice President of Office Services Russell P. Rogers; and Senior Vice President of Industrial Services Kevin Kuczynski.

Operational Ovation Awards went to Property Maintenance Coordinator/Administrative Assistant Paula Koenig and Asmaae Benmerzouga, director of corporate research and analysis services. **P**

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DIANNA HOSTA-STICKNEY

Commercial Activity in Decline

The National Association of Realtors (NAR) recently released its quarterly report, Commercial Real Estate Outlook. The NAR forecast for four major commercial sectors analyzes quarterly data in the office, industrial, retail and multifamily markets.

According to the report, a sustained lack of credit and the economic slump will depress the commercial real estate market this year. Because of the freeze in commercial credit, investment activity in commercial real estate sectors has essentially halted, while continuing job losses are reducing the demand for space.

NAR's index, the "Commercial Leading Indicator for Brokerage Activity," fell 6% to an index of 109.2 in the fourth quarter from a downwardly revised reading of 116.1 in the third

quarter, and is 9.1% lower than an index of 120.1 in the fourth quarter of 2007. The slowing index means commercial real estate activity is likely to weaken further over the next six to nine months.

Below is NAR's analysis of the quarterly data for the office, industrial, retail and multifamily markets.

Office market

Losses in the job market continue to reduce demand for office space. Vacancy rates are projected to increase to 16.7%



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in the third quarter of 2009 from 13.4% in the third quarter of 2008.

Annual rent in the office sector is expected to decline 4.2% this year following a 0.4% dip in 2008. In 57 markets tracked, net absorption of office space, which includes the leasing of new space coming on the market as well as space in existing properties, is seen as a negative 77.4 million square feet in 2009.

Industrial market

The industrial sector is now beginning to feel the impact of the global economic slowdown, which is reducing the demand for exports. Vacancy rates in the industrial sector are forecast to rise to 12.2% in the third quarter of 2009 from 10.7% in the third quarter of last year.

Annual rent is estimated to fall 4.1% this year, after declining 0.8% in 2008. Net absorption of industrial space in 58 markets tracked should be a negative 148.1 million square feet this year. Because much of recent construction has been built to suit specific needs, many obsolete structures are on the market.

Retail market

The slowdown in consumer spending has hit retailers hard. The retail vacancy rate will probably rise to 13.4% in the third quarter of this year from 9.8% in the third quarter of 2008. Average retail rent is expected to fall 9% this year; it declined 2% in 2008. Net absorption of retail space in 53 tracked markets will likely to be a negative 49.8 million square feet this year.

Multifamily market

The apartment rental market – multifamily housing – has held its own as a result of depressed home sales as potential buyers seek rental housing. Multifamily vacancy rates are forecast to edge up to 6% in third quarter of this year from 5.8% in the third quarter of 2008.

Average rent is projected to grow 1.7% this year, following a 2.9% gain in 2008. Multifamily net absorption should be 127,500 units in 59 tracked metro areas in 2009. **P**

Dianna Hosta-Stickney is the 2009 Chairwoman of the Board for Cleveland Area Board of Realtors (CABOR).

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Designing for Green



LEO RUSSO

Sustainable design is the philosophy of designing physical objects, the built environment and services to comply with the principles of economic, social and ecological sustainability. This oft cited definition is high minded, contains most of the elements of sustainability in design of structures and other elements of the built environment, yet fails to capture several important facts, challenges and considerations in the design process.

In a recent article appearing in the *New York Times*, David Dunlap sees the challenge in green design to be the lack of time and willingness to test new products, ideas and materials, and the hesitation to take a chance on untested technology ("Designing Green Buildings for the Real World," by David W. Dunlap; November 14, 2008, *New York Times*).

Who would oppose the idea of buildings that heat, cool, ventilate and illuminate themselves – providing pure air and water in the bargain – by taking advantage of environmental forces, without depleting natural resources? Yet in the real world, practicing architects generally cannot take

the chance on untested technology. And academics typically don't have actual construction sites on which to test their sustainable ideas.

That is why the architectural firm Skidmore, Owings & Merrill has joined with the Rensselaer Polytechnic Institute to establish a collaborative practice known as the Center for Architecture Science and Ecology, or CASE.... Conceivably, the Skidmore and Rensselaer teams will work together on developing construction methods and materials that can be put quickly to use.

(<http://cityroom.blogs.nytimes.com/2008/11/14/architects-and-academics-collaborate-on-sustainable-design/>)



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Most architects, design/build firms and contractors simply do not have the time to experiment, even if it is on a fast track.

The challenge of a coordinated, integrated design process is a high hurdle to jump, and many see BIM as the solution. In case you are not familiar with the acronym, Building Information Modeling (BIM) uses three-dimensional, real-time, dynamic building modeling software to increase productivity in building design and construction. The process produces the Building Information Model, which encompasses building geometry, spatial relationships, geographic information, and quantities and properties of building components.

BIM software studies design analysis against LEED criteria, develops and evaluates multiple design alternatives, and generally makes integrated design easier, or should.

BIM also has its challenges, as outlined nicely by Nadine Post in a recent Engineering News Record article ("Modeling Pathfinders Impatient to Have a Much Fuller Digital Toolbox,"

by Nadine M. Post; February 25, 2009, *Engineering News Record*)

When it comes to collaborative virtual design and construction, designers and contractors agree that the fractured, adversarial traditions of the construction industry and limits on digital

Many new proposals are going green, both by design, intent or by law. The bid specs contain language and specifications that are sometimes intimidating, restrictive, and have major financial impact on the proposal.

technology are the two monsters blocking a building information modeling utopia, or "cheruBIM," a world in which projects are built faster, better, for less money, with less strife and fewer claims. As far as technology, interoperability deficits stand out as the biggest obstacle to cheruBIM, preventing team member-

users from sharing digital applications from different software vendors.

