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| 2 | Emergency Hazardous Materials Assessment | 14 days | Tue 9/18/07 | | 9/18 | 10/5 | | | | |
| 3 | Agency Notification | 14 days | Mon 10/8/07 | | | 10/8 | 10/25 | | | |
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| 5 | Environmental Site Clearance | 7 days | Thur 11/15/07 | | | | 11/15 | 11/23 | | |
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Cover photo: Brentwood Health Care Center in Sagamore Hills, by Scott Pease

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Making the Old New Again!



KEN KRYCH

The definition of restoration literally means making the old new again or returning it to its former condition/ making it better. With our buildings aging this is becoming a bigger part of the industry and will only continue, as is the case in much older countries than ours in Europe and Asia.

With this in mind, we bring to you this month a look at several projects, both big and small this month, as part of our Renovation & Restoration special section.

For almost five years the Terminal Tower has been undergoing a major restoration project to not only restore the exterior, but also make it last for future generations. We want to thank Forest City Enterprises for all their cooperation and help in bringing you this special story on an important Cleveland landmark.

A few blocks down Euclid Avenue from the Tower are the Residences at 668 project, which is scheduled to open in November. It is a massive undertaking by Doug Price and his K&D Group, and when fully completed will be a major and crucial additional improvement to the Euclid Corridor.

Along Lakeside Avenue the Doubletree Hotel has undergone a complete makeover into a beautiful, fresh facility with subtle Asian overtones in the décor, carpeting and millwork in the public areas.

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We were in touch with the Cleveland Restoration Society and Cleveland Storefront Program, which aid a great number of small businesses in restoring and renovation of facilities. Our feature on Cleveland Violins is an example of such a success.

We extend thanks to Doty & Miller Architects, Gomillion Furniture and Precision Environmental for contributing articles and photos for our Renovation & Restoration special section as well.

Doubling the design

Complimenting our special section are stories highlighting two recently completed projects, both of which were designed by Herman Gibans Fodor, Inc. – Architects, of Cleveland.

We look at the new supportive housing project South Pointe Commons on West 25th Street, which has an interesting multi-textured façade and well thought out interior.

We also feature Brentwood Health Care Center, one of the better thought out assisted living centers in the area with beautiful gardens at each end.

Special Insert: Mike Coates Construction Company 50th Anniversary

Finally, we offer a very special thanks to Mike Coates Sr. and Jr., their family and staff for their cooperation and partnership in helping to create a celebration of their 50th Anniversary as a special insert this month. We wish you 50 more and then some!

Looking ahead

September's focus is on Green Design. If you have something you would like to contribute, please feel free to call us at 216-251-0035.

Positively,



Kenneth C. Krych
Owner-Publisher

CORRECTIONS

In the July issue of *Properties*, Fred Kramer of Woodrich Furniture, Inc. was incorrectly identified as Fred Woodrich within a Westwood Country Club profile. Separately, coverage of ASID's '09 award winners incorrectly identified Aris Teleradiology as Aris Technology.

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PROPERTIES PEOPLE

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1



2



3



4

- 1 **David Krone** (The Krone Group LLC)
- 2 **Jim Treiber, John Dzurik, Mike Sexton and Michael Kracker**
- 3 **Ron Ritner** (ABM Family of Services) with charity check for Cleveland Food Bank
- 4 **Timothy W. Luli** (PSF Management Company) and **Lori Alba** (D-A-S Construction)

24th Annual BOMA Greater Cleveland Golf Outing

A spectacular day of golf was held recently at Avon Oaks and Red Tail Golf Clubs, in Avon, culminating in a \$10,000 Final Put challenge. The event included raffles, prizes, trophies, dinner and drinks with a check for over \$2,000 in proceeds going to benefit the Cleveland Food Bank. **P**



1



2



3



4



5



6

Photos 4-6 by Misch Photography

- 1 **Jeff Henderson, Claudia Carbon, Mike Herpy and Dale Ann Guidroz** (TDA Architecture)
- 2 **Robert Fiala and Chris Smith** (TDA Architecture)
- 3 **Jack and Diane Walsh** (TDA Architecture)
- 4 **Bob Fiala** (TDA), **Bernie Kobak** (Third Federal Savings), **Paul Stefanik** (Third Federal Savings) & **Kathy Leavenworth** (West Geauga School District)
- 5 **Karen Podojil, Dr. Tony Podojil** (West Geauga School District) and **Karla Osborn** (TDA)
- 6 **Ken Krych** (Properties Magazine), **Dale Guidroz** (JDS Consultants), **Jeff Henderson** (TDA), **Claudia Carlson** and **Mike Herpy** (TDA)

TDA Architecture's 20th Anniversary Open House

Principals Bob Fiala and Chris Smith welcomed guests recently to the offices of TDA Architecture in Willoughby for a 20th anniversary rededication open house. It was a chance to celebrate with friends and colleagues, tour the newly expanded and renovated space, enjoy live entertainment and sample a host of great foods prepared by eight local top restaurants. **P**



1



2



3

CABOR Charity Golf Outing

Recently over 100 real estate professionals enjoyed a day of golf, dinner, raffles and prizes at the Cleveland Area Board of Realtors' annual charity golf outing. This year's event took place at Grantwood Golf Course in Solon, with charity money raised for the American Heart Association. The winning team included George Pofok, John Stefanek and Ryan Burrows, all of Cresco Real Estate, and Jon Kasberg, of Nook Industries. Masters of Ceremonies for the event were David Iammarion (Lawyers Title Insurance) and Chris Bell (CABOR). **P**

- 1 **Michael P. Maniche, Jack Branden** (Guardian Title) and **Norm Fisher** (Cowden Humphrey)
- 2 **George Pofok** (Cresco Real Estate), **John Stefanek** (Cresco Real Estate), **Jon Kasberg** (Nook Industries) and **Ryan Burrows** (Cresco Real Estate)
- 3 **David Iammarion** (Lawyers Title Insurance) and **Chris Bell** (Cleveland Area Board of Realtors)



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June Construction Retreats 7%

New construction starts in June dropped 7% to a seasonally adjusted annual rate of \$385.4 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building weakened further, and public works construction fell back after its elevated May pace. In contrast, residential building showed improvement in June, continuing to edge upward after the very depressed activity reported at the outset of 2009.

The June statistics lowered the Dodge Index to 82 (2000=100), down from May's 87, and essentially returning the Index to April's level of 81.

"The construction start figures appear to be moving more towards an up-and-down pattern," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The bad news is that the overall volume of activity remains very weak; the good news is that if an up-and-down pattern is in fact being established, it marks a shift from the steady decline witnessed during the second half of 2008 and into early 2009. Just how this pattern for total construction evolves during the second half of 2009 will depend on what's likely to be a varied performance by major construc-

tion sector. On the plus side, the boost to public works from the federal stimulus funding has only begun to emerge, with more gains to come. And, single-family housing has seen modest strengthening during the spring, suggesting that the bottom for this structure type was reached earlier in 2009."

Nonresidential building

Nonresidential building in June slipped 4% to \$151.6 billion (annual rate). The commercial categories experienced a further loss of momentum, with warehouses down 4%, office buildings down 7%, stores down 12%, and hotels down 25%. The public buildings category, which had been lifted in May by the start of two large courthouse projects and two large

detention facilities, fell 47% in June. Reduced contracting was also reported in June for churches, down 14%; and transportation terminals, down 38%.

The nonresidential downturn in June was cushioned by a 17% rebound for the educational building category. June featured the start of several large medical research facilities, including a \$225 million project in New York, New York and a \$111 million project in Salt Lake City, Utah.

In addition, several large high school projects reached groundbreaking in June, including two located in Illinois – an \$89 million high school in DeKalb and an \$88 million high school addition in Naperville. The amusement and recreational category

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in June jumped 75% after a weak May, lifted by the start of a \$270 million performing arts facility in Las Vegas, Nevada.

Healthcare facilities in June improved 4%, helped by a \$220 million hospital expansion in Fort Worth, Texas. The manufacturing plant category also registered growth in June, climbing 55%, with the support coming from the start of a \$676 million semiconductor plant in upstate New York.

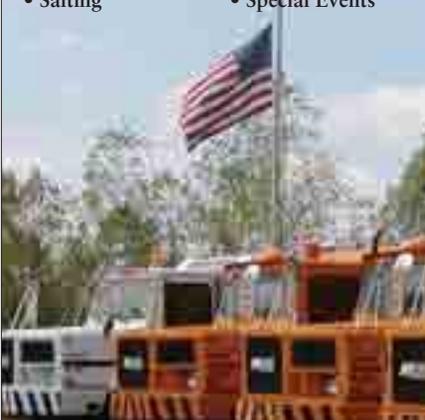
Residential building

Residential building in June advanced 8% to \$112.9 billion (annual rate). Single-family housing climbed 9%, continuing to move upward after the very depressed activity reported back in January. The single-family pace in June was still 20% below the monthly average for 2008. By region, single-family housing showed June gains in the South Central, up 18%; the South Atlantic, up 8%; the West, up 6%; and the Midwest, up 5%; while the Northeast settled back 1%. Multifamily housing in June was unchanged from May, holding at a very weak volume that was 63% below the monthly average for

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2008. The number of large multifamily projects has fallen sharply – during the first six months of 2009, there were a total of two multifamily projects valued at \$100 million or greater that reached groundbreaking.

By comparison, during the first six months of 2008 there were 18 such projects that reached groundbreaking, and the first six months of 2007 saw 21 such projects reach groundbreaking.

On an unadjusted basis, total construction during the first six months of 2009 came in at \$195.4 billion, down 36% from the same period a year ago. The year-to-date comparisons are likely to remain sharply negative over the next two months, and then become less severe as the comparison is made against the steep decline in construction activity that took place during the fall of 2008. By major sector, residential building continued to show the largest year-to-date slide, falling 46%. Nonresidential building was not far behind, dropping 41%, as the result of this year-to-date performance – commercial, down 55%;

manufacturing, down 76%; and institutional, down 21%.

Nonbuilding construction in the first six months of 2009 was down 16% from a year ago, with public works slipping 6% while electric utilities plunged 49%.

By region, total construction during the first six months of 2009 showed this behavior – the Northeast, down 43%; the West and South Atlantic, each down 37%; the South Central, down 34%; and the Midwest, down 31%.

Added perspective is provided by looking at twelve-month moving totals,

in this case the twelve months ending June 2009 versus the twelve months ending June 2008. On this basis, total construction is down 27%, reflecting this performance – residential building, down 43%; nonresidential building, down 25%; and nonbuilding construction, down 6%.

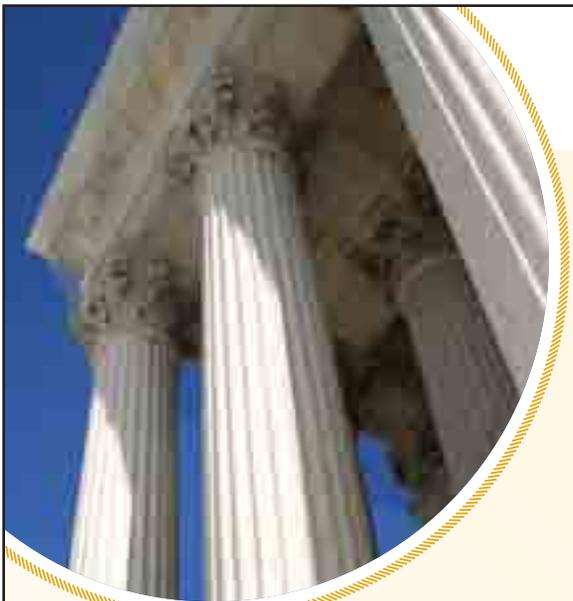
By region, the twelve months ending June 2009 revealed this pattern for total construction compared to the previous twelve months – the South Atlantic, down 33%; the West and Northeast, each down 30%; and the South Central and Midwest, each down 20%. **P**



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A Place to Call Home

Newly constructed South Pointe Commons provides innovative supportive housing for needy in Cleveland

By Lou Kren | Photos by Scott Pease

As its mission statement describes, Emerald Development and Economic Network (EDEN), Inc., of Cleveland, exists to develop, provide and encourage the availability of safe, decent, affordable housing and housing-support services for persons who are low-income, mentally ill and/or disabled.

In 2003, EDEN made history as it broke ground for Emerald Commons, a 52-unit supportive-housing project on West 79th Street in Cleveland. The first newly constructed project of its kind in Cuyahoga County, Emerald Commons opened in December 2006 to serve the homeless, disabled population. Success there led to two more supportive-housing projects and EDEN has just opened a fourth, South Pointe Commons, on West 25th Street. The 82-unit complex, 78 in the new four-story building and four renovated row houses on West 23rd Street, is conveniently located just next door to Metro Health Medical Center, which provides many services to South Pointe Commons residents.

EDEN, with 90 properties in Cuyahoga County, is part of HousingFirst, an initiative established in April 2002 to provide permanent housing solutions for the disabled that experience long-term homelessness. The initiative employs the Permanent Supportive Housing model, designed to move people into stable housing and then link them with services onsite. HousingFirst has set a goal of developing 1,000 units of permanent supportive housing for single adults with histories of long-term homelessness and disabilities. More than 400 HousingFirst apartments were expected to be occupied by the end of 2008, with South Pointe Commons adding to that total.

