

September 2009/\$6.95



Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE



Convenient Care Comes to Concord

New regional health center brings University Hospitals' medical services to Lake County

www.propertiesmag.com | vol. LXIII, issue 9

PLUS:
**Green Building
Special Section**

What goes around comes around.



The best measure of a crane company is how they stand behind their promises ... to their customers, their suppliers, and their manufacturers.

At ALL, we stand behind every piece of equipment with timely support, service, and parts. We continually invest in our people, our fleet of equipment, and training. And with branches throughout North America, we're there when you need us. Because that's what you expect from a leader.

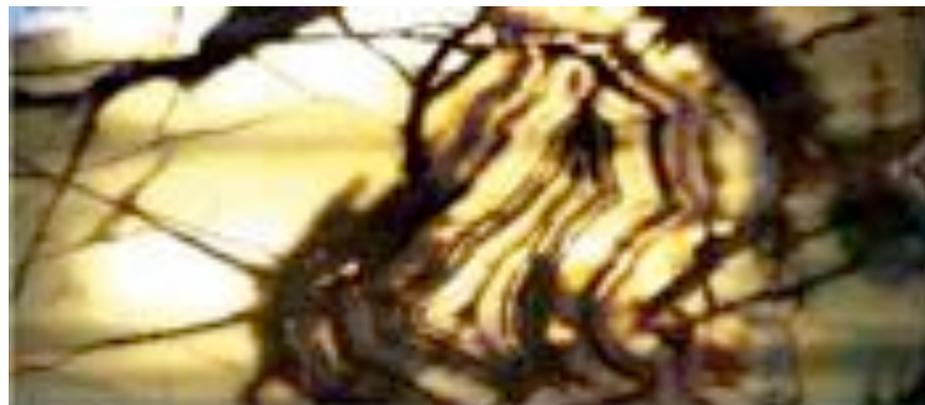
ALL[®]
Erection &
CRANE RENTAL

DAWES
Rigging & Crane Rental

CENTRAL
Contractors Service, Inc.

JEFFERS
Crane Service, Inc.

800-232-4100 • www.allcrane.com



JUSTICE & COMPANY

Full Service Design Center

GRANITE

MAPLE

ONYX

TILE

HARDWOOD FLOORING

CARPET

ARCHITECTURAL METALS

CAST STONE

KITCHEN

BATH

WINE CELLARS / RACKING

WATER JET / CNC

Join Us in Celebrating the

GRAND OPENING

of our newly expanded showroom!

October 16, 2009 / 5pm-8pm

Rsvp and obtain door prize details at:

WWW.JUSTICEANDCOMPANY.COM

You don't want to miss this!

Showcasing the newly remodeled Justice and Company Showroom! Over 50,000 square feet of Granite, Tile, Marble, Travertine, Onyx, Hardwood, Viking Appliances, Cabinetry and beautiful displays that will make your next project a dream come true!

*** Area's Newest Karastan Dealer ***

Food • Wine • Door Prizes • Design Ideas

Commercial • Residential

2852 Peachtree Industrial Blvd. Suite 402M - South of the 285
Phone: 770-599-6999 / Fax: 770-570-5449

PAVING WITH PRIDE FOR 25 YEARS

Since 1982, we've been building our reputation job by job



LET'S MAKE YOUR JOB OUR NEXT STOP

We would appreciate an opportunity to submit our recommendations and estimates for your:

- New Parking Lot Construction
- Asphalt Repairs
- Catch Basins & Drainage
- Asphalt Resurfacing
- Grading & Excavation
- Crack Filling & Sealcoating

Specialists from site development to chuckhole patching!

***We're doing it better for less every day
Call us today at 216.421.1203***

2417 Woodhill Rd., Cleveland, OH 44104 • Fax 216.421.1278

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

P.O. Box 112127, Cleveland, Ohio
 phone: 216.251.0035
 toll free: 888.641.4241
 fax: 216.251.0064
 www.propertiesmag.com

EDITOR/PUBLISHER

Kenneth C. Krych
 kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
 mwatt@propertiesmag.com

CONTRIBUTING WRITERS

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

ACCOUNT EXECUTIVES

Andrea Keener
 akeener@propertiesmag.com
 216.849.4350

David Larkin
 dlarkin@propertiesmag.com
 216.251.6753

Patrick Lasby
 plasby@propertiesmag.com
 216.671.9244

Donna Tomak
 dtomak@propertiesmag.com
 216.251.2520

OFFICE MANAGER

Lisa Larissey

Cover photo: UH Concord Health Center, by Scott Pease

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

FEATURES



Photo by Scott Pease

10 Setting the Stage

Cleveland Clinic purchases Play House as Allen Theatre reconfiguration effort continues