(http://enr.ecnext.com/coms2/article_teit-090225ModelingPath)

On a more practical level, many facilities managers, designers and contractors face a major challenge interpreting green bid specs and estimating costs from the spec books and other requirements. There is a crying need to become familiar with green specs, and few places to turn for training.

Many new proposals are going green, both by design, intent or by law. The bid specs contain language and specifications that are sometimes intimidating, restrictive, and have major financial impact on the proposal.

Green Bid Specifications are building specs that include energy efficient design into the process. "Green elements" have been part of much design for years, but the fairly recent awareness of energy costs has caused green specs to be included by statute. LEED is part of many federal building projects, and various states and municipalities mandate



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green elements, thus causing a variety of specs from a variety of sources. In addition to energy efficiency, interior air quality (IAQ), off gassing, Volatile Organic Compounds (VOCs), mold, toxin exposure, and waste management are also powerful drivers of green bid specs. A project owner must make some basic decisions, such as funding source, standards to be selected, and the overall degree of commitment. The specs permeate into every area of the spec, such as windows, walls and roofs, insulation, climate considerations, reflectivity, moisture control, HVAC & building controls, indoor air quality (IAQ) & ventilation, biological contaminants, lighting, green cleaning & maintenance practices, and metering.

In order to properly learn how to estimate a construction job with LEED or other green bid specs, you would have

"Green elements" have been part of much design for years, but the fairly recent awareness of energy costs has caused green specs to be included by statute.

to see a before and after; see or perform an accurate cost estimate without green elements, then see or perform an accurate cost estimate taking green elements into consideration. In green building structures, there are cost factors that the novice simply does not know and would miss and be unaware of the omission until the proposal were rejected.

To date, there are few training opportunities to learn green bid specs. The few green architects and consultants are one option, but often out of the reach of a smaller contractor. Learn all you can from wherever you can learn it. If possible, review the documentation of a building already awarded and in progress. Specific bid elements are not always the answer, however, because developing a green building is often the result of a more systematic design and pricing process. **P**

Leo Russo is executive director of The Green Academy and Center for Sustainability at Cuyahoga Community College.



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Maximizing Your Landscape Investment

Nine ways you can enhance your property's curb appeal

By Mark Kubasak

Nothing makes the same impact as a first impression. When you are managing a large commercial property, value and curb appeal are two major considerations. Well-maintained landscapes increase curb appeal, which is the first step to increased occupancy and optimal return on investment.

The following tips are provided to aid in maximizing your landscape investment while enhancing curb appeal.

Prevent damage

Use landscape features to prevent damage to buildings and fixtures. Consider installing a gravel drip edge around buildings, especially those with glass at or near ground level, to prevent damage from landscape equipment. Adding mulch or planting beds around light and electrical fixtures can protect them from damage.

Invest in preventative maintenance

Make sure regular inspections are performed on your landscape to catch plant infections and pest infestations early. Budget for annual audits of irrigation systems to minimize water loss due to

leakage or breaks, and to program the system for maximum efficiency.

Install sensors and quick connects

Rain sensors will alert the irrigation controller when enough rainfall has accumulated and skip the next programmed watering, thereby reducing water costs. Irrigation quick-connects can be used for areas that only occasionally need water.

Reduce mowing frequency

Where appropriate, delineate primary and secondary mowing areas, and mow the secondary areas every other week during the summer months.

Reduce or eliminate mulch areas

Minimize mulch bed areas to reduce your annual mulch expense.

Minimize winter salt usage

Evaluate your de-icing standards – do drives and walks really need to be 100% dry? Excessive salting is damaging to pavement and plants, not to mention costly to apply.

Increase your trash vigilance

Ensure the integrity of dumpster areas and cigarette urns so trash cannot blow across your site. Encourage everyone on the site to pick up trash and make sure tenants are putting all trash securely inside the dumpster and completely closing the gates. Nothing detracts more from a neat, well-maintained landscape than blowing trash.

Develop relationships

Consider your landscape contractor a partner instead of a vendor – this attitude could significantly change your approach. Share the owner's investment goals with the landscape contractor, so a landscape management plan can be developed that matches the owner's goals. Is this a long-term portfolio investment, or does the owner plan to sell the property soon? Appropriate landscape investments can be recommended based on information shared by the property manager.

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Warm Retreat

New Brookdale Senior Living facilities provide skilled nursing patients with homey atmosphere

By Diane DiPiero Rodio | Photos by Immortal Images

Most people wouldn't describe a rehabilitation facility as a home away from home. We all know someone who was recovering from an injury or surgery in a sterile, institutionalized setting. Their surroundings may have dampened their spirits or curbed their enthusiasm for getting better. There is something to be said, therefore, for recovering in a place with a warm ambiance and thoughtful design, to be welcomed by bead boarding, built-in hall benches and artwork that you would be proud to hang on your own walls.

This is the setting successfully established at two new skilled nursing facilities in Northeast Ohio: Homewood Residence in Richmond Heights and Westlake Village in Westlake. Although structurally different, the two facilities share a homelike appeal that can be felt inside and out.

"In the past, skilled nursing facilities have been more institutional or hospital-

like," says Larry Fischer, AIA, principal of Perspectus Architecture, which provided architectural services for both Homewood Residence and Westlake Village. "The key objective for [these projects] was to contradict that notion."

"If they look homey, that's no accident," adds Larry Kirk, senior director of development for Brookdale Senior Living, the Tennessee-based company



CATERED FOR COMFORT
Earthy color choices and cozy seating create a relaxed environment in the dining areas at Westlake Village (left) and Homewood Residence.

ing by all involved of the goals of the project, allowed for a seamless work environment.