Locally, Enterprise Community Partners, Sisters of Charity Foundation, Office of the Mayor of Cleveland and Cuyahoga County Commissioners took leadership in introducing and guiding the development of HousingFirst, with EDEN and other agencies such as Cleveland Housing Network, AIDS Taskforce of Cleveland, Mental Health Services, Inc., Recovery Resources and U.S. Dept. of Veterans Affairs joining together to build and operate the projects and provide onsite services.

“South Pointe Commons provides housing with social services onsite just about 24/7,” explains Terry Grdina, EDEN manager of development. “This is all about life skills. Giving people the



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ability to stay in housing, stay in touch with family and develop the skills to stay on their own.”

Information from Cuyahoga County Commissioners’ Office of Homeless Services shows that this type of approach works, as preliminary data from Cleveland confirms what national studies show: More than 90% of initial HousingFirst residents remain in their apartments, almost all residents are engaged in services, almost half are participating in volunteer or educational activities or are employed, and rates of emergency room visits and hospitalization have been substantially reduced.

So much more than a roof overhead

Tax credits – through an application process that began in 2006 – enabled the \$8 million project to assume an identity that suggests upscale apartment living rather than institutional housing. That is true for the row houses, designed for higher-functioning residents and renovated for South Pointe Commons by Phil Davis, president of Renovation Planners Inc., of Willoughby, and for the new construction.

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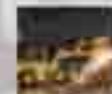
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WARM RECEPTION The use of ceramic tile and highlights in the lobby of South Pointe Commons, along with maple surrounding the mailboxes, provides an inviting entrance for tenants and guests.

“The primary architectural goal for the new construction was to create a building that does not look like supportive housing,” says Anthony Hiti, principal in charge of the project for Herman Gibans Fodor Inc. – Architects, of Cleveland. “The result is a structure that looks more like an urban hotel or apartment building, responding to the character of Metro Health to the south and the commercial district to the north.”

The L-shaped, 60,000-square-foot structure features hybrid construction – wood frame with some steel and brick veneer, according to Grdina. It was built on several parcels of vacant land under the auspices of Panzica Construction, of Mayfield Village, with a one-year construction process wrapping up by Thanksgiving 2008.

The exterior utilizes a broad palette of colors and materials, including three colors of brick and projected aluminum panels and canopies to break up building mass. The projecting base is made of polished masonry – durable and enabling eased graffiti removal. The use of ceramic tile and highlights in the lobby, along with maple surround-

ing the mailboxes, provides an inviting entrance for tenants and guests.

Amenities abound

Besides the 78 single-occupancy efficiency units on four floors, South Pointe Commons contains a large first-floor community room with attached kitchen, pantry, exercise room, computer lab, a conference room, laundry room, staff offices and offices for support agencies. A training unit is available where prospective residents can test living arrangements for a night or two. The 24/7 front-desk staff buzzes in all tenants, who have keys to their lobby mailboxes and individual apartments. Two elevators provide access to upper floors. Tenants and guests enter

at the main front entrance or from the rear of the building, off of the parking lot. Both of these entry points lead to the front lobby. The side entrance is alarmed and used for emergency egress only. Thirty-two cameras monitor all public areas of the building and the surrounding exterior, including the secure parking lot. A T1 line brings communication into South Pointe Commons, enabling Internet access in every room. Residents also have a direct phone connection to the front desk, with outside phone service available if desired.

The 475-square-foot units feature large, combined sleeping and living rooms along with L-shaped kitchens, with countertops and appliances

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COMMON THEME A primary architectural goal of the design was to create a building that does not look like supportive housing, according to Anthony Hiti, of Herman Gibans Fodor Inc. – Architects. This approach influenced the selection of construction materials, furniture and colors in public spaces (top), meeting areas (middle) and tenant rooms (bottom).

included. Another amenity: ceramic-tile walls in bathrooms. For about \$400, paid for through donations, Lodging Kit Co., of Boonville, New York, supplies linens, draperies, televisions and bathroom and kitchenware to outfit units for tenants, according to Grdina. Solid-core doors provide additional security and noise suppression. A boiler heating system is located in the partial basement, and individual fan units offer tenant-controlled cooling beyond what is provided centrally through rooftop units.

This project, unique in and of itself, pushes the envelope by incorporating 2,000 square feet of retail space on the first floor. A tenant, a Middle Eastern restaurant, has just signed and the space is undergoing buildout. When completed, it will provide jobs and enable career-skills training for South Pointe Commons residents. And who is eligible to become a resident? To qualify, applicants must be homeless and meet the HUD definition of chronic homelessness. This means that the applicant is currently living in an emergency shelter, or is on the streets and has been continuously homeless for one year or more or had at least four episodes of homelessness in the past three years. An applicant must have a documented disability, with priority given to applicants with mental illness, drug/alcohol dependencies or HIV/AIDS. In addition, applicants must meet federal Low Income Housing Tax Credit income guidelines.

EDEN's Grdina, in expressing gratitude to those who helped make South Pointe Commons a reality, considers Councilman Matt Zone, Ward 17, as champion for his efforts to locate the supportive-housing project on its West 25th Street sitemodel in Cleveland, and lauds Councilman Joe Santiago, Ward 14, for his project efforts with the South Pointe Commons project as well.

"This was a labor of love for us," concludes Grdina, "and we are very proud of this building." **P**



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Expanded Care

Addition improves personalized therapy at Sagamore Hills skilled nursing facility

By Lou Kren | Photos by Scott Pease

Established in 1989, Brentwood Health Care Center in Sagamore Hills specializes in short- and long-term rehabilitation. The family-owned skilled nursing facility was built for Brentwood Hospital and six years ago went independent. Its objective: Heal patients in a safe, independent community environment, focusing on personalized therapy. Should long-term care be necessary, Brentwood offers progressive nursing home care, intermediate care, respite care and hospice care. Differences in needs between short-term rehab patients and long-term residents and a goal to separate more-active from less-active patients has led Brentwood to undertake a 20-bed, 13,500-square-foot addition.

“Healthier Medicare patients are a growing demographic,” explains Brent Classen, Brentwood Health Care Center owner and administrator, “and their wants and needs differ from those of dementia and Alzheimer’s patients.”

The \$2.5 million addition, completed this past spring following a spring 2008 groundbreaking, gives Brentwood a total of 100 beds. This project leveraged

Classen’s extensive skilled-nursing-care knowledge and experience along with the longtime nursing-home expertise possessed by architect Herman Gibans Fodor Inc. – Architects, of Cleveland, and construction manager General Construction Service Inc., of Aurora.

The single-story, wood-frame-on-slab addition ties to the existing 38,700-square-foot facility, with the new

construction arranged as two wings joining at a nurse’s station. Earth-tone colors exude a residential, not institutional feel, as do the extensive poplar-stained cherry woodwork, crown molding, chair rails, carpeting and wood-laminate flooring. A fireplace in the sitting area near the nurse’s station, along with a large flat-panel television, go far in giving residents a taste of home. Common areas



NATURAL ADDITION The garden, with a wide concrete path for eased wheelchair navigation, boasts lush greenery and ornamentals as well as a fountain and inlaid Italian mosaics, and a gardening area specially constructed for wheelchair-bound residents. It complements the existing award-winning garden on the other side of the facility.

include a television lounge and dining room, and most importantly, according to Classen, a fully outfitted vaulted-ceiling therapy room designed to prepare patients for the return home. Included here: full residential kitchen, washer and dryer, and bathroom, providing patients with proper training in daily household tasks. Translucent skylights and nearly full-wall-length windows provide an abundance of natural light for therapy sessions, with a porch allowing for therapy outdoors. These same natural-light features can be found in the octagonal dining room. The addition also brought a new conference room and offices as

well as a barbershop/beauty salon and state-of-the-art therapy tub.

Amenity-rich private rooms

The two new wings house amenity-rich private rooms, featuring heated private bathrooms with showers, flat-panel TVs with DVD players and wireless Internet. Other features include individual climate control, medicine cabinets, oversized beds and space-saving bathroom pocket doors. Two enhanced suites offer increased square footage. The eight-foot-wide hallways widen at the private-room doorways, eliminating a “bowling alley”

corridor effect. To ensure proper patient monitoring, all of the private rooms feature pull cords that signal the nurse’s station as well as two-way communication systems. Security measures include alarmed doors as well as bracelets that some residents wear to prevent wandering. Porches located at the end of each wing allow residents to relax amidst the lavish garden and surrounding landscaping. Windows in each private room also provide garden views. The garden, with a wide concrete path for eased wheelchair navigation, boasts lush greenery and ornamentals as well as

a fountain and inlaid Italian mosaics, and a gardening area specially constructed for wheelchair-bound residents. It complements the existing award-winning garden on the other side of the facility.

Addition blends with original construction

The addition’s exterior blends well with the existing building and maintains a non-institutional look, thanks to a newly shingled sloped roof over the entire complex – with attic space housing HVAC units – and common use of residential siding, residential-style windows, manufactured stone and trim colors.

“We’ve been designing senior-living space since the 1960s, and back then most designs were institutional, with a focus on durability and maintainability,” says Dave DiFrancisco, Herman Gibans Fodor principal in charge for this project, as colleague Michael Werner served as project architect. “But in the last 15 to 20 years, designs have been more home-like, with residential elements brought in. Private rooms speak to another trend that was incorporated on this project.”

Congratulations on a Terrific Project! We were pleased to be on the Brentwood Team with General Construction Services!

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CREATING COMFORT Throughout the Brentwood Health Care Center addition, earth-tone colors exude a residential, not institutional feel, as do the extensive poplar-stained cherry woodwork, crown molding, chair rails and wood-laminate flooring.

Placing the new therapy room at the front of the facility was no accident, DiFrancisco says, noting that it is “the first thing you see, which projects therapy as the primary purpose” of the added space.

Classen brought Herman Gibans Fodor in at the beginning to help design the addition, with General Construction Service, another company specializing in assisted-living facilities, added later to assemble and oversee the various subcontractors and self-perform framing, carpentry and landscaping work as well.

“Sixteen years ago we became involved in a nursing home project pretty much by accident and it has since become our niche – it is all we do,” explains Richard Holden, General Construction Service vice president. “The Brentwood project was straightforward, with good communication between us, the owner and the architect. With bad weather in the spring of 2008, we thought that construction would have to be pushed back a bit but we were able to place the foundation and slab, and were even able to landscape before winter set in.”

One plus to tapping General Construction Service for this project, notes Holden, was his company’s famil-

arity with subcontractors experienced in the unique requirements of nursing-home construction.

“Working on a cost-plus basis, we can bring in people that we work well with and that know how to do this type of work as long as construction costs are in line,” he says. “As it was, this project was completed under budget and on time.”

Success continues at Brentwood

Success in design and build has continued in operations, as Classen reported 80% occupancy within six weeks of the addition grand opening.

“We provided the architect with a lot of feedback from our staff, and that is reflected in the results,” Classen says. “This new addition, combined with the growing demographic of people needing this type of care, will allow us to stay within Medicaid and Medicare cost parameters – this facility is Medicaid- and Medicare-certified – while growing revenue through increased volume.”

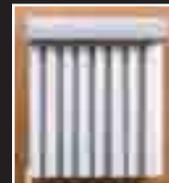
The new construction should help Brentwood Health Care solidify its well-earned reputation. This past March, a nursing home rating system at www.medicare.gov gave Brentwood the highest rating, five stars, based on assessments of health inspections, staffing and quality measures. **P**

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ALEC J. PACELLA

The ABC's of Real Estate, Part II

A few years ago, I wrote an article that gave definitions to some of the terminology used in the world of commercial real estate. And the world of commercial real estate is constantly evolving, bringing new terms to the forefront in the process.

This month, we are going to discuss some of the latest investment buzzwords, providing definitions and examples in the process. So move over, Wikipedia, there is a new game in town.

CAP rate decompression

During most of the early to mid-2000s, CAP rates continually decreased, which created a phenomenon known as CAP rate compression. Now, with CAP rates increasing, the new term is CAP rate decompression. These terms describe the spread between the cost of borrowed

funds and current CAP rates. In concept, as CAP rates decrease, the spread becomes smaller, or compressed. And as CAP rates increase, the spread becomes larger, or decompressed. And while we can all argue, or discuss, the merits of what really constitutes cost of borrowed funds or current CAP rates, I think we would all agree that the overall trend in CAP rates as certainly been increasing.