13 July Construction Jumps 8%

17 Ingenuity on Display

Karen Skunta & Associates develops multimedia presentation at Cleveland State

19 Kick-Starting Redevelopment in Kent

\$6.5 million Phoenix Project injects city's downtown with new retail, office space

24 Convenient Care Comes to Concord

New regional health center brings University Hospitals' medical services to Lake County

48 Dramatic Upgrade

Performing arts center provides first-class theater, rehearsal space at local high school

54 Special Section: Green Building

54 Preservation = Green: Sometimes the greenest building is the one that already exists

56 The Case for Sustainable Retail Development

60 Sustainable Substitution: Fiberglass provides green alternative to traditional building materials

62 Property Recycling and Remediation: The green thing to do

65 Hot Commodity: Cleveland Thermal delivers forward-thinking, efficient heating/cooling

68 An Infrared Picture is Worth a Thousand BTUs: Thermal imaging exposes defects not visible to the human eye

71 Brothers in Arms: LEED accreditation adds another weapon to John F. Gallagher Co.'s arsenal

73 Reliable Snow Goes Eco: Local snow plowing company adopts environmentally friendly ice preventative solution

75 A New Home Under a Green Roof: Cogswell Hall renovation/new construction project incorporates sustainable solutions

79 Bigger Plans for a Big Box: City of Cleveland, architects envision transformation of retail store into rec center

81 Green Building Blitz Promotes Retrofitting

DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 15 BOMA BUSINESS**
- 34 FINANCIAL STRATEGIES**
- 38 LEGAL PERSPECTIVES**
- 40 BILLBOARD**
- 46 CABOR CORNER**
- 82 CONSTRUCTION PROGRESS REPORT**



KEN KRYCH

Clean Power Drive to the Green

Welcome to our Green Building issue, which provides a special focus on the latest trends and proven methods of sustainable design in the residential, commercial, industrial and institutional markets.

We have spoken with experts in the region and many of them have graced our pages to inform you about latest developments and techniques used now in green renovation, remodeling and new building design. We have examples of sustainable renovation from the Cleveland Green Building Coalition Headquarters to the Cogswell Hall renovation project well underway. We profile Cleveland Thermal, which has provided efficient heating and cooling to Downtown Cleveland for more than a century and continues to incorporate green tech-

niques into its business practices. We look at the three-dimensional technology that allows The John F. Gallagher Company to maximize the efficiency of its HVAC system designs. We highlight the advantages of thermal imaging with the help of Osborn Engineering and green cleaning with assistance from Flynn Environmental. And to round out the Green Building special section, both Doty & Miller Architects and Herschman G. Architects provide features on transforming older structures into high-performing green buildings.

Salt for Ice Control Bag and Bulk



- Halite
- JiffyMelt
- Calcium Chloride

**Big Savings on
Truckload Orders!**

Minimum Delivery = 1 Pallet
Forklift Delivery Available

John S. Grimm, Inc. 1-800-547-1538

Authorized Dealer

Focus features

Elsewhere in this issue, we offer profiles of several interesting Northeast Ohio projects.

We feature two buildings recently completed by the Albert M. Higley Company. Each are completely different in scope and purpose, yet both are skillfully done: University Hospital's Concord Medical Office Building, which brings UH's recognized healthcare services to Lake County, and the Breen Center for the Performing Arts, which just opened for the start of St. Ignatius High School's fall semester and provides needed space for the school's music and theater programs.

In addition, we look at a new multimedia presentation included in the main lobby of Cleveland State University's Nance College of Business.

Lastly, we showcase the recently completed Phoenix Project, a collection of four mixed-use buildings with a storefront-lined pedestrian alleyway, in Kent. As a Kent State University alumni, I am happy to see such an exciting development take place in the heart of the city's downtown.

Coming next month

Next month our sights turn to security and fire protection. According to experts I have spoken with, this topic is becoming more important because of the turn in the economy and more break-ins occurring. This is also a field that is in the midst of dramatic changes, due to technology, continued web integration and potential infrastructure upgrades.