Meeting skilled nursing needs

Brookdale prides itself on offering a continuum of care – from independent living to end-of-life circumstances. The company has added skilled nursing facilities to several of its communities around the country to address the needs of patients seeking short-term rehabilitation or long-term care.

that owns Homewood Residence and Westlake Village. “We spend significant funds making the windows as large as possible, making sure the bathrooms are nice and large, creating private rooms, just generally paying attention to the details.”

To create such exacting details required a talented team of experts. For Homewood Residence and Westlake Village, the team included Perspectus Architecture and Fortney & Weygandt, both with extensive healthcare and senior living experience.

Fortney & Weygandt has been involved with a number of senior living facilities in Northeast Ohio, including HCR ManorCare, Good Shepherd Home and Oaks at Medina. Perspectus counts among its clients Performance Orthopedics, LakeWest Hospital and The Ohio State University Medical Center.

According to Fortney & Weygandt’s John Copley, project manager for the Westlake Village project, mutual respect between owner, architect and contractor, as well as an understand-

ing is no simple task. “There’s a bifurcated population in skilled nursing,” says Todd Kaestner, executive vice president of corporate development for Brookdale. “For the long-term resident, this may be their last home. For the short-term resident following an acute care episode, they want to seek therapy and then return home.” Several components of the Homewood Residence and Westlake Village facilities address both ends of the spectrum.

All of the rooms are private to allow residents a comfortable place to recover

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FINE FEATURES In the main lobby of the new Westlake Village addition, a fireplace, comfortable seating areas and tall ceilings provide an atmosphere reminiscent of a hotel.

or rest and to give their loved ones room to move about without disturbing anyone. A walk-in shower in every room – bathed in beautiful, residential-style tile – optimizes privacy as well.

In fact, the rooms at both Homewood Residence and Westlake Village look more like hotel suites than hospital spaces. Flat-screen televisions are standard in every room;

With amenities like flat-screen TVs and built-in safes, the rooms at both Homewood Residence and Westlake Village look more like hotel suites than hospital spaces.

there's even a safe built into the wall to protect valuables. No more putting a precious ring or a roll of money in a bedside drawer and hoping it's still there in the morning. These touches are meant to envelop residents in a feeling of comfort and security.

Family gathering areas throughout the two facilities – from greeting rooms to intimate dining spaces – help to reinforce the homelike ambiance. Community dining rooms feature large buffets and other residential-style furnishings. The dining rooms at Westlake



SERENE AND SAFE At Homewood Residence, a nurses station allows caregivers to unobtrusively watch over residents in a social room.

Village have alcoves where residents who must practice feeding themselves can do so without feeling either ostracized or on display. "We want to maximize everyone's dignity," Kaestner says.

While some residents may want nothing more than to recuperate with rest and isolation from the outside world, others will want to continue to work and stay in touch with friends and associates. That's one reason why Brookdale's skilled nursing facilities are equipped with Wi-Fi. "And if you don't have a laptop, we'll lend you one," Kirk says. In other words,

the goal is to provide residents with what they need to feel more like themselves and less like individuals looking at two, three or more months of rehabilitation.

Other signature offerings of Brookdale-owned skilled nursing facilities are state-of-the-art therapy rooms, salon-style beauty centers and activity rooms that encourage socializing and participation through scheduled activities and Nintendo Wii fitness programs.

While every aspect of the skilled nursing facilities at Homewood

Residence and Westlake Village are noteworthy, the piece d' resistance for both may be "the spa," a central bathing area where residents may come for wound-care treatment or Whirlpool therapy. The emphasis is on creating a peaceful and respectful setting in what might otherwise be an uncomfortable or awkward situation. Classical music wafts from built-in wall speakers; aromatherapy candles exude hints of cinnamon or honeysuckle. The ambiance is akin to what one might encounter at a day spa. These touches

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WARM WALKWAY In an extra-wide corridor at Homewood Residence, safety handrails are skillfully designed to blend into the walls.

the middle of winter was a challenge,” Roberts says. “We basically had to put a tent around the whole basement to lay the bricks.”

Adding a 42,000-square-foot facility onto an existing 1,800-square-foot building was another potentially daunting task for the Homewood Residence team. Repeating architectural details on the exterior created a unified look between old and new, even though the latter boasts modern materials. The metal-stud structure is designed to be sturdy and last longer than traditional building frames. The EPDM rubber roof is flat in the center with shingles all around so that water runs off the sides to minimize the risks of roof damage.

The skilled nursing facility at Westlake Village was built on a relatively small site and is connected to the assisted living complex via a long corridor. The existing facility has a warm, sophisticated personality, with apartment-style hallways and café- and pub-style dining

speak to the emotional as well as the physical nurturing of each resident.

Overcoming building challenges

The natural flow throughout Homewood Residence and Westlake Village belie various building and design challenges. The skilled nursing component of Homewood Residence

is attached to an existing structure but was built on undeveloped land. “We struggled with the conditions of the soil,” says Scott Roberts of Fortney & Weygandt, who served as project manager for Homewood Residence. Boulders had to be removed before construction began. Then cold weather arrived. “Bringing the basement out in

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HOMEY HOST A reception area for visitors at Homewood Residence is outfitted with a fireplace and other residential features.

rooms. The trick was to give the skilled nursing area a sense of self while melding it with what was already in place.

Also a challenge: how to fit 60 private rooms in a tight spot, according to John Copley of Fortney & Weygandt, who served as project manager for Westlake Village. Creating a two-story structure, a relatively unique concept for a skilled nursing facility, solved the problem. Each floor has its own community area,

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DOWN TO DETAILS Furniture patterns and design accents help create a homey atmosphere at Homewood Residence (above) and Westlake Village.

with fireplace, large-screen TV and comfortable seating.

In addition to structural challenges, the teams for both projects needed to comply with tight restrictions placed on skilled nursing facilities, where many people are incapacitated or have limited mobility. "There are strict safety codes – wide corridors, the configuration of the nursing stations – and those had to blend with the architecture," Fischer says.