Durability of NOI

Net operating income (NOI) is always the subject of scrutiny but never more

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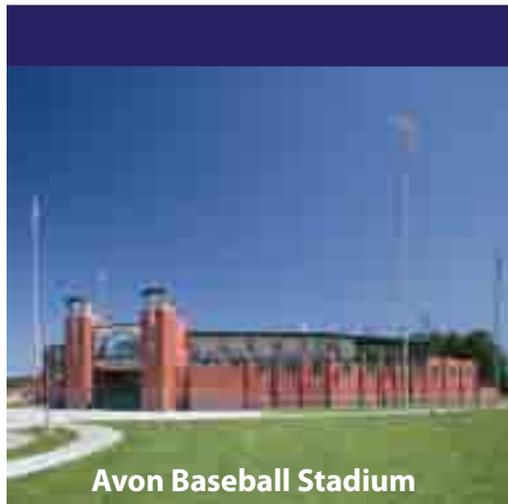
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than in the current climate. Owners are concerned about their tenants' ability to meet their rental obligations, a concern which quickly permeates to the underlying lenders. As a result, the underlying NOIs are being adjusted in several ways. Credit loss, which is a hedge against loss of rental income due to tenant insolvency, is being increased. Vacancy loss, which is a hedge against loss of rental income due to overall market vacancy, is also being increased. Finally, the debt service coverage ratio, which is an assurance that NOI exceeds the current mortgage payment by a predetermined multiple, is being increased. Collectively, these adjustments help to ensure that the actual NOI is sufficient enough to withstand potential stresses that the property may incur.

Global cash flow

A standard requirement among lenders is for an investment property to produce enough income to comfortably exceed its debt service. However, in addition to examining the durability of NOI, lenders are now also considering other properties within an investor's portfolio. Their evaluation includes the income, expense



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and debt level associated with these assets. The goal is to ensure that the investor's collective cash flow is sufficient to withstand potential stresses that the portfolio may incur. Some of the items examined include current vacancy levels, exposure to large upcoming lease expirations and pending loan maturities.

Defeasance/yield maintenance

These concepts are associated with Commercial Mortgage Backed Securities (CMBS) and are specifically related to the borrower being released of the obligation prior to the stated expiration. Although many use these terms interchangeably, they are actually different in both definition and impact. Defeasance is a substitution of collateral, whereby a financial instrument (typically a US Treasury bond) is purchased to help substitute the cash flow from the asset. Any shortfall in cash flow has to be made up by the borrower as a part of this substitution and the underlying loan is not retired. Yield maintenance is an actual payoff of the loan and made up of two components – the remaining principal balance

Daus, You Know?

STICKY SITUATION At the beginning of the summer, Shurtape purchased the Duck Brands subsidiary from Henkel, including the 650,000 square foot facility in Avon. Shurtape wasted little time spinning off this real estate via a sale/leaseback and gaining \$34 million in the process... **W&W** I was speaking to an institutional lender a few weeks ago and he had an interesting insight. According to their underwriting criteria, the only credit retail tenants are currently Walgreens and Walmart. They consider all other retail tenants to be non-investment grade and subject to more conservative loan underwriting and terms. *—AP*

of the loan and a prepayment penalty. The penalty is based on the difference between face rate of the loan and a specific reference index, usually a treasury bond with a maturity date that closely matches the maturity of the loan.

Toxic assets

Most real estate are encumbered by loans. Normally, this is a healthy situation, as it allows the borrower/investor to leverage their money and allows lenders to make money by providing loans. However, the problems begin to crop up if the property's economic performance

begins to suffer. To me, one of the best local examples of this is City View Center. As most of you may know, this center sold at the height of the market a few years back for \$100 million. The buyer obtained an \$80 million loan and put in \$20 million of equity. For a while, everything was fine but then the problems started. The center began to lose its tenants and the more tenants that vacated, the worse its financial condition became. As it stands today, the property's income is not sufficient enough to meet its debt service, which has forced the owner to cover the difference out of his pocket. He has publicly stated that his ability to do this will be short-lived. This in and of itself does not make the asset toxic but rather a soon-to-be non-performing loan. What will make this loan toxic is when the property is taken back by the lender, who happens to be holding an \$80 million loan for the property, and the asset has a current market value that is significantly less. **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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Purchase Options and Rights of First Refusal: The Devil is in the Details



DAVID W. WOODBURN



ANTHONY R. VACANTI

Due to the current uncertain and tumultuous economic climate, many landlords and tenants are renegotiating their leases and adding new terms or revising old terms. Moreover, given this buyers' market when it comes to real estate, many buyers are seeking more favorable terms in purchase agreements. In these situations, tenants and buyers may seek two common provisions in leases and purchase agreements: options to purchase and/or rights of first refusal. Unfortunately, however, many times the parties consider such provisions one in the same.

It is important for landlords, tenants, buyers and sellers to understand that the foregoing provisions involve distinct legal rights. Consequently, the lease or purchase agreement language regarding such an option or right of first refusal, or both, should clearly reflect the intentions of the parties.

An option provision gives a tenant or buyer great flexibility in the future. Although there are many forms of purchase options, generally, a tenant granted an option is provided the right, but not the obligation, to purchase the leased property at a set amount within a certain time. Similarly, a buyer granted an option is provided the right, but not the obligation, to purchase the real property subject to the purchase or option agreement, or the seller's other real property, at a set amount within a

certain time. It is important to insure that the provision clearly indicates how the tenant or buyer may exercise the option, the duration of the option, and the purchase price of the option.

A right of first refusal, however, does not give the holder of the right the ability to automatically purchase the subject property. When the property owner decides to sell the subject property to a third party, the tenant or buyer holding the right of first refusal may exercise its right of first refusal and require the owner of the property to sell the subject property to the first refusal holder at the same price and under the same terms that the owner was willing to accept from the third party. A right of first refusal provides less flexibility to a tenant, however, because it is the owner of the property that determines

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when the property may be sold, and it is the owner and the third party that dictate the sale price and terms. Again, it is important to ensure that the right of first refusal provision clearly indicates how the tenant or buyer may exercise the right, including but not limited to how long after receiving notice of the potential sale the holder of the right has to exercise the right, in addition to the duration of the right.

In Ohio, the determination of whether a particular clause in a lease grants an absolute option to purchase property, or a right of first refusal, depends upon the construction placed on the particular clause in the instrument as a whole, or upon the attendant circumstances (See, e.g. Ohio Jurisprudence Landlord § 194). A recent Ohio case reaffirms the importance of understanding the difference between an option and a right of first refusal. In *Four Howards, Ltd. v. J&F Wenz* (2008), 179 Ohio App.3d 399, an affiliate of gasoline service company, Four Howards, obtained an option from the owner of certain property, J&F Wenz, on which a gasoline station and carryout business were located, in exchange for upgrading some improvements on the property. The gasoline station and carryout business owner, "Sav-On," was leasing the property from the owner. Pursuant to that lease, Sav-On also had an option to purchase the property from the owner up to a certain date, and then had a right of first refusal thereafter. Sav-On, however, agreed to subordinate its option to the option of Four Howards in a written, executed and recorded document, which resulted in Four Howards' having first priority in exercising its option, despite being granted an option to purchase the property after Sav-On was granted the same option.

Thereafter, the business relationship between Four Howards' affiliate and Sav-On soured and was eventually terminated. Four Howards presented the owner with a check for the purchase of the property pursuant to its option. Subsequently, Sav-On informed Four Howards and the owner that it was exercising its right of first refusal contained in the lease. Thereafter, both Sav-On and Four Howards sued, seeking to enforce their option and right of first refusal, respectively.

The trial court found in favor of Four Howards, and Sav-On appealed. The



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court of appeals recognized that rights of first refusal and options to purchase are distinct contractual rights and noted that there was no evidence that either party intended to extinguish Sav-On's right of first refusal by the instrument subordinating Sav-On's option. Consequently, although Four Howards may have exercised its option, Sav-On still had the right to exercise its right of first refusal once it received notice of Four Howards exercising its option.

As the foregoing case demonstrates, it is important that landlords, tenants, buyers, and sellers recognize the distinct differences between options and rights of first refusal. Parties should take great care in drafting these provisions and provisions in other documents that may affect such rights to insure that the parties intentions are clear. As the old adage goes, "the devil is in the details." **P**

This article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdblaw.com or Anthony at avacanti@bdblaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2009.

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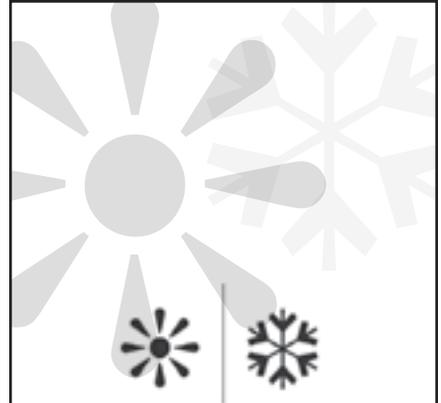
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Deteriorating property fundamentals, declining property values and a severe tightening of the lending markets are all factors contributing to the current crisis.

Strong Commercial Sector Critical to Economy

By Dianna Hosta-Stickney

Our country's economic growth and development is dependent on a healthy commercial and multi-family real estate sector. According to the National Association of Realtors (NAR), commercial real estate supports more than 9 million jobs and services. As many as 6.5 million jobs that have been lost in the economic downturn have come from the office, industrial, retail and multifamily sector.

The current liquidity challenge in the commercial financing industry is affecting the fundamentals of the industry as a whole.

Commercial real estate generates billions of dollars in federal, state and local tax revenue, making it a vital engine to the nation's economic growth and prosperity.

NAR has cautioned that the ramifications of a widespread collapse in the commercial real estate markets would exacerbate the economic crisis and hinder an economic recovery.

According to NAR, deteriorating property fundamentals, declining property values and a severe tightening of the lending markets are all factors contributing to the current crisis.

What is alarming to real estate professionals is that banks have responded slowly and inadequately. The rate at

which these troubled loans are being resolved has been sluggish so far.

It is vital that federal government strengthen the Term Asset-backed Loan Facility (TALF) by expanding the program to include commercial mortgage backed securities and the extension of TALF loans to five-year terms. The TALF program must also be extended for another year or two to ensure that this important program remains in place to support liquidity and bring stability to the commercial markets.

Realtors are actively engaging with Congress, the financial regulators and the White House in any way possible to quickly find solutions to stabilize the commercial real estate market. **P**

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

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ALL Erection & Crane Names Scott Russell Dir. of Int'l Operations

ALL Erection & Crane Rental Corp. recently announced the appointment of Scott Russell as director of international operations. Russell is based at the company's headquarters in Cleveland and in Tampa, Florida. He is charged with developing and maintaining high-level customer relationships with global companies to leverage opportunities for business development.

Russell brings 20 years' experience in the equipment business, offering expertise in international logistics assistance, which includes creating and utilizing the best methods for consolidating shipments overseas. His responsibilities also include recommending appropriate equipment for all international projects.

"[ALL is] an energetic and highly motivated company with a vision for today's dynamic and rapidly expanding business opportunities," Russell says.

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Scott Russell

America, Building Owners Management Association, Construction Financial Management Association, OhioLand and Title Association and the Surety Association of Ohio. Roger has served as treasurer for the Geauga Children's Alliance, Inc. and is a 2003 graduate of Leadership Geauga County.

Gingerich's group offers a variety of industry specific services to clients in the real estate and construction industries. Real estate services include CAM audits/representation, cost segregation, development advisory services, escrow title review, financial statements, HUD compliance, industry benchmarking, industry tax issues, information technology and lending-advisory relationships. Construction services include bonding advisory services, contract cost certification, DOT compliance, financial services, industry benchmarking, industry tax issues, information tech-

Skoda Minotti Names Real Estate and Construction Group Head as Partner

Skoda Minotti recently named Roger T. Gingerich, CPA/ABV, CVA, the head of the firm's Real Estate and Construction Group, as its newest partner.

Gingerich started with Skoda Minotti as a first-year staff member in 1993. He has achieved the designations of Certified Public Accountant, Certified Valuation Analyst and Accredited Business Valuator. Gingerich is a professional member of the American Institute and

Ohio Society of Certified Public Accountants, the National Association of Certified Valuation Analysts, Associated Builders and Contractors, Ohio Contractors Association, Construction Employers Association, Associated General Contractors of

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*Source: Advance Internet Monthly Statistics, April 2009



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Cleveland Facilities Maintenance Expo Coming September 18

The 2009 Cleveland Facilities Maintenance Expo – showcasing hundreds of exhibits of cutting edge products and services for operating and maintaining commercial buildings, industrial plants and institutional facilities – is scheduled to be held Friday, September 18 at LaCentre in Westlake from 9 AM to 3 PM. Property owners, facility managers, engineers, safety and maintenance professionals are invited to attend the event,

which is produced by Expo Source. Space is still available for complete exhibit booth packages from \$695 to \$995.

For more info, contact Bill Baumgardner of Expo Source at 513.731.1146, email shall1@zoomtown.com or visit www.facilitiesmaintenanceexpo.com.

Asia Plaza Adds Connecting Corridor & Garden

Recently, Steven Hom of Asia Plaza Management Company completed a 1,600-square-foot connecting corridor and multi-purpose area between Asia Plaza and Park To Shop supermarket at E 30th Street and Payne Avenue, in Cleveland.



Asia Plaza

Aided by funding through the Cleveland Storefront Renovation program, Hom hired Jim McNight, landscape architect, to accent the connecting addition with a three-element Chinese garden walkway complete with fountain and benches. The garden consists of rocks representing the Earth, a waterfall and pond representing lakes and

rivers, and plants to represent all vegetation.