We are also looking forward to reporting the opening of Capitol Theatre with Marous Brothers Construction, the remodeling of Chelm Properties' headquarters with Neshkin Construction, and the renovation and addition to the Lutheran Home in Westlake with Panzica Construction, as well as Thorson Baker's headquarters addition with Seese Sveta Construction.

Positively,



Kenneth C. Krych
Owner/Publisher



Built to work. seamlessly.

CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING | DESIGN-BUILD

Krill's integrated approach to project management ensures that your entire project team has the knowledge, resources and authority to answer questions quickly...seamlessly.



Start working **seamlessly**. Visit krill.com or call 216.357.4777

Coming next month

Next month our sights turn to security and fire protection. According to experts I have spoken with, this topic is becoming more important because of the turn in the economy and more break-ins occurring. This is also a field that is in the midst of dramatic changes, due to technology, continued web integration and potential infrastructure upgrades.

We are also looking forward to reporting the opening of Capitol Theatre with Marous Brothers Construction, the remodeling of Chelm Properties' headquarters with Neshkin Construction, and the renovation and addition to the Lutheran Home in Westlake with Panzica Construction, as well as Thorson Baker's headquarters addition with Seese Sveta Construction.

Positively,



Kenneth C. Krych
Owner/Publisher

SECURITEC

Security System Professionals



CLOSED CIRCUIT SURVEILLANCE & ACCESS CONTROL FOR YOUR COMMERCIAL PROPERTY

- Security & Fire Alarm Systems
- 24-Hr U.L. Listed Monitoring Service
- Surveillance Cameras & Access Control
- Whole Building Vacuum Systems
- Commercial, Industrial & Institutional
- Telephone & Voicemail Systems
- Intercoms & Paging Systems
- Whole Building Sound & Music Systems
- Data & Video Cabling Systems
- New & Existing Construction



Serving Northeast Ohio since 1990



1-800-860-7413



www.securitec1.com

Highlighting notable industry events



1



2



3



4

- 1 **Matt Ambrose** (PCS Inc.), **Tom Puletti** and **Scott Brokos** (Belcan Corporation)
- 2 **Gene Koehler** (SE Blueprint)
- 3 **Mandy Phelan** (eBlueprint) and **Tim Misonish** (Meritech)
- 4 **Tony Sabo**, **Frank Caspio**, **Dave Slaby** and **Tom Nagy** (International Masonry Institute)

Annual CES Golf Outing

Almost 100 members of the Cleveland Engineering Society enjoyed a sunny day of golf at Stone Water Golf Club in Highland Heights, followed by prizes, raffles, dinner and networking. Proceeds for charity from the event went to CES Workforce Development and Educational Outreach Programs that is designed to attract more junior high school and high school students to become engineers. **P**



1



2



3

Electrical League of Ohio Golf Annual Tournament

The Cleveland and Akron/Canton chapters of the Electrical League of Ohio held their annual golf tournament recently at Weymouth Country Club in Medina this year. The association is also celebrating its 100th anniversary this year. Winning first place was the PEPCO Team, including Tim Casselberry (Precision Environment), Alex Forte (PEPCO), Brian Goldfarb (PEPCO) and John Pedone (PEPCO). **P**

- 1 **Bob Doherty** (Jr-Wolff Bros. Supply, Inc.), **Bob Mileski** (Thompson Electric), **Dan Genet** (Thompson Electric) and **Steve Brubaker** (Schneider Square D)
- 2 **Chris Allshouse** (Mike McAuliffe Sales), **Jason Cheetham** (Leff Electric) and **Bart Baird** (Panduit Corp.)
- 3 **Dan Nitowsky** (Mars Electric Co.), **Marc Ullman** (Ullman Electric), **John Bober** (Hawkins Sales of Ohio), **Mark Doris** (Mars Electric Co.), **Will Hawkins** (Hawkins Sales of Ohio) and **Brian Amsden** (Hawkins Sales of Ohio)

Photos by Theresa Hanna



1



2



3



4



5



6

- 1 Westfield Country Club
- 2 **Jerry Hutchinson** (PSI Engineering & Consulting) and **Lee Hooper** (Osborn Engineering, Inc.)
- 3 **John Workley** (Vocon Inc.), **Dave Robar** (Vocon Inc.), **Jason Jones** (Turner Construction Special Projects Division) and **Chris Trotta** (Array, Inc.)
- 4 **Mike Barth** (OM Workspace) and **George Ata** (Solar Testing Labs)
- 5 **Steve Benza** (Michael Benza & Associates), **Jennifer Stull** (Osborn Engineering, Inc.) and **Davod G. Lang** (Chartwell Group).
- 6 **Steve Seal** (Shook Construction Company)