If it was a struggle incorporating such required features into the facilities, it doesn't show in the final products at both Homewood Residence and Westlake Village. The wide corridors have a cheery appearance, thanks to pleasing paint colors like blue, green and burgundy and built-in benches that invite a respite for patients or visitors. Required handrails along the walls are architecturally pleasing. Added details such as built-in niches and architectural trim reinforce a warm, non-sterile environment.

The interior design firm of Brockman and Godfrey played up the residential atmosphere at Homewood Residence and Westlake Village with pleasing

elements like swag window fabrics in the reception rooms, vases and urns in the hallway niches and artwork that is at times whimsical and at other times thought-provoking. When pulled together with the architecture, these details help to promote healing by putting patients and their loved ones at ease.

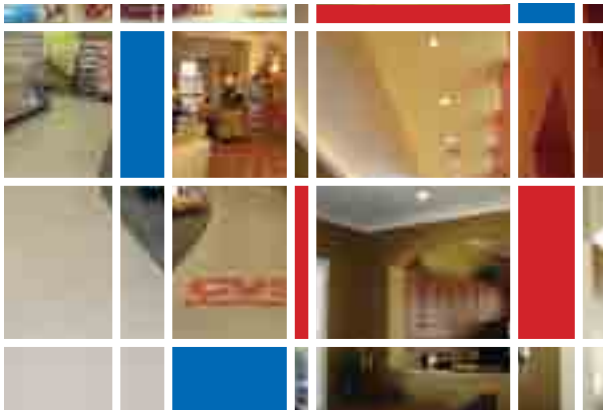
Setting the standard

One reason for the successful completion of Homewood Residence and Westlake Village is certainly Brookdale's desire to create modern and appealing skilled nursing facilities. "The owners understood what needed to be done," Copley says. "And that made it easier for the architect and us to make decisions."

With three more skilled nursing facilities under construction around the country, Brookdale seems to be setting a trend in the future of this area of assisted care. "The whole industry needs to be rebuilt," Kaestner says. "The average skilled nursing facility is 35 years old. If we have the ability to add skilled nursing facilities on our properties, we seek to do so." **P**

[Residential details like hallway niches, vases and urns] help to promote healing by putting patients and their loved ones at ease.

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When Collaboration is Key

Design/build delivery brings benefits of teamwork to construction projects, gains popularity in property development

By John Elliott

Building trades that frequently work together have a tendency to absorb each other's talents. Nowhere is this more evident than in design/build construction, where the design and build functions fall under one contractor that can deliver a quality project with the greatest possible efficiency.

A design/build contract allows a project owner to work with one source from start to finish and is an effective vehicle because one phone call puts him in touch with a single responsible party.

The design/build delivery system differs from the more traditional design-bid-build system, whereby the project owner first awards an architect/engineer contract to design the project.

Under the design-bid-build system, after detailed project plans and drawings are completed, a general contractor is selected to perform the construction work, which accounts for 90% to 95% of the project's costs. In most cases, contracts for construction work are awarded based on competitive bidding.

Design/build is viewed by many as an alternative to the inefficiencies and adversarial nature of traditional design-bid-build contracting. In design/build, the design and construction components are packaged into a single contract.

Design/build advocates claim the system works faster than the traditional design-bid-build method because it represents a collaborative effort between the owner, the designer and the builder. Under design/build,

a single source is responsible for the design and the construction, thereby eliminating possibilities for conflicts and litigation.

The designer cannot lay blame for problem with construction on the contractor, and conversely, the construction contractor cannot assign blame for design issues to the architect since they are acting as one entity.

The owner can assume certain building and design functions in-house, or he can outsource certain functions. Either way, the risks are managed better.

Under the traditional design-bid-build system, the owner holds multiple contracts for what are oftentimes disenfranchised entities with competing agendas, to which the owner ultimately assumes the role of referee.

Advocates of design/build also claim that value engineering occurs during the design process rather than after it. Design/build contractors are vertically integrated and as a result, more readily offer cost-effective solutions.

Traditionalists respond

The advantages of the more traditional design-bid-build are: the building

is fully defined, competitive bidding results in the lower cost, and there are assurances for quality control. The process is a segmented, sequential process in which the owner first contracts with a design professional to prepare detailed construction plans and specifications (or sometimes has them prepared by its in-house design professionals), then uses the specifications to solicit competitive bids for construction.

Design/build advocates are quick to note the disadvantages of design-bid-build: the builder is not involved in the design process, the process may be slower, the final price is not certain until bids are approved, and additional costs may be needed after bids are approved.

With design/build, the contractor agrees to a price before the owner spends money on design or construction.

Northeast Ohio design/build advocates

Design/build has many advocates within Northeast Ohio's construction industry.

"[Design/build] gives the owner or the client the ability to better control costs," says Randy Matejka, who operates both



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a design consultancy (Designwise Inc.) and a construction company (Designwise Construction Co.) in Independence. Matejka says half of the work he does is design/build.

Under the traditional model (owner/architect/general contractor), the owner first hires an architect who prepares drawings with consulting engineers that the owner then uses to receive bids for construction work from general contractors. Oftentimes, architects and engineers are retained to review progress of the construction as it proceeds, Matejka says. In the process, conflicts can arise, which have to be resolved by the owner.

"All that does is cost time and money to the owner," Matejka says. Under a design/build contract, one person or entity is responsible for everything. "The owner has one person to go to and say, 'I paid you to do this for this amount of money.' It's more control for the owner."

What about checks and balances?

Matejka acknowledges that some customers want the checks and balances that the traditional method offers. "If the client wants to spend it, that's fine," he says.

Another option is for the client to hire an owner's rep to see that the job is being built per the construction documents.