Plans are in the works for more work including detailed pagoda entryways designed by a firm in Hong Kong.

eBlueprint Launches Remodeled Website

eBlueprint, a division of American Reprographics Company (ARC), recently announced the launch of the new, enhanced version of its website homepage at www.eblueprint.com.

As a division of ARC, eBlueprint incorporated the new look site changes as part of a companywide effort to keep the divisional websites consistent with a unified format.

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Turner Celebrates 40th Anniversary of School of Mgmt. Training Program

Turner Construction Company, the nation's leading general builder, recently marked the 40th anniversary of its Turner School of Construction Management (TSCM) program. The TSCM provides minority, women, disadvantaged and small-business owners with courses on topics such as green buildings, developing a business plan, financial planning, estimating, construction law, bonding and insurance. The 40th Anniversary celebration, held in conjunction with Turner's National Community Affairs

Conference, took place in early August in Ohio, where the TSCM originated. The conference took place in Cincinnati where Turner is constructing the \$210 million Great American Tower at Queen City Square.

The Turner School of Construction Management is a learning program that is offered through each of Turner's offices and has been held in more than 70 cities across the country. Since the program's establishment in 1969, there have been 32,000 graduates of the TSCM program. During 2008 alone, 33 programs were held, graduating more than 1,165 people. The program has helped Turner build successful

long-term relationships with minority- and women-owned business enterprises, generating more than 48,800 contracts with a value of \$17.6 billion.

EA Group VP/Technical Director Obtains LEED-AP

EA Group recently announced that Timothy Bowen, vice president/technical director for the environmental consulting division since 1987, has obtained the United States Green Building Council's LEED Accredited Professional (AP) credential.

EA Group has been a member of the USGBC since 2007. Bowen is responsible for quality assurance/

quality control and technical review related to all consulting projects so he was a natural candidate for the LEED AP.

EA Group has expertise in indoor air quality management plans, pre-occupancy baseline assessments, asbestos removal or encapsulation and polychlorinated biphenyl removal, and is also experienced in site sustainability, water efficiency and materials resources.

EA Group recently assisted in the design and implementation of IAQ management plans during construction of the Cleveland Clinic – East 89th Service Center and Parking Deck, a LEED registered project. For more, visit www.eagroupohio.com. **P**



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An aerial photograph of Cleveland, Ohio, featuring the Terminal Tower as the central focus. The tower is a tall, ornate skyscraper with a golden spire. The surrounding cityscape includes various buildings, streets, and green spaces. The background shows a wide river and distant hills under a clear blue sky.

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Preservation is not easy



Most of us are familiar with the value of saving and restoring older structures – it honors locations of significant historic events, it identifies important cultural/religious/social institutions, it preserves notable pieces of architecture, and it contributes to the fabric of older towns. Some would argue that older buildings cannot meet current standards for leasability or livability. Also, newer electrical, plumbing, mechanical and technology systems are difficult to adapt to an existing structure. Finally, the ability to accurately identify costs for a renovation project, primarily due to unknown and unforeseen conditions, can be unnerving to a building owner.

We faced all of these challenges and more in a \$1 million restoration of a 124-year-old building in a historic downtown location for our offices. Throughout the duration of the project, we were reminded that preservation is not easy! But for us, it was exactly the right thing to do.

Faced with the decision to build a new facility or remain an active participant in a downtown setting, we chose the more difficult course of action: restoration. Design was not a task completed before construction, but a daily process influenced by what was uncovered behind the next wall. The budget was likewise constantly revised to reflect a new obstacle, or opportunity – all of this happening while the building was occupied. But by the end of the project, something special had occurred. It was the unmistakable sense of pride that the staff, the contractors, the vendors and suppliers, and the city experienced knowing that a very difficult task had been completed successfully.

There are important lessons learned by all of us who have undertaken a preservation project. The first is to be realistic in assessing a building's potential worth. Just because a building is old, it does not necessarily mean it is a worthy restoration candidate. Keep in mind, there were as many poorly constructed buildings a century ago as there are today. It is also critical to plan for the unexpected. Certainly this applies when developing the schedule and budget, but is also in play when reviewing a project with local zoning and building officials. Most important, recognize that design and construction for a preservation project is truly a process that may have a beginning and an end, but no discernible phases in between. To effectively execute a project, the designer and contractor must be on the same page.

Following are examples of projects where owners, architects and contractors have successfully accomplished the difficult task of preserving older structures. Each of these had their own peculiar hurdles and unforeseen obstacles, but each overcame them, resulting in beautifully restored and significant architectural structures. **P**

Robert Fiala
Managing Partner, TDA Architecture



Revived Rooming

Doubletree replaces Holiday Inn on Lakeside, adds upgraded décor, amenities

By Lou Kren | Photos courtesy of Doubletree Cleveland Downtown/Lakeside

Recent years have seen new property after new property on Lakeside Avenue in downtown Cleveland. WKYC and the FBI building are two recent major construction additions on Lakeside just east of East 9th Street. Well here comes another.

For 34 years, East 12th and Lakeside has been home to the Holiday Inn. At one time it was one of *the* places to stay or meet downtown. But newer hotel properties, and an admittedly tiring hotel brand, spelled an end to the glory days. With the Medical Mart on its way as well as a tougher business environment, change was needed. Sensing an opportunity while recognizing the Holiday Inn's prime location, The Hotel Group, of Seattle, Washington, bought the property in May 2007 and on December 30, 2008, debuted it as the Doubletree Hotel Cleveland Downtown/Lakeside. Cami Hotel Investments, LLC operates the hotel, which is managed by The Hotel Group under a franchise agreement with a subsidiary of Hilton Hotels Corp.

"We bought the property sensing the potential behind it," recalls Robert Lee, vice president of The Hotel Group, noting that the goal with the hotel's \$15 million transformation was to attract a higher level of traveler. His company currently manages and/or owns 24 properties in nine states, representing 13 brands.

With 379 guest rooms in its 18 stories, the Doubletree is the closest hotel to the Rock & Roll Hall of Fame and within walking distance to the area's financial and government offices, Cleveland Browns Stadium, Cleveland Convention Center and Great Lakes Science Center.

"We are proud that the Doubletree Hotel Cleveland Downtown/Lakeside represents another great city-center hotel addition this year for our brand,"

says Dave Horton, senior vice president-brand management for Doubletree Hotels. "The outstanding, multi-million dollar transformation that has been achieved here in Cleveland reaffirms our commitment to work with our new hotel owners to create a contemporary, comfortable and refreshing relaxed hotel experience."

Adopting a Cleveland theme

To renovate the hotel and synch it with the Doubletree brand, The Hotel Group brought in Group West Companies, also of Seattle, for architectural services, as the two firms have partnered on a number of hotel projects. The renovation encompassed all guestrooms and interior spaces as well as exterior paint, signage, new lobby entrance and

landscaping. A tour reveals a theme, that of Cleveland's past, including the many bridges spanning the Cuyahoga River. Bringing that theme home immediately is the new entrance canopy, calling to mind steel trusses. And throughout are framed photos documenting downtown's history. Clad in earth tones, the hotel interior features steel, stone and wood accents throughout with modern furnishings. The hotel exterior was repainted, with new plantings leading from Lakeside to the lobby entrance, and a local artist supplied a large sculptured interpretation of the Doubletree logo that resides at the property entrance.

Upgrades galore

As mentioned, each guest room was remodeled, with multiple floors taken offline for refurbishment while the hotel remained open. All rooms received new carpeting and wall coverings, ergonomic chairs, bathroom floor tile and tub surrounds. As renovated, five guestroom



DOUBLE TAKE As the face of the new Doubletree, the main lobby underwent serious restructuring and now features cream-colored marble floors and recessed cove lighting that throws a warm glow onto the ceiling soffits.

levels were designated executive floors, featuring paneled doors, crown molding, oversized desks, upgraded bath amenities and access to the new top-floor executive lounge. Other guestroom amenities: complimentary wireless high-speed Internet access, MP3 player-compatible stereo alarm clocks and 32-inch, flat-screen televisions.

Guest bathrooms feature new marble vanities, upgraded lighting and curved shower rods that allow for 20% more space in the showers. The executive lounge, with views of Lake Erie and the shoreline facing east, posed interesting

design and construction challenges, according to Group West's Paul Soldwedel, the project architect.

"That was tricky, given that the building is a post-tension concrete structure," he explains. "The new lounge required that we remove three walls between four existing guestrooms. But each wall was structural, so structural beams were placed where the walls were removed."

Recognizing the need for upgraded meeting space, The Hotel Group and Group West set out to revamp the existing meeting and banquet facilities. With renovation complete, the Doubletree boasts nearly 10,500 square feet of space for these functions, including a main-floor 5,643-square-foot ballroom seating as many as 600 in a theater-style configuration and 350 for receptions. Upgrades include all-new lighting and sound system as well as stylish ribbon carpeting. Six second-floor meeting rooms, with blackout drapery, wired and wireless Internet access, whiteboards,

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COOL ACCOMMODATIONS Off the main lobby and separated by a colorful new water wall resides the indoor heated swimming pool, reportedly the largest of any downtown hotel.

projectors and wireless microphone systems, seat 25 with an additional boardroom seating 12. As with the executive lounge, placing the meeting rooms required removal of some existing guestrooms. Adjacent to the meeting rooms, the 24/7 fitness center was the first interior space to undergo renovation, in March 2008, and features high-end cardio and weight equipment. Also on the second floor, a 24-hour, self-service business center is new, offering built-in laptop stations and the ability for guests to print to the business center printer from their rooms.

Off the main lobby and separated by a colorful water wall resides the indoor heated swimming pool – reportedly the largest of any downtown hotel – and whirlpool. The water wall was added during renovation, as the pool entry was changed to eliminate views from the banquet hallway and lobby into the pool.

Lobby in the limelight

As the face of the new Doubletree, the main lobby underwent serious restructuring. The revolving door for the main entrance, formerly in a corner where the hotel meets its parking garage, was relocated 25 feet south, placing it in line with the new sloped granite-faced reception desk with floating top. A trellis over the desk reflects the bridge

theme. The lobby features cream-colored marble floors and recessed cove lighting that throws a warm glow onto the ceiling soffits.

“The lobby was designed to be contemporary with a nod to Cleveland’s heritage,” says Soldweldel, noting the desk trellis and numerous photographs of Cleveland’s street-scene past hanging on lobby walls.

To open up the lobby, an existing gift shop to the south of the registration desk was replaced by a sitting area. And the corridor along the east exterior wall leading north from the desk to the restaurant and bar area boasts a decorative metal screen and metalwork, providing a flowing, varying corridor width, to let natural light into the restaurant. That replaces a traditional corridor and doorway.

The restaurant, Stadium 3 Bar and Grill, named for the three sports venues downtown, features all-American cuisine. It seats 75 in the main restaurant, with an attached private dining room seating 25. Fronting the hotel on Lakeside is the bar portion of the eatery, ensconced in rich panel woodwork.

All that lobby work sends the message that Doubletree is driven to bring travelers in. And with the extensive renovation and brand change, the hotel rightly earns its place among what’s new and exciting on Lakeside. **P**

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Towering Achievement

Extensive renovation program revives Downtown Cleveland landmark

By Lou Kren | Photos by Ken Krych

The best address in the best location in the nation: 50 Public Square. So it's been since 1928, when on 50 Public Square and ultimately rising 708 feet above it the Terminal Tower opened its doors. The \$179 million price tag for what was originally known as Cleveland Union Terminal is dwarfed by the structure's value as a Cleveland icon and the city's most recognizable landmark. The dream of brothers Oris Paxton and Mantis James Van Sweringen was to be only 14 stories, sitting on top of the city's rail hub. Instead the steel-frame structure, with decorative limestone and terra cotta exterior, topped out at 52 stories – atop 280-foot caissons – and when completed was the world's second tallest building, behind only the Empire State Building in New York City. (As the two were built nearly simultaneously, the Terminal Tower reportedly was the world's tallest for a few months prior to the topping off of its Gotham counterpart.) Today, as a Forest City Enterprises property, it serves as the centerpiece of mixed-use Tower City Center, with the entire Terminal Tower complex comprising 557,000 square feet on 34 acres.

Time took its toll

At 80 years old, the tower has battled the harsh North Coast environment



RELIC RENEWED The Terminal Tower has battled the harsh North Coast environment for 80 years, and time has taken its toll. Ongoing repair and restoration work is underway to prepare the structure for coming decades.

for decades, and time has taken its toll. From floor 34 on up to the flag pole can be considered the Terminal Tower's roof. Exposed to the elements for so long, the upper floors bore scars from water infiltration, including rusting steel that supported the terra cotta façade. Chunks began loosening and falling, with cornices failing and needing to be strapped into place, leading Forest City to assess and ultimately address the problems. In October 2005,

the scaffolding went up from the 37th floor to the top so engineers could in effect “touch every inch of the façade” to determine the extent of water damage, according to Dennis Breiding, managing the renovation project for the Construction Division of Forest City Enterprises. Forest City brought in a structural engineering company, Barber & Hoffman Inc., of Cleveland, to study the problem, and tapped Provenzale Construction, also of Cleveland, to

Proud to be providing Construction Management for the Terminal Tower Exterior Renovation. Thank You Forest City Enterprises.