"Fore the Kids" Golf Classic

The 2009 Second Annual Golf Classic to raise funds for the University Hospitals Health Systems/Rainbow Babies Hospital involved over 75 participants for a day of golf and dinner, raffle and prizes and was held at Westfield Group Country Club. The group consisted of architects, interior designers, general contractors, engineers, subcontractors and suppliers who generated over \$5,000 in donations to the cause. **P**

Insuring with a clear understanding of your business



BRITTON - GALLAGHER & ASSOCIATES, INC.

440.248.4711 • fax 440.248.5406 • toll free 800.607.4711 • www.britton-gallagher.com

CLEVELAND OFFICE
6240 SOM Center Rd.
Cleveland, OH 44139

COLUMBUS OFFICE
501 W. Schrock Rd., Suite 330
Westerville, OH 43081

*One of Ohio's leading construction
insurance and surety specialists*

- Bonding
- Property and Casualty
- Professional Liability
- Employee Benefits



"Your Custom
Architectural Metal
Specialists"

Courtad Inc.

Commercial • Industrial • Institutional • Retail

Specializing in engineering, fabrication & installation of:

- metal roofing (rolled on site!)
- flashing & trim
- custom fascias, frieze boards, eaves
- copper & stainless steel systems
- composite metal wall systems
- custom gutters & downspouts
- commercial gutters (rolled on site!)

330.274.3100

P.O. Box 827, Mantua, OH 44255
www.courtadinc.com



Setting the Stage

Cleveland Clinic purchases Play House as Allen Theatre reconfiguration effort continues

The Cleveland Play House recently agreed to sell its complex at 8500 Euclid Avenue in Cleveland, to the Cleveland Clinic. The Play House's board of directors overwhelmingly approved the sale of the 300,000-square-foot building and approximately 12 acres of land at its annual meeting in July. The Cleveland Play House and Cleveland Clinic have entered into a customary due diligence phase, which should last approximately 60 days and will result in the sale of the facility, as well as a two-year lease-back agreement to the Play House. The leaseback will allow the Play House to continue to produce a full array of theatre and arts education programming at its current location until May 2011.

The Play House is joining Cleveland State University and PlayhouseSquare Foundation in reconfiguring the Allen Theatre as a multi-stage venue, designed by Westlake Reed Leskosky, to serve as the primary home for The Play House and CSU's Program of Dramatic Arts. The grand opening is scheduled for September 2011.

"This is a historic step as we journey toward a new business model – one that is mission-centric, artistically vital and operationally stable," Kuhn says. "We are elated to be part of this collaboration, and look forward to serving this great community for decades to come from our new downtown home



DRAMATIC CHANGES The Allen Theatre is being reconfigured as a multi-stage venue and will serve as the primary home for Cleveland State's dramatic arts program.

in partnership with our terrific partners, Cleveland State and PlayhouseSquare."

The deal made tremendous economic sense, according to Kevin Moore, managing director of The Cleveland Play House. "The sale of the property is a critical step toward a financially stable business model for The Play House and will help create an organization that has adequate endowment funds, essential working capital, and a thrilling new home in which to produce outstanding professional theatre and arts education programming," Moore says.

"Many fine, well-known actors began their careers on our stages, but we needed an environment where we could focus our resources more fully on our artistic and educational programming," says Michael Bloom, Artistic Director of The Play House. "The sale of 8500 Euclid allows us to do just that, all the while working with a great university in one of the busiest performing arts centers in America. It will jumpstart our efforts to broaden our audience by participating in the energetic revitalization of downtown Cleveland."



800-223-7318

www.starinc.cc



*Green Circle Growers - Oberlin
~ Another Award Winning Project*

Specializing in:
Professional Buildings
Auto Dealerships
Retirement/Nursing
Industrial/Warehouse
Medical Facilities
Churches
Car Washes
And much more!



Northern Ohio Medical Specialists - Sandusky

"Building Trust Since 1955"

The Cleveland Play House will operate in its current location until May 2011. All scheduled events will continue, including parties, galas, fundraisers, and other similar events.