Matejka also notes that it's important for the client to know that the design/build contractor is capable of delivering a true design/build project. He says there are general contractors who claim to have the expertise and experience, but actually don't because they contract out the design portion of the work and do not do it in-house.

One sign of a good design/build firm is that they have an architect on staff, Matejka says.

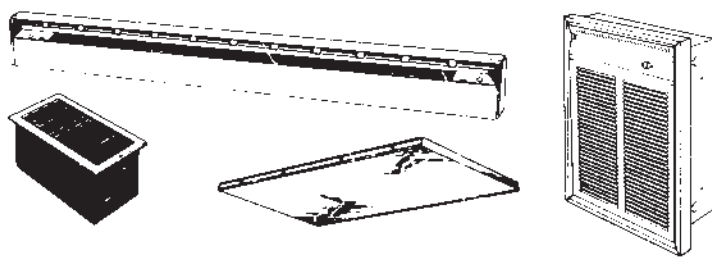
More local advocates emerge

One of the notable observations about design/build in Northeast Ohio is the number of trades professionals who embrace it for its flexibility and effectiveness.

Tim Miller, president of a Highland Heights-based company called Felton Electric Corp., has been active in design/build projects for 30 years. On his business card, he highlights a host of specialties: total facility design, power



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Miller is one of numerous contractors who began as a sub and evolved into a design/build specialist. He welcomes the growing popularity of design/build contracts in Northeast Ohio, but he is passionate in educating the development community about what constitutes a true design/build professional.

The design/build contractor works with the project owner as more of a partner, in Miller's view. The owner must have a clear idea what the end result will be and what he can pay to achieve it. It is incumbent upon the design/build contractor to make sure the owner is up to the task.

Because the total project is more streamlined than in a design-bid-build job, it can get done faster, Miller says.

He notes the design/build contractor tells the owner after the project concept is conveyed what the cost will be per square foot for the entire project, then sticks to it through to completion. There are no "cost overruns." Any extra costs are explained upfront.

"This is what this extra thing will cost," Miller says by way of example. "That's where a true design/build contractor gets involved from the inception of the project, all the way through to the end."

Many projects fit the method

Many project owners will find that the design/build process suits their

Under a design/build contract, one person or entity is responsible for everything. "The owner has one person to go to and say, 'I paid you to do this for this amount of money.' It's more control for the owner."

Randy Matejka

Designwise Inc.

needs perfectly, Miller said, thinking back on numerous projects. He recalls an industrial company 15 years ago that wanted to rehabilitate an existing industrial building with warehouse, manufacturing and office space. The owner had a very simple and clear idea in his head what he wanted. The most expensive part of

the job was interior remodeling of existing space.

Miller said it was fortunate that the owner fell into a design/build arrangement. As a result, the job got done faster and at minimum cost.


The time savings offered by design/build process can be especially critical in projects that hit regulatory obstacles, Miller notes. He recalls one project in which the Army Corps of Engineers had to approve plans for a water retention basin. The Corps does not move quickly, but in the meantime, Miller was able to complete electrical drawings to the owner's satisfaction.

Miller recalls times when a tenant was seeking space in a building that hadn't yet been constructed. Since the owner was using a design/build contractor and knew what his final cost would be, he could tell the tenant right away how much he would have to pay per square foot. The end result was a committed tenant prior to the project's completion.

The process forces the contractor to be careful every step of the way, Miller says.

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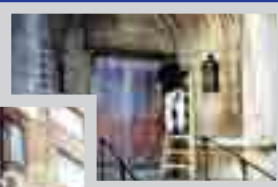
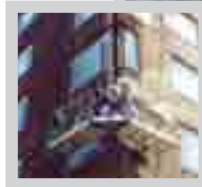
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"If you do miss something, you can't go for an extra, unless it's owner driven," he says.

From the owner's viewpoint, Miller says, the design/build contractor has the owner's interest at stake from the outset.

The key characteristic of a design/build contractor is his unique ability, born of experience, to realistically price the various facets of the job and be able to deliver on his bid. The design/build contractor is responsible for any and all errors and omissions.

"They'll be responsible for it because it's their project," Miller says.

In many situations in Northeast Ohio, the owner acts as general contractor and hires his own tradesmen.

Contractor's advice: get references

Miller understands the reluctance some first-time customers might have with the design/build process. As with any other professional service, it is necessary to seek references.

"The customer needs to do his homework," Miller says. "He doesn't have the protection of falling back on the architect for everything."

At the same time, it is incumbent upon the design/build contractor to communicate to the customer any aspect of the plan that he suspects will be a problem.

"We have to be more thorough because we're responsible for every dollar we're spending in the project," Miller says.

Bob McIlroy, owner of Munson-based Mack Plumbing & Hydronics Inc., says 90% percent of his work is now on design/build contracts. More than half of it is direct for project owners and a lot is for design/build contractors. He has noticed a higher level of trust among the tradespeople in these contracts, which typically get done faster and at lower cost.

Under the traditional design-bid-build system, it isn't unusual for different trades to interfere with one another's work – not that it's done intentionally, McIlroy says. A mechanical engineer might install something that requires the plumber to have to do more work, driving up the project's cost.

As an experienced tradesman, McIlroy has seen his fair share of architects, engineers and subs passing blame for mistakes on each other.

"Trades don't like each other on jobs a lot of the time," he says.

In a design/build contract, one person is taking responsibility for everything.

"When we build it together, all the headaches go away," he notes.

"If an engineer or an architect make mistakes, they often blame the subs," McIlroy says. This is a sign that they are not a true design/build professional.

"There's so much more cooperation on the job," Miller agrees, based on his experience. "A lot more questions are asked during a design/build process. Everybody knows what everybody else's schedule is."

Clients should know their needs

McIlroy agrees with Miller that the client has to have a solid idea what he wants to accomplish when going the design/build route.