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ALLOWING ACCESS Scaffolding went up from the 37th floor to the top so engineers could “touch every inch of the façade” to determine the extent of water damage.

handle construction management as an extension of Forest City Construction.

“The original construction had trapped steel into the mortar,” explains Breiding, discussing the investigation phase prior to renovation work. “Steel flanges had rusted and expanded, acting like a hydraulic jack, and the expansion was tearing the building apart. Anything hanging would have to be torn off. We determined that the building was failing exponentially and we had to figure out how to stop that failure.”

Unique plan, unique methods

At that point, Forest City faced having to spend three years developing drawings and placing work out to bid—an extraordinarily long and expensive proposition. The decision was made, instead, to examine and fix the exterior floor by floor. With a \$20 million-plus construction budget, Forest City, Barber & Hoffman and Provenzale teamed to investigate and develop bidding for nearly every area, according to Breiding. Essential for funding the project were historic tax credits. Receiving those credits required a unique presentation to state officials.



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“We didn’t have an exact renovation plan, but we knew what methods we would use to achieve it,” Breiding recalls.

Replacing terra cotta with terra cotta was no option, as the steel holding the terra cotta could no longer support the weight. The alternative: fiberglass cornices, with embedded aluminum extensions that would bolt to new steel. Lighter and easier to manufacture and install, fiberglass pieces would remain watertight and allow for removal of any heavy, hanging material. Architectural Fiberglass Inc., of Cleveland, was awarded the contract to supply the cornices and other fiberglass shapes for the project.

Liquid plastic, a coating often employing a fiberglass mesh component, was selected to repair terra cotta and waterproof the upper exterior.

Time to get to work

With historic tax credits granted, Provenzale sent out bid packages, the first being for scaffolding from the 37th to the 52nd floor, erected by January 2006 and becoming a familiar Cleveland skyline sight. Other bid packages included painting, patching and application of liquid plastic, replacement of 16 upper and 16 lower exterior columns with fiberglass, and replacement of decorative hanging terra cotta with fiberglass shapes, according to

Terminal Tower: Tackled Floor by Floor

The following floor-by-floor summary of exterior work completed or still underway during the renovation of the Terminal Tower, from a report compiled by structural engineering firm Barber & Hoffman, attests to the massive scale of this undertaking.

51st to 49th floor: replaced all mortar joints and replaced the 49th floor cornice with fiberglass; replaced deteriorated pieces of terra cotta and coated all terra cotta with liquid plastic.

49th to 48th floor: replaced all mortar joints and replaced deteriorated terra cotta on parapet wall while fully restoring the wall; replaced the 48th-floor cornice with fiberglass; coated all terra cotta with liquid plastic; installed new roof and vent.

48th to 46th floor: replaced mortar joints and replaced terra cotta on all 16 columns with fiberglass; restored ornamental iron on windows and replaced copper at column bases; replaced 46th-floor terra cotta cornice with fiberglass and coated all terra cotta and ornamental iron with liquid plastic.

46th to 44th floor: replaced mortar joints and deteriorated terra cotta pieces; replaced walkthrough concrete roofs and deteriorated walkthrough parapet walls; replaced 44th-floor buttresses with fiberglass and replaced concrete base; replaced buttress roofs; restored 44th-floor parapet wall; installed new roof and coated walls with liquid plastics.

44th to 41st floor: replaced 43rd-floor cornice; replaced mortar joints; replaced all 16 terra cotta columns with fiberglass; restored ornamental iron on widows and coated with liquid plastic; replaced deteriorated terra cotta pieces; replaced copper at base of columns and on 41st-floor cornice.

41st to 37th floor: replaced mortar joints and deteriorated terra cotta pieces; replaced copper on turret walls; replaced terra cotta with limestone on turret walls; replaced 37th-floor roof.

37th to 34th floor: replaced cornice stone and replaced steel lintels with stainless lintels; replaced mortar joints and deteriorated terra cotta pieces; replaced 34th-floor roof; replaced 34th-floor cornice with fiberglass; coated 34th-floor parapet wall with liquid plastic.

34th to 15th floor: replaced mortar joints; cleaned exterior; replaced caulk and deteriorated stone pieces; coated column capitals with liquid plastic; replaced 15th-floor cornice with fiberglass.

15th to 4th floor: replaced mortar joints and deteriorated stone pieces; replaced caulk; restored deteriorated balconies.

4th floor to ground level: replaced mortar joints and replaced deteriorated stone and terra cotta; replaced caulk joints.

Dave Provenzale, who is handling the Terminal Tower project for Provenzale Construction.

Though differing in detail from floor to floor, the exterior renovation was summarized by Michael Mazzocco,

a structural engineer with Barber & Hoffman, in a project report.

“The biggest problem encountered was water infiltration into the building,” he wrote. “To eliminate the water infiltration, mortar joints were cut



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out and replaced with new mortar [in fact, points out Breiding, beginning on floor 37 and continuing to the top of the building, every joint was crowned out], various deteriorated pieces of terra cotta and stone were removed and replaced, roofs were removed and replaced, and drains were repaired and/or replaced and cleaned. The upper portion of the tower was coated with liquid plastics. Where the terra cotta was determined to be beyond repair, all material was removed with the underlying material, either concrete or steel, being restored. Once the material was removed, the concrete was replaced, steel was cleaned and painted, and new material was installed. Based on the extent of deterioration, it was decided to either use original material, such as stone or terra cotta, or replace with fiberglass replicas duplicated from salvaged material.”

As one of the first renovation tasks, crews toiled in rarified air, performing extensive repairs on the cast-iron cupola at the base of the flagpole. As originally constructed, the cast iron served as a form for poured concrete. Over the years, the cast iron had cracked and rebar in the concrete had rusted. Workers cleaned and restored ornamental iron or replaced it with new steel cornice and coated the iron with liquid plastic, replaced the handrail, cleaned the existing metal deck and coated it with liquid plastics, and replaced all cupola windows.

New computer-controlled LED lights ring the exterior at this lofty height. The new system can be programmed for roughly 30 presets and changed remotely for events such as baseball games, football games, holidays and more. The array of colors is almost infinite and there are plans to create one setting to mirror how the building looked in the early 1950s.

Great efforts were made to prevent water penetration. Water entry over the years had resulted in damage to interior walls on lower floors. A tour revealed the layers of materials and coatings placed to watertighten the entire exterior. But the work didn't end

with façade renovation. During this renovation, all 2,050 windows in the tower are being replaced to provide better insulating qualities and mimic the originals. In addition, all exterior surfaces will have been cleaned by project's end.

Project gets a lift

Renovation has not been limited to just the outside. Vertical access was addressed as Kone Elevators & Escalators, of Cleveland, spent more than three years modernizing 21 elevators, replacing controllers, hoist machines, hoist ropes, door operators, fixtures and other components. Cab interiors were remodeled, providing an appearance similar to previous interiors but with new wood trim and ceilings.

"The biggest challenge we encountered was safely removing the 1920s-era DC hoist machines from the mechanical rooms and out of the occupied building," says Tim Clements, Cleveland branch manager for Kone.



MATERIAL IMPROVEMENTS Fiberglass cornices and other shapes, supplied by Architectural Fiberglass Inc., were used to replace damaged terra cotta.

"Safety is obviously our number-one concern not only for the tenants but for our workers. The old hoist machines weighed in excess of 6,000 pounds. We had to break them down to pieces weighing no more than 3,000 pounds due to floor loads and the fact that the service elevator had a capacity of only 3,000 pounds.

"The existing hoisting equipment is based on inefficient technology, whereas

the Kone elevators utilize the Kone EcoDisc hoist machine," Clements says. "This permanent-magnet synchronous motor is 50% more efficient than traditional two-speed traction elevators."

What's next?

Almost five years in, the Terminal Tower renovation is coming to an end, but Forest City Enterprises hopes to continue building on the momentum. The wish list includes restoration of the observation deck to its original grandeur as well as restoration of the Van Sweringens' living space. But in the meantime a pat on the back is warranted.

"We beat the five-year timeline – ahead of schedule and under budget,"

Provenzale says proudly in describing how the principals and subcontractors worked together to tackle this massive project.

And for Forest City's Breiding, this project represents much more than just restoration of the company headquarters.

"This project is not only a city icon but also is our company headquarters," he says, "and we are very proud of it." **P**



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We are Proud to Work With Forest City as the Structural and Restoration Engineers for The Terminal Tower

How to Protect Your Woodwork Investment

By Mike Gomillion

It's always smart to take good care of wood furniture and surfaces, but today, such practices have special importance. Restoring and maintaining fine woods and furniture saves you money over the cost of new furniture or woodwork; improves the quality of your site for clients and tenants; and befriends the environment.

Are you trying to attract new tenants? A professional appearance—and the knowledge that you work to maintain the facility—goes a long way with prospects. Many features of a facility benefit from regular maintenance: desks, credenzas, conference tables, built-ins, wall units, woodwork and millwork. Restoration can substantially “rehab” the appearance and value of any space.

Now more than ever, your tenants need to make a good impression on their customers and prospects. They need to squeeze every bit of competitive advantage from their businesses that they can, and look to you to provide an acceptable setting.

Restored wood is recycled wood

Restoring and refinishing wood—rather than throwing it away and buying something new—makes good environmental sense.

Why contribute to the cycle of waste, of throwing out and replacing functional materials? It's more responsible to restore your office furniture and woodwork. Enhanced by experienced restorers, your pieces can look as good as—sometimes better than—new. And on-site maintenance and repair can be done “green,” using materials such as the optional water-based, clear stains and dyes used by my company, Gomillion Furniture Services. Such documented usage can add to your LEEDs points.

Rehab an old space. Restore a space that's been heavily used. Make sustainability part of your way of doing business. It will have a positive effect on clients, tenants, and your balance sheet.

In a tough economy, maintain!

In economic downturns companies and individuals cut back on non-essen-

tial costs, including maintenance and refinishing. Yet such times are exactly when it makes sense to invest in upkeep. Unmaintained, wood elements deteriorate. As the damages of time or use go uncorrected, they become more costly to fix. A large item that once could have been touched up on-site may need to be stripped and refinished, or in extreme cases, be replaced.

Maintenance is a fraction of the cost of replacement. We at Gomillion recently restored a historic retail and office property in Cleveland – woodwork with a value well into six figures, restored at a cost that was a small fraction of that amount.

The right details can make a desirable property, so it can be a mistake to cut aesthetics when faced with a tightening budget. Your furniture service should tailor maintenance to fit your budget.

On-site maintenance adds to convenience factor

On-site services such as those offered by Gomillion include touch-up, repair and restoration of molding, paneling, staircases, doors, fireplaces and built-in or oversized pieces. Lobbies, conference rooms, atriums, executive offices and elevator cabs are typical locations for on-site work.

A good service will use the proper air cleaners, such as a powerful, charcoal-activated air filtration system, to keep your site free of dust, fumes and odor. A good service will also provide minimal-disruption scheduling, including evenings and weekends.

How to select a commercial wood refinisher

Here are some questions you should ask about a service provider.

- Is this their main business? Painters, wallcovering contractors, cleaning services and others may not know how to work with wood.
- Is low cost their selling point? Having furniture or woodwork restored or maintained saves you money in the end – but only if it's done properly.
- Do they offer choices in quality levels? You should be able to specify the quality of refinishing so you can control costs and customize work. A good furniture restorer will offer you a range of dyes, stains, glazes and shading lacquers. There should be choices in any sheen, from matte to gloss and as a hand-rubbed finish. There should be a premier level for valuable antiques, including restoration of inlays and special treatments like gilding.
- Do they provide a variety of services? You should have access to hundreds of wood finishes, manufacturing/remanufacturing for structural repairs, antique restoration, on-site services, restoration of oversize pieces and built-ins, warehousing and shipping services, and installation of new or restored furniture.

Respect your investments. Restoring furniture and woodwork sustains their good looks, enhances green behavior, and helps you manage for value. **P**

Mike Gomillion is founder and president of Gomillion Furniture Services, based in Willoughby. From its 15,000-square-foot building, the company serves individuals, residential and commercial designers, facilities managers, mills and manufacturers throughout the region. For more info, visit gomillionfurniture.com.

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Opening Doors Downtown

Residences At Six Six Eight transforms historic Euclid, Prospect buildings into modern lifestyle complex in downtown Cleveland

By John Elliot | Images courtesy of The K&D Group

As downtown Cleveland rejuvenates, one of the more compelling features is the restoration of architectural masterpieces that commemorated the city's early 20th Century prosperity. The fact that residential buildings are resurrecting much of this elegant architecture has helped renew interest in urban living among prosperous residents.

Case in point is the renovation of the former William Taylor & Sons department store building at East 6th Street and Euclid and several adjacent spaces into a luxury apartment and retail complex known as "Residences At Six Six Eight." As Northeast Ohio struggles with a recession, Willoughby-based K&D Group is busy bringing downtown Cleveland back to life to usher in a new era of urban living.