The Cleveland Play House, Cleveland State University and PlayhouseSquare partnership will benefit the Northeast Ohio community in a number of ways, including: additional audience members visiting downtown; increased opportunities for aspiring theatre students at CSU; Play House artists supporting theatre education programs at Cleveland School of the Arts, Cleveland State University and Case Western Reserve University; and employment for hundreds of local, regional and national artists each year. The partnership will enrich PlayhouseSquare's mission to present a wide variety of quality performing arts, advance arts education, and create a destination for entertainment, business, even housing.

The Museum of Contemporary Art Cleveland ("MOCA") will continue to operate out of The Cleveland Play House with plans to move to University Circle. **P**

ABC Professional Services

Full-Service Residential & Commercial Services

*Painting • Pressure Washing • Wall Repair
Fire Restoration • Emergency Service*

330-990-0279 or 330-990-8099

On Time Service... no matter what.

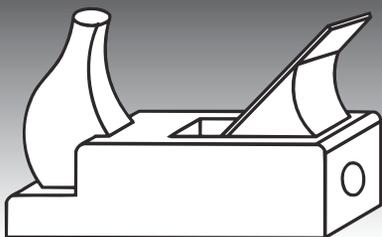
- 24/7 Service
- 22 Years of Service
- 20 Locations in Northern Ohio

Snow & Ice MANAGEMENT

CONTACT US: (330) 467-7273

RELIABLE
Snow Plowing Specialists

HIGH QUALITY CUSTOM WOODWORK



FINE WOOD DESIGN, INC.

Custom Cabinetry

Radius Wood & Millwork

Wood & P-Lam Casework

Commercial & Residential

440-327-0751

35535 CENTER RIDGE RD.
NORTH RIDGEVILLE, OH

WWW.FINEWOODDESIGNINC.COM

COMPLETE FIRE PROTECTION SERVICES

888-528-0928



COUNTY FIRE PROTECTION

www.county-fire.com

- Fire Extinguishers, Fire Alarms, Fire Sprinklers, Exit/Emergency Lighting, Kitchen Fire Suppression, FM-200/Halon/CO2 Systems
- Division 10 fire extinguishers and cabinets to construction trades
- Fire protection contracting services to property owners/managers

AKRON • CLEVELAND • COLUMBUS • TOLEDO



**A tradition of integrity & service
since 1920**

NOVATNY  ELECTRIC

CONTRACTORS AND ENGINEERS

ELECTRICAL ■ CONSTRUCTION ■ MAINTENANCE ■ DESIGN

955 Evans Ave., Akron, OH 44305-1041 ■ Phone: 330.630.8900

July Construction Jumps 8%

The value of new construction starts climbed 8% in July to a seasonally adjusted annual rate of \$420.3 billion, it was reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building strengthened after a very weak June, while residential building continued to edge upward from its depressed performance at the outset of 2009. The nonbuilding construction sector, comprised of public works and electric utilities, was essentially flat in July with the previous month.

The July statistics lifted the Dodge Index to 89 (2000=100), up from 82 in June.

“Since March there’s been an up-and-down pattern for construction starts, supporting the belief that a leveling-off process is now underway,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “This follows the steep decline during the latter half of 2008 that carried over into early 2009. Single-family housing, while still at an extremely low volume, has now shown improvement in five out of the past six months. Public works construction is beginning to reveal a faster pace for transportation-related projects, helped by the federal stimulus funding. For nonresidential building, the broad downward trend is still in progress, but

occasionally there are upticks, such as the strengthening that occurred in July following the dismal activity in June.”

Nonresidential building in July climbed 13% to \$170.5 billion (annual rate), putting on temporary hold the descent that brought contracting down 26% from the end of last year through June. The nonresidential total received much of its lift in July from the institutional structure types. In particular, healthcare facilities soared 172%, reflecting the July groundbreaking of seven massive hospital and medical center projects.

“July’s large hospital projects were reminiscent of 2008 when the healthcare facilities category reached a record high,” Murray says. “At the same time, healthcare-related building has pulled back substantially in 2009, with this

year’s January-July period down 32% compared to 2008. Given the tough financial climate for healthcare firms, combined with the uncertainty related to the debate over healthcare reform, it’s not expected that July’s brisk activity will be maintained as 2009 progresses.”

Large increases in July were also reported for transportation terminal work (up 57%) and churches (up 27%), both relative to very weak June levels. Amusement-related projects in July climbed 26%, helped by \$525 million related to the start of the Florida Marlins baseball stadium in Miami, Florida.