"It takes an owner who knows what he wants and has his contractors put it into work," he says.


How does the contractor know that the owner is up to the task? By asking questions. McIlroy says a good contractor can start with a simple concept and get the owner to start thinking in three dimensions. The owner has to be able to articulate what the end result will look like.

The task is as specific as it is conceptual. McIlroy says a good design/build contractor will be up to speed on things like energy credits.

"My job as a plumber is to put the best system in at the cheapest cost," he notes. "I honestly believe I'm going to give the end user the best product at the best price."

McIlroy says there is more communication going on between the owner and the design/build contractor at the outset.

The greatest motivation and realized benefit to a project contracting agency of using design/build instead of design-bid-build contracting is the ability to reduce the overall duration of the project development process by eliminating a second procurement process for the construction contract, reducing the potential for design errors and omissions, and allowing for more concurrent processing of design and constructing activities for different portions of the same project. **P**



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Updated info on important projects in the region

PN-T1222044

ALDI FOOD STORE

Pat Catan's Plaza

Strongsville, OH (Cuyahoga Co.) 14225 Pearl Rd.

CONTRACTING METHOD: To Be Announced

UPDATE: Project has been approved; planning is preliminary.

OWNER: Aldi Inc. - Hinckley
1319 West 130th Street
Hinckley Township, OH 44212
(330) 273-7351 FAX (330) 273-7352

DETAILS: 11,000 SF; sitework; fencing; electrical; lighting; wood and plastics; toilet and bathroom accessories; HVAC; floor coverings; painting; plumbing; drywall; insulation; doors and hardware; glass and glazing; fire protection; masonry; finishes.

PN-S0207005

AUBURN VOCATIONAL CARPENTRY WING

Concord Township, OH (Lake Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Project is on hold.

OWNER: Auburn Vocational School District
8140 Auburn Road
Concord Township, OH 44077
(440) 357-7542 FAX (440) 357-0310

ARCHITECT: Burgess & Niple - Painesville
100 W. Erie Street
Painesville, OH 44077
www.burgessniple.com

(440) 354-9700 FAX (440) 951-9782

C.M.: R.P. Carbone Co. - Auburn Career Center

8243 Auburn Road
Concord, OH 44077
www.rpcarbone.com
(440) 350-4595 FAX (440) 350-4593

DETAILS: New wing for carpentry, industrial transition, and general services/central storage; demolish free-standing garage building; sitework; concrete; masonry; demolition; plumbing; electrical; HVAC.

PN-S0207004

AUBURN VOCATIONAL CULINARY EXPANSION

Concord Township, OH (Lake Co.)

ESTIMATED AMOUNT: \$8,370,000

CONTRACTING METHOD: Public Bids

UPDATE: Project is on hold.

OWNER: Auburn Vocational School District
8140 Auburn Road
Concord Township, OH 44077
(440) 357-7542 FAX (440) 357-0310

ARCHITECT: Burgess & Niple - Painesville
100 W. Erie Street
Painesville, OH 44077
www.burgessniple.com
(440) 354-9700 FAX (440) 951-9782
C.M.: R.P. Carbone Co. - Auburn Career Center
8243 Auburn Road
Concord, OH 44077
www.rpcarbone.com
(440) 350-4595 FAX (440) 350-4593

DETAILS: Expanded culinary program, remodel office area into classroom space, remodel vacated science center laboratory for building property maintenance space,

demolish C wing encroaching on Auburn Road, remodel vacated health areas into classrooms; demolition; sitework; dry-wall; painting; interior finishes; acoustical ceilings; lighting.

PN-T1009058

BAKER'S UNION POLICE RELOCATION

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$1,595,000

CONTRACTING METHOD: Public Bids

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

OWNER: Cleveland State University Architect
1802 E. 25th Street
Cleveland, OH 44114
www.csuohio.edu/architect
(216) 687-5121 FAX (216) 687-9227

DETAILS: CLS-06030A

Baker's Union is located on the campus of Cleveland State University in downtown Cleveland, Ohio. The nearest intersection is at Chester Avenue & East 18th Street. It is a two-story w/ basement unoccupied former Baker's Union Hall Building. The building is 8,133 SF per floor for a gross floor area of 24, 399 SF. The building is composed of an original structure and two building additions. The original structure is a masonry, steel frame and wood floors. The additions are masonry, steel frame, bar joists and steel concrete slab flooring. The scope of the project will consist of upgrading and renovating the existing basement and first floor to accommodate the relocation of Cleveland State University Police department. The existing second floor will not be in the scope of work. Per ADA requirements, the project will be adding two ramps and a new elevator. The building has an existing small freight elevator which will be removed and a new hole-less hydro elevator shall be added. Existing building HVAC systems will be reused. Plumbing systems will be renovated and upgraded. A fire protection system is not required by code. Electrical and fiber systems will be upgraded. An emergency generator will be required. Paging, fire alarm & security systems will be included. The building has its own fenced parking lot.

PN-T1031049

BANNER MATTRESS AND FURNITURE

Various, OH (Various Co.)

CONTRACTING METHOD: To Be Determined



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UPDATE: Owner is considering various locations; planning is preliminary.

OWNER: Banner Mattress and Furniture Co.
6004 Hill Ave.
Toledo, OH 43615
(419) 865-6164

DETAILS: Plans to open 16 stores throughout Ohio within the next 5 years; possible new buildings or renovations to existing facilities; SF to be determined; sitework; fencing; electrical; lighting; wood and plastics; toilet and bathroom accessories; HVAC; floor coverings; painting; plumbing; drywall; insulation; doors and hardware; glass and glazing; fire protection; masonry; finishes.