The complex is bordered by East 9th Street to the east, the historic Colonial Arcade to the west, Euclid Avenue to the north and Prospect Avenue to the south. A 450-car parking garage borders the building along East Ninth Street. An

open courtyard plaza accessed from Euclid Avenue borders the Colonial Arcade where the arcade meets Euclid Avenue.

Most of the 240 apartment suites face one of the main streets and offer views of downtown. This project borders the East Fourth Street entertainment district and is the last complex between East 9th Street and Public Square to be revitalized.

Residential/commercial developments, also known as "lifestyle centers," have emerged in some of Cleveland's suburbs in recent years. The "Residences At Six Six Eight" marks the concept's foray into downtown, where residents will have immediate access to first-rate shopping, entertainment and workspaces. It's an

ambitious project from one of Northeast Ohio's most prominent residential property owner and managers.

K&D Group owns and manages more than 13,000 residential units and employs over 400 people throughout Northern Ohio. Founded 24 years ago by Doug Price and Karen Harrison, the K&D Group developed the Stonebridge residential complex on the west bank of the Flats in downtown Cleveland. The company's other holdings include The Embassy Suites Hotel at Reserve Square and Reserve Square Apartments.

K&D Group claims the \$68 million "Residences At Six Six Eight" construction project has the support of National

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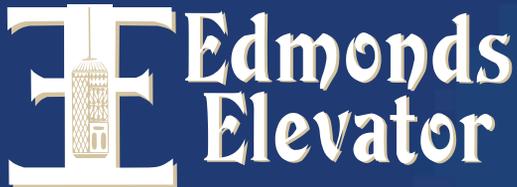
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City Bank, Fifth Third Bank and FirstMerit Bank, along with the City of Cleveland and the Greater Cleveland Partnership, a private sector economic development group devoted to creating jobs and leveraging investments to improve the region's economic vitality.

The historic, eight-story, steel-frame William Taylor & Sons building, originally built in 1909, will include commercial and service retail space, along with luxury apartments. With the demolition of the adjacent Dollar Bank building on Euclid Avenue, the facility will provide green space with a pedestrian-friendly urban park extending from Euclid Avenue to Prospect Avenue.

The Prospect building opened August 15 while the Euclid building will open in November. A 73-foot atrium will connect the Euclid building to the five-story Prospect building, providing natural light and a feeling of openness to residents and tenants. The terracotta façade of the Euclid building will be restored to its original appearance and character, in accordance with historic renovation guidelines.

The process unfolds

Bringing the spaces together into a unified structure required the cooperation of both public and private players, and the process didn't happen quickly.

The William Taylor & Son building on Euclid Avenue had sat dormant for years while the downtown area underwent a period of decay. Before K&D Group purchased the building from David Goldberg, it had been considered for the new Cuyahoga County administration building. Goldberg had secured Ohio historic tax credits before putting it up for sale.

Price, seeing a rising demand for downtown living, set about interior demolition in both buildings as soon as the purchase agreement was finalized in April of 2009.



REAL ESTATE REMADE The William Taylor & Sons department store building at East 6th Street and Euclid and several adjacent spaces are currently being transformed into a luxury apartment and retail complex known as "Residences At Six Six Eight."

Cleveland Construction Inc., based in Mentor was selected as construction manager and general contractor.

Ideal urban living spaces

The buildings offer ideal residences for anyone who appreciates historic architecture and modern amenities.

The immediate neighborhood includes coffee bars, restaurants, Progressive Field, Quicken Loans Arena, and the newly developed Euclid corridor to University Circle. The

property sits on the new RTA line, giving easy access to public transportation.

The central atrium provides ample light throughout the complex, and three skylights spaced throughout allow generous access to natural light in all common areas. There are 740 new windows throughout the complex, including 120 newly cut windows, consisting of seven different window types. An electrical climber was used to mount the windows from the outside.

Both buildings have access to the parking garage.

Apartments feature unique floor plans

Jill Gresham, property manager for Six Six Eight, says the one- and two-bedroom suites range in size from 665 square feet up to 1,550 square feet. There are 36 different floor plans. Patios are available on the second floor of the Euclid building while handicap access is available on certain floors of both buildings. The apartments each have individual electric heating units, hot water tank and furnace.

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ROOM TO RELAX One- and two-bedroom suites range in size from 665 square feet up to 1,550 square feet.

New elevators were installed in both buildings in the same places as the old elevators, two in the Euclid building and three in Prospect, and there are five bridges joining the two buildings with views of the central atrium.

Brown says K&D Group decided to integrate design elements of the Euclid building with the East 6th Street RTA station, which is right across from the building on Euclid Avenue.

“We wanted to encourage people to come into the space,” Brown says. This marks a difference from other Euclid Avenue properties that opt to have their own designs.

Brown says the paving design that wraps around the courtyard utilizes the RTA pavers, replicating the feel of the Euclid Corridor project. The pole lights in the front courtyard are similar in design to the streetlights on Euclid. The roof on the garage ramp also mimics the RTA station design.

Modern amenities for residents

A 20,000-square-foot fitness center will face Prospect Avenue and will include tanning beds, massage rooms and a “health bistro.”

Along with a prime location, the residential suites feature stainless steel appliances, granite countertops, maple-finished custom cabinets, porcelain and tile floors, washers and dryers, and walk-in closets. The units have light colored walls, ceilings and carpeting. Most have eight-foot-high windows, in keeping with the historic window heights. Most of the kitchens share space with living rooms.

Some of the walls separating the bedrooms from the living room spaces have transoms, adding a design element as well as natural light.

Under the same roof will be an array of amenities: a French restaurant and

market, retail stores, a courtyard, a fitness center (to be called Titan Gym), a business center, parking and 24/7 security.

A complex project

The site design was a challenge, due to the difference in grade height of eight feet between the two buildings, notes Craig Brown, vice president of HWH Architects Inc., which did the site work. There needed to be separate garage entries for the two buildings.

A cooling tower that once extended eight feet above the Euclid building and could be seen for miles was removed.

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“We will provide a free [fitness center] membership to the people that rent here for a year,” Price says.

Tim Mulle, president of the Cleveland-based architect firm, Mulle & Associates, which designed the commercial spaces for the project, visited New York City to help decide on what type of restaurant would work best. He says the restaurant, to be called Zinc, will have high ceilings, tile floor, wood crown molding, plaster finishes on walls, all of which will augment a sense of old world charm typical of French bistros.

The restaurant seating area will extend to the outdoor plaza in the summer and there will be a stage for entertainment. The seating area will also extend into the main courtyard between the two buildings with a skylight overhead. The



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courtyard will be available for special events catered by the restaurant. Glass doors will separate the courtyard from the outdoor plaza.

A market, which will sell takeout food, will be adjacent to the restaurant. “Part of what they’re doing is creating a 24-hour community,” Mulle says.

There will be separate entrances and circulation paths for the commercial areas of the complex, which will be accessed from both Euclid and Prospect avenues.

K&D Group will have a management office on the first floor in the commercial space.

The residential sections will have separate lobbies for the residents.

Following historical guidelines

To comply with the historic guidelines, the design team had to get materials approved by the National Park Service and the Ohio Historical Board. The Euclid building’s façade needed new limestone, which required the state’s approval. Plaster inlays throughout had to be remolded. Colors had to be approved before surfaces could be painted.

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Price notes that the exterior of top five floors of the Euclid building were damaged by soot and had to be resurfaced with a liquid plastic coating. Damaged pieces were remolded and coated.

“This [exterior] will all be monolithic with this coating on, which seals and protects it,” he says.

Stephen Zeik, project manager for Columbus-based Berardi Partners, which designed the residential spaces and managed the historic preservation for the entire project, says the exteriors will look as they did when they were originally built, thanks to the extensive research done with the help of National Park Service and the Ohio Historical Board.

“It was really torn up when one of the previous owners put up the [exterior] curtainwall,” Zeik says, referring to the Euclid building.

Zeik says restoring the original terracotta on the Euclid building was a big task. Thomarios Group, based in Copley, replaced the terracotta. K&D became familiar with Thomarios from its work restoring the Terminal Tower dome.

Bryan Huber, masonry superintendent for Thomarios Group, says much of the terracotta was preserved when a metal façade was placed over it during a modernization in the late 1960s. But in the process, the terracotta was beaten with hammers, causing some surface damage that needed to be repaired.



AMPLE AMENITIES Residential suites feature stainless steel appliances, granite countertops, maple-finished custom cabinets, porcelain and tile floors, washers and dryers, and walk-in closets.

“We’re cutting all the hammer marks off,” Huber says. He credited his company’s project manager, Rick Dunne, for much of the work.

A metal stud frame will be placed on the exterior, then acrylic coating will be applied.

The building’s main lobby, once open retail space, has an arched ceiling similar to the Colonial Arcade’s, and a terrazzo tile floor. The origi-

nal hardwood floors in the Euclid building were removed and rebuilt. The building will have an intricately decorated cornice on the membrane roof.

New home for Wyse Advertising

A 25,000-square-foot office space on the first floor of the Euclid building will be the new headquarters for Wyse Advertising, Cleveland’s largest advertising agency. Wyse, which signed a 10-year lease, will be the only commercial tenant.

Mulle, the architect who designed the commercial spaces, says the mezzanines give the building a sense of being a city unto itself. “The space really takes on a character like being a small town,” he says.

Mulle says the cavernous, arcade-like spaces offered the opportunity to be more abstract than some commercial buildings. “This isn’t something that is literal; it’s a little more abstract,” he says. He notes that the 17-foot-high ceilings, big skylights and the natural light create conditions not typical for many office buildings. This suited Wyse Advertising, which will relocate from the Landmark Office Towers behind Tower City.

A key advantage for Wyse will be having its 80 employees on one floor as opposed to three.

Mulle, who has designed spaces for Wyse for two decades, says the agency

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did not want an open office for its employees, yet it still wanted an environment conducive to mingling. “We now have a much more open communicative type of environment,” Mulle says.

The office space has its own roofs, creating a sense of privacy. “[Wyse] wanted something unique, different and creative,” Mulle says.

Wyse is expected to move into the new office space in November of 2009.

Prospect building rejuvenates

The exterior of the Prospect building was removed and replaced with limestone. When the extended ceilings of the entry hallway in the Prospect building were removed, a wide vaulted hall with plaster ornamentation roping edges was revealed, Zeik says.

“Once you’ve gutted the inside of everything that isn’t historic, you find all kinds of things,” Zeik says. There were some finishes from previous renovations that had to be removed.

The arched ceiling inside the arcade was restored by Cleveland Heights-based Lee Construction & Properties Inc. Angel Maldonado Sr., company owner, says there were 11 plaster columns with ornamental leaves between them in the ceiling and ornamental ropes around the arches, all of which were either rebuilt or replaced. He says there were about 20 plaster medallions that were also remolded using the original plaster.

“When you’re dealing with old stuff and you have to duplicate it and you don’t know how they did it, you have to figure out what material they used,” Maldonado says. “It was not an easy task.”

“It was a total make up of historical medallions,” Hounshell says. “It turned out beautiful.”

Also central to the project were Geoff Coyle with Colliers Ostendorf-Morris and George Hutchinson with Allegro Realty.

“I’m quite honored to be involved in the project,” notes Huber of the Thomarios Group. **P**

Key Changes

City of Cleveland Heights' Storefront Renovation Program assists makeover of Cleveland Violins – with strings attached

Story and photos by Mark Watt

When Yanbing Chen moved his business, Cleveland Violins, into a former furniture store at 2917 Mayfield Road in Cleveland Heights last year, he knew work would be needed to make it feel like home.

He expected the type of interior remodeling efforts that were eventually performed to make the space suitable for his company, which specializes in stringed-instrument construction, repair, servicing and sales. This included refinishing floors, resurfacing walls, painting and even building a pair of studio rooms.

What he didn't fully expect was the level of support he received from a pair of Storefront Renovation Program experts who helped transform the building's exterior into an inviting and lively destination for its musically inclined customer base.

As Chen explains, his real estate attorney connected him with officials from the City of Cleveland Heights, including Architect/Director of Planning and Development Richard Wong, to discuss the Storefront Renovation Program in 2007. The program, which directs funds from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) to eligible improvement projects on a local level, seemed a good fit for Chen's new shop.

Cleveland Heights' Storefront Program utilizes consultants to administer the design aspect of the program and to assist the applicant with the federal and locally required paperwork associated with the program. Consultant Design Specialist Tim Barrett and Consultant Carolyn Smith joined Chen to form the Cleveland Violins project team, working after regular business hours or on weekends with him to provide Storefront Program assistance.



HITTING HARMONY As part of the storefront renovation project, new custom-designed and built signs were installed, complimenting the new paint job and window treatments.

Smith, who handled paperwork for the project, explains that the City of Cleveland Heights provided Chen with two financial assistance products: a \$25,000 loan with a graduated five-year repayment plan (0% in the first year, 10% in year two and so on) as well as a \$25,000 grant for eligible storefront work. An extra \$1,000 (subsequently boosted to \$2,000 by city council) was provided for signage.