The public buildings category settled back 2% from June.

The commercial categories in July registered a mixed performance. Gains from a weak June were reported for

Stairwell Management

Rather than interrupt the flow of a space, our rubber and vinyl stairwell solutions enhance them. Every component is designed to work with all other elements in the space. Allowing people to move safely and comfortably through the ups and downs of their day.

Rubber Stair Treads with Integrated Riser

Rubber Stair Treads

Visually Impaired Color Options

Vinyl Stair Treads

Stairwell Accessories

Flexible Stair Nosings

Johnsonite

Distributed by **SOBOLO** Sobol Sales Company

Faux Finishes • Wall-coverings • High Pressure Cleaning



Excellence at every stage of the process for over 25 years
 Call 440/449-0961 today for a Free Estimate www.thefinalcoat.com

UNIQUE REQUEST?

We are proud to have provided custom cornice, metal roofing, siding, gutters, and soffit for the Rocky River Methodist Church.

The Geist Company specializes in architecturally distinctive sheet metal roofs, siding, fascias, and cornices. Yes, we're great for the basics, but you'll be impressed by what we can do with your custom projects.

Have a challenge for us in copper, galvanized steel, aluminum, stainless steel, or composites? Give us a call at 216.771.2200 and let us show you how we can take your project to new heights while keeping your bottom line planted on the ground.

THE **Geist** CO.

1615 Merwin Ave. • Cleveland, Ohio 44113
 216.771.2200
 216.771.7112 FAX
www.geistco.com
info@geistco.com

THE SKY'S THE LIMIT.



stores (up 2%), warehouses (up 18%), and hotels (up 46%), while office buildings retreated an additional 16%. The manufacturing plant category had an especially weak July, falling 71% from the previous month.

By geography, total construction witnessed this year-to-date performance – the Northeast, down 41%; the South Atlantic, down 36%; the West, down 34%; the South Central, down 33%; and the Midwest, down 31%. Additional perspective is made possible by looking at 12-month moving totals, in this case the 12 months ending July 2009 compared to the 12 months ending July 2008. On this basis, total construction registers a 29% decline, as the result of this pattern – residential building, down 43%; nonresidential building, down 27%; and nonbuilding construction, down 14%. By geography, the twelve months ending July 2009 showed the following for total construction compared to the previous twelve months – the South Atlantic, down 34%; the Northeast, down 32%; the West, down 30%; the South Central, down 25%; and the Midwest, down 24%. **P**

The Road to Cleanliness Starts Here

CALL FOR A NO COST PARKING AREA ASSESSMENT

- Sweeping
- Pressure Washing
- Scrubbing
- Pavement Repairs
- Striping
- Salting
- Snow Plowing
- Construction Sites
- Parking Lots
- Parking Decks
- Warehouses
- Special Events



Since 1990

330-798-9200

www.buckeyesweeping.com

Plug BOMA Into Your 2010 Budget

BOMA Greater Cleveland is the most influential professional organization representing commercial real estate. With nearly 100 years experience, it is our common and organized voice that your business needs to meet the challenges of today's changing business environment. Membership in BOMA gives you the tools you need to ensure corporate and personal success. BOMA Greater Cleveland represents some 30 million square feet of office space in Northeast Ohio. BOMA member firms are better by associating together to advance our common interests and those of our ownership and tenants.

Among the benefits of becoming a member of BOMA:

Return on Investment

BOMA's Group Purchasing Program has the buying power to provide you substantial cost savings on air filters, natural gas, office products, electrical products, paint and paint supply products and more. The new Electric Supply Program is one more way to improve your bottom line.

Advocacy

A major voice in local, state and federal legislative issues and representation on numerous code making bodies throughout the Country. The BOMA Center also distributes the Legislative Lookout to enhance information sharing. We sponsor annual meetings with both State and Federal legislators as well.

"Membership in BOMA gives you the tools you need to ensure corporate and personal success."

Education

Including seminars, lectures and educational courses designed to keep you and your employees at your peak performance and help them to advance professionally. BOMA Greater Cleveland is an authorized provider of BOMI Institute's high-quality, advanced education programs such as the Real Property Administrator, Facilities Management Administrator and Systems Maintenance Administrator.

Networking / Peer Interaction

At least 10 regularly scheduled meetings designed to enhance professional growth and networking opportunities annually. The strength of BOMA Greater Cleveland is due in no small part to the strength of our active committees that provide additional opportunities for peer interaction and information sharing.