PN-T1030045

BELDEN VILLAGE TRANSIT CENTER
Jackson Township, OH (Stark Co.) Higbee Avenue NW

CONTRACTING METHOD: Public Bids

UPDATE: Engineering Services & Consulting Services RFQs due Friday, March 6, 2009 at 4:00 PM (To Owner)

OWNER: Stark Area Regional Transit Authority
1600 Gateway Boulevard SE
Canton, OH 44707
www.sartaonline.com
(330) 454-6132 FAX (330) 454-5476

DETAILS: Customer service area; waiting area; public restrooms; plumbing; meeting room; standard plumbing fixtures; ADA fixtures; wood frame; drywall; painting; carpet.

PN-U0123012

BEST NATURE PRESERVE IMPROVEMENTS

Chardon Township, OH (Geauga Co.) Rt 44

ESTIMATED AMOUNT: \$500,000

CONTRACTING METHOD: Public Bids

UPDATE: Bidding to advance mid March 2009.

OWNER: Geauga Park District

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ENGINEER: E.G. & G., Inc.
388 S. Main Street, Suite 301
Akron, OH 44311
www.eggco.com
(330) 379-2790 FAX (330) 379-2791

DETAILS: New walking trails, restroom facility and a pavilion; additional details to be announced shortly.

PN-R0912039

BRUNSWICK HIGHER EDUCATION CENTER
Brunswick Town Center
Brunswick, OH (Medina Co.) 4095 Center Road
ESTIMATED AMOUNT: \$10,000,000
CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; project is in design stages; bid schedule to be announced.

OWNER: Cuyahoga Community College
700 Carnegie Avenue
Cleveland, OH 44115
www.tri-c.edu
(216) 987-4781 FAX (216) 987-4758
Mark Green, District Director of Design & Planning, Capital & Construction, (216) 987-3476

DEVELOPER: Geis Companies
10020 Aurora-Hudson Rd.
Streetsboro, OH 44241
(330) 528-3500 FAX (330) 528-0008

ARCHITECT: Robert Maschke Architects Inc.
6421 Detroit Avenue
Cleveland, OH 44102
www.robertmaschke.com
(216) 281-6421 FAX (216) 281-9200

DETAILS: 5 acres; approx. 40,000 SF, three-story, state-of-the-art facility; sitework; landscaping; paving; concrete; masonry; structural steel; wood and plastics; roofing; various doors and windows; painting; finishes; HVAC; plumbing; electrical; lighting; lecture hall; science labs; classrooms; office space. The goal of the project will be to achieve, as a minimum, a LEED Silver certification.

PN-T1117028

BUILDING ADDITION
Berea, OH (Cuyahoga Co.) 33 Seminary Street
CONTRACTING METHOD: To Be Announced

UPDATE: Owner has received city approval; Owner conducting feasibility study at this time; bid schedule to be determined.

OWNER: Baldwin-Wallace College
275 Eastland Road
Berea, OH 44017
www.bw.edu/
(440) 826-2900

ARCHITECT: Weber Murphy Fox - Cleveland
1801 E. Ninth Street, Suite 1500
Cleveland, OH 44114

www.wmf-inc.com
(216) 623-3700 FAX (216) 623-3710

DETAILS: New 3,818 SF addition to connect the First Congressional Church and Merner-Pfeiffer Hall; possible trades could include sitework; thermal and moisture protection; windows and doors; wood and plastics; finishes; flooring; specialties; electrical; mechanical; painting; specific details to be announced.

PN-U0209055

BUILDING ADDITION
Parma, OH (Cuyahoga Co.) 5689 State Road
CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Owner has received planning commission approval; bid schedule to be announced.

OWNER: LVIV International Food Store
5689 State Road
Parma, OH 44134
(440) 887-1199

ARCHITECT: Walter Koshkald Associates
6671 Queens Way Drive
N. Royalton, OH 44133
(440) 237-0109

DETAILS: 2,988 SF addition; sitework; thermal and moisture protection; flooring; finishes; specialties; electrical; mechanical; HVAC; painting; specific details to be announced.

PN-U0211073

BUILDING ADDITION
Akron, OH (Summit Co.)
CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; owner seeking approvals.

OWNER: Portage Country Club
240 N. Portage Path
Akron, OH 44303
(330) 836-4994

ARCHITECT: Mann Architects Inc.
3660 Embassy Parkway
Akron, OH 44333
www.mann-architects.com
(330) 666-5770 FAX (330) 666-8812

DETAILS: 5,000 SF; additional details to be determined.

PN-U0122039

BUILDING EXPANSION
Tanglewood Square
Bainbridge Township, OH (Geauga Co.)
CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Announcing Architect; planning is preliminary; bid schedule to be determined.

OWNER: Giant Eagle Supermarkets
701 Kappa Drive
Pittsburgh, PA 15238
(800) 338-9147

ARCHITECT: MCG Architects
7100 East Pleasant Valley Road
Suite 120
Cleveland, OH 44131

www.mcgarchitecture.com

(216) 520-1551 FAX (216) 520-1567

DETAILS: 12,000 SF; rebuild the front of the Giant Eagle store and install a drive-thru window for prescriptions on the north side; sitework; concrete; masonry; mechanical; electrical; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; landscaping.

PN-T0121055

NEW HOSPITAL FACILITY

Stow, OH (Summit Co.) Route 8 & Seasons Road

ESTIMATED AMOUNT: \$113,000,000

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

UPDATE: Announcing Developer.

OWNER: Summa Health Systems
525 East Market Street
Akron, OH 44309
(330) 375-3000

DEVELOPER: Signet Enterprises
75 East Market Street
Akron, OH 44308
(330) 762-9102

DETAILS: 100 beds; building will be a full service facility; concrete; masonry; mechanical; electrical; plumbing; HVAC; doors & windows; roofing; flooring; landscaping.