Working with Chen, Barrett devised a design that would bring the building back to life while keeping costs down. The brick buildings, originally constructed as an appliance store and adjoining auto garage, had been painted a drab tan monotone and was easily overlooked by passersby, Barrett says. To make the structure pop out, the building was tuckpointed and then painted a deep maroon brick color with cream trim and green downspouts and rain catch. Sandstone caps were painted to match existing sandstone columns on the south end of the building.

"When we started, the building was a light color and it had stone appointments in it, but they were all lost in

the lighter color," Barrett says. "By going with a darker brick color and allowing the stone elements to stand out, all of a sudden the building had a playfulness to it that was lost over all these years. The building offered things. We just exposed them and polished them."

Emblazoned with graphics created by Barrett to symbolize the familiar shape of a violin, six rigid shed-style awnings with rigid valances were custom manufactured and installed on the south side of building, facing Mayfield Road. At the southeast corner of the building, a custom fabricated aluminum sign with a digital print 3M overlay was installed. And installed on the east side of the building, above the main entrance of the shop, is another custom designed and fabricated sign, reading "Cleveland Violins," that is constructed of aluminum, stainless steel aircraft cable and PVC with vinyl overlays.

"The sign includes what appears to be a set of strings stretched between two violin tail pieces," Barrett says.

Additional work included the installation of special window film, completed

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STALE TO START The brick buildings, originally constructed as an appliance store and adjoining auto garage, were a drab tan monotone before the renovation.

by Suntrol of Cleveland, to prevent UV rays from damaging the interior and assist in temperature control.

“Controlling humidity and temperature is vital in this business,” Chen says.

Now that the project is completed, the staff and customers are pleased with the new design, Chen says.

“We’re thrilled,” Chen says. “I love the design. We’ve had so much help from the city. We certainly couldn’t have done all of this ourselves.”

Barrett says the project was enjoyable and that the process was smooth. “In order to have success with a project like this, it always helps to have an open-minded client like Mr. Chen,” he says.

Wong says he’s excited about the success of the project – and what it means for similar Storefront Renovation Program efforts in the future.

“One of the issues about receiving the money for projects like this is that there are all sorts of strings attached, from prevailing wage to historic reviews, and there’s a lot of paperwork,” Wong says. “So instead of Mr. Chen having to worry about the construction details and keeping the project on track or having our department deal with all of the administrative duties, we turned it over to [Smith and Barrett] and it was handled beautifully. This was a perfect case of leaving it to the experts to provide that assistance to our applicants. People keep saying to us, ‘we want to do something like we saw at Cleveland Violins.’ I’d say that makes it a successful project for all involved.” **P**

For more information about the City of Cleveland Heights’ Storefront Renovation Program, call Kara O’Donnell at the Department of Planning and Development (216.291.4885).



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Project Profile: Evergreen Cooperative Laundry *(Doty and Miller Architects and Planners)*

By Jerimiah Lockett | Image courtesy of Doty and Miller Architects and Planners

There are many neighborhoods in the Cleveland area that are currently underserved and in need of revitalization efforts to strengthen and improve the quality of life while increasing the value and tax base of the community. One such area is located in the Glenville neighborhood on the northeastern edge of Cleveland. This neighborhood is now the location of one of Cleveland’s newest community revitalization efforts and also one of the city’s newest LEED projects, the Evergreen Cooperative Laundry.

The project in mention – which is being sponsored and endorsed by The Cleveland Foundation – is a 13,000-square-foot, “green” laundry that will fittingly be located just next to two of Cleveland’s many non-profit organizations that specialize in community and sustainable development. Shorebank Enterprise focuses on business development for the Northeast Ohio area and provides term debt financing to companies with similar mission goals and objectives and that have a high potential for job growth. Shorebank also offers affordable lease and rental space to fledgling organizations. E4S or “Entrepreneurs for Sustainability” also claims residence in the same complex, in fact utilizing some of Shorebank’s affordable lease space, neighbors the laundry, and is a networking group aimed at sus-

tainability in the Cleveland region and beyond. Both organizations are actively promoting development, job growth and sustainability in our community and region and likewise, so too will the Evergreen Cooperative Laundry.

When my firm, Doty and Miller Architects & Planners, first began working with the client and developer of the project, Kent State University’s Ohio Employee Ownership Center (OEOC), they went to great lengths to express how adamant they were that this new project be the “greenest” laundry to date. For that reason, as well as for funding purposes and to secure a niche in the market, this building will be certified by the U.S. Green Building Councils LEED Rating system and more specifically under LEED for Commercial Interiors or LEED CI. The goal as it

stands is to achieve a minimum of LEED Silver certification but we are aiming for LEED Gold certification, if possible.

The laundry will be located at East 105th and Elk Avenue, in an existing building that will be renovated to meet the specific needs of the laundry. The building has been through many reincarnations over its 95-year life and to continue our goal of sustainability the building will again be adaptively repurposed. The building was originally owned by the Royal Vacuum Cleaner Company, which has twice evolved into first the Dirt Devil Company and now TTI Floor Care North America. During World War II the building was converted into a torpedo manufacturing facility and since that time has entertained many other come-and-go operations that have each left their individual mark on the building.

The Evergreen laundry will not only be reusing existing building stock but it will also be implementing many other “green” features in the building and the site, as well as using state-of-the-art, energy efficient laundry equipment and processes. We will be utilizing the entire shell and roof of the building and at least 50% or more of the existing slab floor. We will also be installing several daylighting systems over the primary working areas to introduce natural daylight into the space, as the building currently has no windows. This improvement will serve multiple purposes, as it will reduce the

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energy use of the installed lighting on most days through the use of daylighting sensors. These sensors will automatically dim the new energy efficient overhead lights to reduce energy use. As the laundry will be servicing the hospital and nursing home sectors where extreme cleanliness is imperative, the daylighting systems (light diffusing skylights) will provide a more efficient natural light for inspecting the laundry before it leaves the facility.

Other green improvements to the site include general repair of the aging structure to extend its life, planting of native and local species after removal of the existing turf grass, installation of bike racks and showers and the installation of low emitting vehicle and carpool parking spaces. We will also be utilizing green construction materials for all renovations and will take care in selecting materials that are local/regional, that have a high recycled content and that have low or no VOC's (Volatile

Organic Compounds). We will also be using Forest Stewardship Council (FSC) certified lumber wherever possible.

The commercial laundry equipment we will be using is energy- and water-efficient equipment. That's not to say that the laundry will not use substantial water, gas and electric, but in comparison to other laundries will have a much smaller carbon footprint. We will be installing equipment that is specifically designed to recover and reuse substantial quantities of waste heat and wastewater for other processes in the building. The very hot waste heat and water from the laundry equipment will be used to preheat the incoming cold air and water to reduce the amount of energy needed to raise their temperatures to the level required. It takes far less energy to do this than to heat all fresh air and cold water to the levels required.

The Evergreen Cooperative Laundry is to be entirely employee-owned and is targeted to employ 24 individuals in the

first year, and intends to increase to 40 or more employees in subsequent years.

Not only is this project focused on the environmental and sustainability aspects of the operation and building, but it will also play a key role in the future development of the community. By providing local jobs and through the benefits of the employee ownership aspect of the operation, the Evergreen Cooperative Laundry will effectively address social justice concerns of the community both now and in the future. As the development of the Greater University Circle slowly expands its boundaries outward, the Glenville area will be primed to experience a re-growth and regeneration that will greatly enhance the aesthetic and value, and in turn the prospect for other businesses to enter the market in the community as well. **P**

Jeremiah Luckett is a LEED project specialist with Doty and Miller Architects. For more information, visit www.dotyandmiller.com.



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Boosting Business with a Brush

A fresh coat of paint can make a big impression with little expenditure

By Christina Wetzel | Photo courtesy of The Final Coat Inc.

If your business is surviving the recession, than you are most likely making decisions on where to best invest your money. Business owners everywhere are implementing strategies to keep business thriving, increase employee morale and satisfy customers during the inevitable rebound. But are your customers and employees getting the right impression? Are you sending them the message that business is “alive and well?”

While it may not be the right time to add new capacity or floor space, it is arguably the perfect time to spruce up, informing customers and employees that the economy is not delaying your business’ commitment to continuous improvement. From landscaping to installing new carpet or flooring, there are many maintenance improvements that can be expensive for businesses. When it comes to first impressions, perhaps the biggest “bang for your buck” can be found by investing in paint and wall coverings.

A change or addition of color for the backdrop of an office or building will certainly grab the attention of customers and allow your business to stay within budget. It can also improve employee morale – and productivity. A famous and still referenced engineering study conducted in the 1930s revealed what is now known as the “Hawthorne Effect,” which shows that simple changes in

color or lighting can give employees the impression that management is concerned about them, thus leading to increased workplace productivity. (See “A Brief Background on the Hawthorne Effect” below.)

Pete Battista, general manager at ComDoc in Akron, a leading servicing distributor of office copiers, realized it was time to improve and update the interior office space. “We keep a clean headquarters and our team runs a tight ship, but the décor was outdated. What message does that send?” Battista says. ComDoc invested specifically in adding the corporate colors – red, black and gray paint – to the walls. “Since these are such bold colors, the combination and mix had to be right. We really love to have our customers into our facility to have them experience firsthand who we are and why we are different.”

Battista and ComDoc are not alone. The Westfield Insurance headquarters,

located in Westfield Center, near Lodi, has kept an “Early American” themed décor for decades. The attention to detail at the facility reflects the company’s dedication to providing insurance to customers with the same exactness and care.

“The Westfield look is part of the Westfield business philosophy – sort of like the old adage, if there are coffee stains on the drop down airline trays, then you sort of wonder how well they are maintaining the engines,” says Tom McDermott, manager of property operations with The Westfield Group. “Sure our capital improvement budget was trimmed, but there was no way we were going to let up on maintaining our crisp look.”

Updating and maintaining the décor of an office or building is an investment that both ComDoc and Westfield Insurance see as vital to keeping their businesses alive, especially in this rough

A Brief Background on the Hawthorne Effect

Hawthorne Works was a massive manufacturing complex in Illinois that was built in the early 1900s by AT&T-affiliated electrical engineering company Western Electric. The company’s production of a range of innovative products, from vacuum cleaners and refrigerators to typewriters and telephone equipment, required a lot of manpower: aside from employing 40,000 people to assemble and work telecommunications equipment like switchboards, relays and cables, Hawthorne Works hired 5,000 to perform continuous quality control and inspection tests for manufacturing production lines.

From 1927 to 1932, the Hawthorne Works conducted a series of revolutionary studies that focused on human behavior and workplace productivity. The study was carried out in different phases and evaluated by Professor Elton Mayo and associates F.J. Roethlisberger and William J. Dickson.

Employees were observed in test rooms to analyze individual and group productivity and concerns while changes in the workplace were implemented. Factors such as temperature, lighting, cleanliness of workspace, and rest breaks were all varied – all together 23 changes to the work environment were made.

Mayo’s conclusion, known as the Hawthorne Effect, suggested that any physical change to the work environment increased productivity and that by asking employees to participate they felt a greater connection to the company and sensed that their opinions were valued by upper-management. By including the concerns of employees and creating a sense of belonging, Mayo believed employees were more motivated to complete job responsibilities. Mayo also concluded that individual employees are not only motivated by self-interest but strive to work cooperatively in groups.

The Hawthorne Effect has changed management techniques greatly. Today, if managers do not pay attention to people and the culture that their work environment provides, they are often less successful than the businesses that do. Upward communication in a company is essential and can help create a positive outlook for the organization. –CW



CREATIVE COATING New paint or wall-covering can freshen up any space. For a unique look, a company's logo can be "sprayed" onto a wall using a special concrete-like mixture.

economic time. What else do they share in common?

The Final Coat Inc., a professional painting company serves both companies as they cover the Akron and Cleveland area. Ted Wetzel, president of The Final Coat, notes that "of course a fresh coat of paint will never replace a strong business strategy, but fortunately a small investment in paint is like frosting on the cake. Many businesses recognize the impact that décor can have on employee pride, and the impact it can have on a customer's perception. These businesses pay attention to details and we like helping them get that message on the walls."

Whether a company has 1500 or 10 employees, it still has an opportunity to leave a lasting impression on anyone walking through the door. As customers continually shop around, if they are not impressed, they can easily move on to the next available option. Moreover, any improvements to the workplace can result in employees feeling better appreciated and included.

Lisa Longo, owner of Finestra Gallery, an art and gift shop in downtown Willoughby, believes investing in a fresh coat of paint is a sign of a business' commitment to its image and dedication to offering quality products or services.

"We put a ton of effort into finding unique gifts and the walls are just a background for our displayed items," Longo says. "But I have these walls painted every year or every other year, just to keep a fresh image. Haven't we all seen workplaces that are scuffed up and un-

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tidy? Doesn't it make you wonder what direction they are heading?"

All companies strive to build a community and a work environment that employees are proud to be a part of. A new coat of paint might not be the improvement your company needs, but installing a company logo on the wall or floor can add excitement to the backdrop.