Information Resource

Access to the informational resources of the local, state and national affiliates; Inside BOMA, the local quarterly newsletter to keep you informed of the latest property management news. Local governmental emergency information and distribution of the BOMA Security Hotline.

Because you are the industry, BOMA Greater Cleveland works for you! For more information



Melissa Johns
Communications Manager
BOMA Greater Cleveland

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



CLEVELAND ENGINEERING SOCIETY
LEARN • CONNECT • LEAD

Cleveland Engineering Society Leadership Breakfast Series

**"Engineering & Technology:
Growing Your Own
Best Workforce"**

SEPTEMBER 16, 2009

Ann H. Womer Benjamin
Executive Director, Northeast Ohio
Council on Higher Education

OCTOBER 20, 2009

Dr. Roy A. Church
President, Lorain County
Community College

NOVEMBER 17, 2009

Jack H. Schron
President, Jergens Inc.

Registration begins at 7:00 a.m.
Breakfast served at 7:30 a.m.
Program: 8:00 a.m. - 9:00 a.m.

**Earn 1 Continuing Professional
Development hour.**

Registration:
CES members: \$35
Nonmembers: \$45
Students: \$25

*Sponsorships, Subscriptions and Tables
available, call 216-361-3100 for more info.*

Hilton Garden Inn Cleveland Downtown
1100 Carnegie Avenue
Cleveland, OH 44115

Properties is a proud media sponsor
of the CES Leadership Breakfast Series

**COMMERCIAL SNOWPLOWING
SINCE 1988**

**Commercial
snow & ice
management
systems:**

- ◆ 24-Hour Snow Management
- ◆ Sidewalk Snow Removal
- ◆ Snow Relocation
- ◆ Salt Applications

Phone: 440-842-7190
 Fax: 440-842-8190
 Email: rjkern03@sbcglobal.net

Kern Landscaping, Inc.

CEI Realize Your Vision
 www.ceiink.com • ph: 330.854.4040

DESIGN • ENGINEERING • FABRICATION

What if you could tell the story of your brand with the excitement of an art installation? **What** if you could design a space that told your story better than a dozen brochures? **What** if you could fashion a point of view that didn't seem possible until you saw it?

We immerse ourselves in your brand and culture; synthesize it using our expertise in both brand building and design of the built environment.

The result: spaces that tell your story so that everyone from Wall Street investors to the new hire says:

**“Oh, I get it. We do that.
And we do it very well.”**



THE CRITTENDEN BUILDING
 1382 WEST 9 STREET SUITE 201
 CLEVELAND OH 44113-1231 USA
 216-687-0200 FAX 216-687-0214
 EMAIL info@skunta.com
skunta.com





Ingenuity on Display

Karen Skunta & Associates develops multimedia presentation at Cleveland State

By Dave Larkin | Photo courtesy of Karen Skunta & Company

For over 100 years, the Northeast Ohio business and industrial communities saw both existing industries and the development of new industries supported by entrepreneurship and innovation. At times, the region led the nation and world in patents, inventions and innovation, ranging from auto parts to pumps, to office equipment, household appliances and notable contributions in the production and use of gas, oil and electricity.

In an effort to leverage this rich history of ingenuity and innovation in Northeast Ohio and to encourage new ideas, stimulate innovation and drive economic development, Cleveland State University's Nance College of Business Administration has created the Business Innovation Continuum "Tracking Change for the Future" initiative.

"We want to focus on the factors that played a role in Northeast Ohio's 100 years of continuous growth and innovation to help provide a framework for new businesses and industries," says Nance's Director of Outreach & Business Centers Colette Taddy Hart, M.B.A. "We are developing a portfolio of education programming, visual and multimedia displays, published articles and events to celebrate the rich history and attract new ideas and talent to Northeast Ohio."

Case in point: As you enter the main lobby of the Nance College of

Business Administration at Cleveland State, you are greeted with a celebration of Northeast Ohio innovation. The Business Innovation Continuum Phase I exhibits are designed to celebrate innovation and ingenuity in Northeast Ohio as well as to stimulate new innovation.

Designed for the university by Karen Skunta & Company earlier this year, the core of the interior design project is a free-standing multimedia presentation activated by touch screen, which allows the user to choose from three components of content, including a historic timeline of innovation, change and growth by decade in Northeast Ohio; CSU innovation learning tools available for entrepreneurs and educators; and Northeast Ohio innovation current events, with an emphasis on sustainability.