PN-U0210054

ELEVEN RIVER CONDOMINIUM DEVELOPMENT

Rocky River, OH (Cuyahoga Co.)

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

UPDATE: Developer is still seeking city approval; bidding possible spring 2009.

DEVELOPER: DHC Associates
23360 Chagrin Blvd., Suite 208
Beachwood, OH 44122
(216) 360-8313

ARCHITECT: Dimit Architects

14414 Detroit Avenue, Suite 306
Lakewood, OH 44107
(216) 221-9021 FAX (216) 221-9031

G.C.: BCH Homes
Cleveland, OH
(216) 355-6896

DETAILS: 11 luxury riverfront townhomes; two buildings; one with six units and the other will have five units; each unit will be 3,200 SF; sitework; thermal and moisture protection; foundation; concrete; metals; wood and plastics; windows and doors; finishes; carpeting; flooring; specialties; HVAC; electrical; mechanical; plumbing; specific details to be announced.

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Action Contractors, Inc.	8	North Coast Paving	22
AIA	59	Novatny Electric, Co.	30
All Erection Crane	2	Ohio Concrete Sawing & Drilling	43
Alphonso & Sons, Inc.	34	Oswald Companies	65
Anderson Industrial Construction Co.	14	Perspectus Architects	58
Anderson-Bolds, Inc.	62	Provenzale Construction	27
Architectural Fiberglass, Inc.	35	PSI Engineering, Consulting & Testing	14
Art Window Coverings, Inc.	57	Qualified Interiors, Inc.	59
Atwell-Hicks	72	R. G. Nieto Company	15
Bales Construction	57	RAF Building Maintenance	67
Blue Book, The	71	Ranger Electric Inc.	28
BOMA Greater Cleveland	32	S.A. Comunale Company	69
Bowen, Richard L. + Associates, Inc.	4	Schneider-Dorsey & Rubin	24
Brennan & Associates	19	Schulz, Charles Building Company	33
Brickman Group, The	48	SecuriTec One Inc.	7
Brockman Godfrey Design	54	Shaffer Design Works LLC	16
Bruder Building Materials, Inc.	63	Siegel, Siegel Johnson & Jennings Co., LPA	38
Buckeye Sweeping, Inc.	34	Sitotech, Inc.	54
C T Taylor Co., Inc.	21	Skoda Minotti Company	3
Carey Roofing Corporation	12	SMPS Northeast Ohio	39
Carron Asphalt Paving, Inc.	34	Smythe Property Advisors	20
Carter-Jones Lumber Company	53	Sobol Sales Co.	42
Chagrin Valley Steel Erectors	8	Space Comfort Co.	40
Cleveland Quarries	60	Star Design-Build Contractors	36
Cleveland.com	44	Stark Group, The	61
CNC Construction News Corp.	16	Stout, R.B. Inc.	28
Columbia Building Products	57	Sunray Window Films LLC	64
County Fire Protection Inc.	28	Suntrol Co.	24
Courtad Inc.	37	Svec, Charles Inc.	10
Crystal Clear Building Services, Inc.	62	Warren Roofing & Insulating Co.	41
Crystal Illusions, Inc.	20	Wave Landscape Development, Co.	60
Cunningham Paving Inc.	59	Welker McKee Supply Co./Kohler	10, 38
Cuyahoga Community College	45	Westland Heating & Air Conditioning, Inc.	56
Damschroder Construction, LLC	67	Window Cleaning Specialists	60
D-A-S Construction	47	Zinner & Co. LLP	6
Delta Industrial Services, Inc.	43		
DiNunzio Landscaping & Snow Removal	18		
Division Nine Flooring, LLC	52		
DN Biondillo Masonry	19		
E Blueprint	9		
EA Group	49		
Edmonds Elevator	10		
Fortney & Weygandt, Inc.	50		
Fortuna Construction Co., Inc.	55		
Frost Building Maintenance Inc.	69		
Geist Co., The	46		
Giambone Masonry, Inc.	12		
Grout Doctor	64		
H Leff Electric	40		
HMH Restoration Ltd.	70		
HSB Architects, Inc.	29		
Infinity Construction	35		
Infinity Studios	33		
J L Taylor, Co. Inc.	46		
J.V. Janitorial Services, Inc.	19		
JACCO & Associates Inc.	12		
Jamieson Ricca Co.	67		
Jance Construction, LLC	13		
JLC Landscaping, Inc.	11		
Korfant & Mazzone Construction	14		
Krill Company, Inc.	7		
Kurtz Bros.	65		
Lisco Heating & Cooling, Inc.	16		
M & S Connection Landscaping, Inc.	66		
Masonry Restoration Maintenance	64		
McConnell Excavating, Ltd	63		
NAIOP	26		
Nelson Contracting	40		

INSERT: NYMAN CONSTRUCTION

ABC Glass Contractors, Inc.	N-5
Action Door	N-8
Asphalt Paving Services, Inc.	N-9
Bencin Trucking	N-10
CertaPro Painters	N-14
Crowe Masonry	N-9
Epic Steel, Inc.	N-10
Felton Electric	N-5
Final Coat, The	N-11
H C Nutting - A Terracon Company	N-7
Imperial Heating	N-5
K.W. Lang	N-6
Mack Plumbing & Hydronics, Inc.	N-10
McGraw-Hill Construction Network	N-14
Mid State Restoration, Inc.	N-5
Nerone & Sons	N-10
North Coast Concrete, Inc.	N-12
Northcoast Flooring Group, Inc.	N-11
Nyman Construction	N-16
Pace Construction	N-12
Pease Photography	N-9
Pete & Pete Container Service	N-4
PlanCycle.com/SE Blueprint, Inc.	N-2
Precision Environmental Co.	N-13
Servpro	N-15
Sievers Security Systems	N-11
Total Comfort	N-6
United Rentals	N-6
West Side Roofing	N-15

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