"We realize that each situation differs and a fresh coat of paint will not be the solution for every project," says Wetzel, of The Final Coat. "We work with commercial and residential customers to find the best way to improve the exterior or interior look of their building or home. From choosing color schemes, to wall paper and logo installation, we can help create any desired look."

A logo can be put on easily with a decal, it can be custom laser printed onto wall paper, or it can be set in concrete – well, not literally concrete, but a rather special concrete-like mixture sprayed onto any wall. If you are trying to send the message to your employees and customers that you're in business for the long haul, putting your logo on the wall in concrete is a far cry from a magnetic logo on your car.

"The sky is the limit, and we work with several good architectural firms and interior designers that can help [clients] reach new heights," Wetzel says. **P**

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Project Profile: Cleveland Museum of Art – Phase II

Precision Environmental provides abatement, salvage, demolition & excavation services at cultural institution

Phase II of the Cleveland Museum of Art's five year, \$350 million renovation and expansion project is underway. The second phase consists of asbestos abatement and demolition of the 1958 and 1983 buildings along with the construction of a new glass roofed atrium mirroring the newly open galleries of the East Wing. Working with the joint venture construction managers, Panzica Construction Company of Mayfield Village, Ohio and Gilbane Building Company of Cleveland, and the museum's representative, RISE Group, located in Chicago, Illinois and environmental engineer TSI, Inc. of Eastlake, the project was divided into four segments. The segments entailed asbestos abatement of the buildings, salvage of selected building components, demolition of the 1958 and 1983 buildings, and excavation of the demolished work site for new construction was awarded to Precision Environmental Company.

Asbestos abatement, the first of the four steps to be completed in the 1958 and 1983 buildings, began with the removal of all asbestos containing materials as well as hazardous materials. Asbestos was found to be present in the building's thermal system insulation, sprayed on fire proofing, floor tile and mastic, and window caulking all very typical according to specifications prepared by Wayne Ingram, of TSI. Other environmental concerns consisted of fluorescent light bulbs and ballasts, oils from various equipment, and fuel from a back-up generator. In addition to multiple full-containment areas, hundreds of asbestos "glove bag" operations were performed. All environmental work was conducted in close proximity to the CMA facilities while maintaining full time schedule of work and art activities. Ingram reported that the coordination of tasks between asbestos abatement and demolition activities were refreshingly seamless for a job of this magnitude resulting in efficient, timely, and safe execution of project goals.

"This was one of the smoothest running projects I've had the privilege of managing," Ingram says.

After the completion of the asbestos abatement and prior to beginning demolition, certain building components were scheduled to be salvaged. Precision tapped Renaissance Restoration, Ltd., of Twinsburg, for this particular portion of work. The ornate marble and stone railings, balustrades, and fountain from the west porch which included 477 pieces, had to be carefully disassembled, cataloged, crated, transported and stored for future reconstruction as part of the west addition. Along with the fountain, approximately 300 granite faced, precast concrete wall panels were painstakingly salvaged from the east face of the 1958 building. These also were cataloged, crated, transported and stored for future use on the new west wing addition. Although the salvage and storage of these historic architectural



EXHIBITING EXPERTISE The latest phase of work at the Cleveland Museum of Art (top) is wrapping up as Precision Environmental completes abatement, salvage, demolition and excavation services. As part of the project, granite panels were salvaged and await reuse for new construction.

components was one of several challenges faced by Precision Environmental Co., perhaps the most difficult obstacle was the site access conditions. The work site layout was such that it prohibited the use of manlifts or cranes to assist in the granite faced wall panel removal; the machines could not get close enough to the actual work to be of any use. In order to complete the work, Precision utilized a swingstage suspended scaffold perform to work from and a cable hoist mounted on the roof to lower pieces of granite to the ground.

After completing the asbestos abatement and the salvage segments of the project, it was demolition time. The first step of the building demolition was

to separate level by level, bay by bay the 1958 building which was being demolished from the recently renovated 1971 and 1916 buildings. This work consisted of removing a section of the building 25 feet wide by 250 feet long and three stories wide by hand to minimize the risk of inflicting damage to the remaining buildings. The degree of difficulty of this was extremely high at the connection between the 1958 building and the 1971 building since they shared a common wall at the demolition limits. Precision had to demolish that shared wall which was part of the library and lobby, and open to the public without allowing any debris to fall into the 1971 building, possibly causing extensive damage. Also, since the 1971 building did not have its own exterior wall, after the demolition, a temporary plywood exterior wall was constructed by Giorgi Interiors, of Bedford Heights for protection and weather proofing. After these separations were made, the building was demolished by Precisions subcontractor Independence Excavating, Inc. of Independence, Ohio.

Independence Excavating also performed the excavation work for the new west additions as our subcontractor. The highlight of this partition of the work was the earth retention system, which was installed by Geotech Services, Inc., of Cleveland, a subcontractor. The earth retention system was necessary to protect the workers and adjacent structures; the system secured and prevented the earth from caving in at all levels, especially at the deep subbasement excavation. The system consisted of soil nails drilled and grouted back into the earth being retained and a sprayed on mortar or "shotcrete" applied to the face of wall that resulted in a neatly cut excavation with vertical walls ready for new construction.

This portion of work will be complete in the summer of 2009 to allow for the next phase of construction at the Cleveland Museum of Art. **P**

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0717049

MEDICAL ARTS BUILDING II

Middleburg Heights, OH (Cuyahoga Co.) 6900 Pearl Road

CONTRACTING METHOD: Developer Subcontracts

STATUS: Planning is preliminary; owner seeking tenants; no construction timeline has been released.

DEVELOPER: TS Acquisition - Seville

6438 Summons Drive

Seville, OH 44273

(330) 887-3500 FAX (330) 887-1430

DETAILS: SF to be announced; possible three-story building; sitework; concrete; masonry; framing; thermal and moisture protection; plumbing; electrical; HVAC; drywall; fire suppression; acoustical ceilings; doors and hardware; windows; finishes.

PN-R0912039

BRUNSWICK HIGHER EDUCATION CENTER

Brunswick Town Center

Brunswick, OH (Medina Co.) 4095 Center Road

ESTIMATED AMOUNT: \$9,760,000

CONTRACTING METHOD: Public Bids

UPDATE: Professional Design Services for Commissioning Agent(s) due Wednesday, March 25, 2009 at 2:00 PM (To Owner); Construction Management Consultant

OWNER: Cuyahoga Community College

700 Carnegie Avenue

Cleveland, OH 44115

www.tri-c.edu

(216) 987-4781 FAX (216) 987-4758

ARCHITECT: Robert Maschke Architects Inc.

6421 Detroit Avenue

Cleveland, OH 44102

www.robertmaschke.com

(216) 281-6421 FAX (216) 281-9200

DETAILS: Project No. 20083069

5 acres; 30,000 SF, two-story, state-of-the-art facility; to be located adjacent to the existing Community Center to house new specialized workforce development programs, computer labs, dry and wet labs, classrooms, offices and other student support areas; sitework; landscaping; paving; concrete; masonry; structural steel; wood and plastics; roofing; various doors and windows;

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PN-U0717057

NEW FIRE STATION NO. 12

Akron, OH (Summit Co.)

ESTIMATED AMOUNT: \$6,213,328

CONTRACTING METHOD: Public Bids

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

OWNER: City of Akron

166 South High Street

Akron, OH 44308

www.ci.akron.oh.us

(330) 375-2345 FAX (330) 375-2468

Fire Administration, 330-375-2411

ARCHITECT: Caruso Architecture, Inc.

3460 Ridgewood Road

Akron, OH 44333

(330) 665-3432 FAX (330) 665-3433

DETAILS: Station No. 12 is currently located at 1852 W. Market, owner is considering moving station across from Acme No. 1 to city property on South Hawkins Avenue; property is vacant and wooded; specific details to be determined.

PN-U0122038

RECREATIONAL FACILITY

Tyler Building

Mentor, OH (Lake Co.) Tyler Rd.

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Bidding to advance shortly; announcing adjusted details.

OWNER: The Total Athlete

Willoughby, OH

(440) 205-2031

G.C.: Ralph Victor Construction

9590 Johnnycake Ridge Rd

Mentor, OH 44060

(440) 357-9242

DETAILS: Interior renovations to existing facility; finishes; electrical; painting; flooring; specific details to be announced shortly.

PN-T1229070

SPORTSLAND OHIO INDOOR COMPLEX

Glenwillow, OH (Cuyahoga Co.) Pettibone Road

ESTIMATED AMOUNT: \$6,000,000

CONTRACTING METHOD: To Be Announced

STATUS: Owner has received preliminary approval and is trying to secure financing; bid schedule to be announced.

OWNER: Sportsland Ohio

35430 Spicebush Ln

Solon, OH 44139

(440) 349-3383

DETAILS: 80,000 SF complex will be an indoors facility for all seasons, including tournament-sized volleyball courts, regulation basketball courts, boarded and open soccer fields and four baseball batting cages, indoor driving range; sitework; thermal and moisture protection; windows and doors; wood and plastics; metals; concrete; foundation; finishes; flooring; painting; electrical; plumbing; mechanical; specific details to be announced.

PN-U0204046

MIXED-USE DEVELOPMENT

Spillway

Chagrin Falls, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$7,000,000

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Planning is underway; bidding to advance late summer/early fall 2009.

ARCHITECT: Kaczmar Architects, Inc.

400 Western Reserve Building

1468 West 9th Street

Suite 400

Cleveland, OH 44113

(216) 687-1555 FAX (216) 687-1558

G.C.:

The Darden Company

5055 Corbin Drive

Bedford Heights, OH 44128

www.thedardencompany.com

rjdarden@adelphia.net

(216) 475-2020 FAX (216) 475-2704

DETAILS: Former Ivex paper mill site; 80,000 SF; to include a restaurant, microbrewery, movie theater, hotel, business center, offices and retail shops.

PN-U0127030

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

UPDATE: Owner seeking approvals; owner hopes to start construction in 2009; no additional information has been released.

OWNER: Sheetz, Inc.
5700 6th Avenue

Altoona, PA 16602
(814) 946-3611

ARCHITECT: GPD Group - Akron
520 S. Main Street #2531
Akron, OH 44311

www.gpdco.com
(330) 572-2100 FAX (330) 572-2101

DETAILS: Approx. 5,000 SF; gas station, car wash and convenience store; site-work; concrete; pump islands; masonry; paving; plumbing; electrical; HVAC; misc. metals; storefront; security; floor tile; finishes.

PN-U0227106

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DISTRICT IMPROVEMENTS

Rocky River, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Architectural/Engineering and C.M. Services SOQs have been received; awards to be made shortly.

OWNER: Rocky River School District
21600 Center Ridge Rd.
Rocky River, OH 44116
www.rrcs.org
(440) 333-6000

DETAILS: Demolition, alteration, repair and/or reconstruction of the Rocky River High School, Goldwood Primary School, Kensington Intermediate School, Rocky River Middle School, Wooster School, Beach Education Center and/or the Board of Education; additional details to be determined.

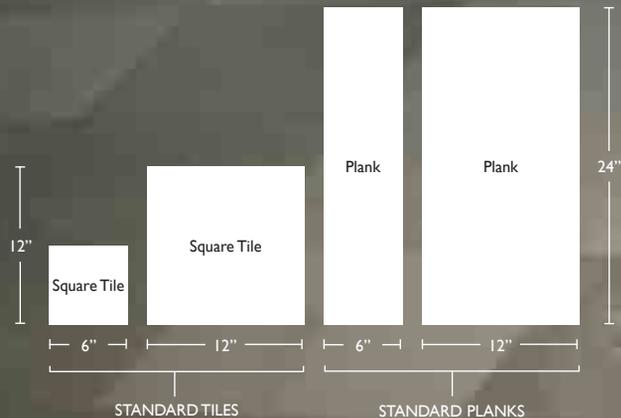
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ESTIMATED AMOUNT: \$84,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing location, estimated amount, and additional details; design and construction of the facility could take four years.

OWNER: Ohio Dept. of Mental Health
30 East Broad Street, Suite 1160
Columbus, OH 43215

www.mh.state.oh.us
(614) 466-5060 FAX (614) 644-5621

ARCHITECT: Hasenstab Architects, Inc.
190 N. Union Street, Suite 400
Akron, OH 44304

www.hainc.cc
(330) 434-4464 FAX (330) 434-8546

AGENT: Midtown Cleveland Inc.
4614 Prospect Ave. #322
Cleveland, OH 44103

(216) 391-5080 FAX (216) 391-6285

DETAILS: Approx. 400,000 SF with about 300 beds; new facility will provide a secure environment for residential patient units, recovery/treatment space, full kitchen and dining facilities, outdoor recreation and required support operations consisting of administrative offices, food and bulk storage facilities and maintenance operations; construction will consist of building materials and fixtures suitable for their clientele; 14 acres.

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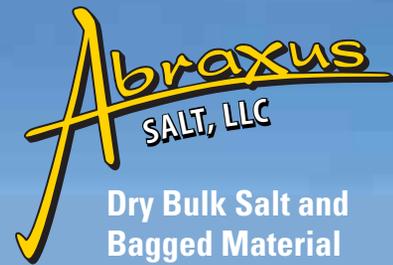
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