"When you enter the lobby you will view six free-standing displays – bio-

graphical towers," says Karen Skunta, president and creative director. "Each presents three Nance College graduates who today hold high level or entrepreneurial positions in Northeast Ohio companies and offers a brief sketch of their background and career accomplishments to date."

The three architectural columns located in the main lobby and the four extending into the dining hall are newly painted, displaying quotes focused on a variety of business and innovation themes intended to inspire students and visitors.

A "Nance in the News" wall unit spans nine feet and contains interchangeable content panels.

"Karen Skunta and her design team have created an interactive multimedia display that meets all of our needs," says Hart, of the Nance College of Business Administration. "We are now generating funding to move into Phase 2." **P**



FULLER DESIGN GROUP

architects • designers • planners

The Link Building, 133 East Main Street, Kent, Ohio 44240

330 673 4818

Proud to be the Architects on the Phoenix Project
Kent's Downtown Revitalization

**Preserving the Past -
Designing the Future**



**FROM CONCEPT
TO COMPLETION**



Construction Manager • General Contractor





Kick-Starting Redevelopment in Kent

\$6.5 million Phoenix Project injects city's downtown with new retail, office space

Story & photos by Mark Watt

For decades now, city officials, local business owners, community groups and outside developers have targeted ways to revive the historic downtown area of Kent. Although neighboring Kent State University continues to thrive with ongoing construction projects to meet the demands of growing enrollment, the city's center – like other downtown areas across the U.S. – has struggled to stay relevant, due in part to a lack of investment in large-scale redevelopment, according to Dan Smith, director of economic development with the City of Kent.

This month, however, efforts to renew downtown Kent received a sizable boost with the opening of Acorn Alley, a narrow, storefront-lined pedestrian walkway inspired by the streetscapes of London. Acorn Alley is the latest piece of the Phoenix Project, a \$6.5 million development designed to engage Kent residents, out-of-town visitors and Kent State students with a blend of retail, dining, office space and more within a cluster of four two-story buildings along the south side of Main Street, between Depeyster and Water streets.

"This is the first significant investment in downtown since the 1980s at least and it is [producing] an exciting and authentic college town experience," Smith says. "It's creating an atmosphere of an open-air mall where students and residents can interact in a very positive manner."

Located at street level are several established Kent enterprises (Jason's Barbershop, Katie Brooke Quilt Shop,

Uniquely Yours Boutique and Flashers Cleaners), plus eight newly opened businesses. These include a sushi bar (The Dancing Beta), a novelty toy and game store (Off the Wagon), two women's clothing boutiques (The Fig Leaf; Rehab Vintage), an ice cream shop (The Arctic Squirrel) and a casual franchise restaurant (Pita Pit). Additionally, a pair of flexible retail spaces – currently grouped together as The Main St. Snack Shoppe – will be operated by Kent State University entrepreneurship students as part of a partnership agreement with the university's College of Business Administration.

Situated primarily in second floor office spaces are several community organizations and nonprofit groups, including Main Street Kent, The Burbick Foundation, Planned Parenthood, Leadership Portage County, the Portage Foundation, Caring Home Help and Kent Area Chamber of Commerce. Doubling as a conference space for these

groups is a community meeting room with an adjoining kitchenette.

Still undergoing build-out are four additional second-floor offices of varying sizes, including a 4,500-square-foot space for The Tannery, a student-run integrated marketing communications firm connected to the business school's College of Communication and Information.

Tying the development together is Acorn Alley, which connects Main Street with an alley running behind the development to the south and an adjacent parking lot with 40 spaces. The tight passage provides access to 10 of the storefronts, as well as a covered communal space called Earl's Nest that is tucked into the project's easternmost building. To complete the European-style atmosphere, the alley's surface is composed of a stamped concrete product to mimic cobblestone, acorn-shaped wall sconces provide lighting and a custom-built archway provides a welcoming entry.



GROWING DOWNTOWN The Phoenix Project, which is comprised of four buildings and a pedestrian walkway called Acorn Alley, is the first large-scale redevelopment in Kent's downtown in decades – and is intended to spur additional projects in the downtown area.

Designed by Kent-based architectural firm Fuller Design Group and built with Hummel Construction, of Ravenna, acting as construction manager, the entire 30,000-square-foot project was self-financed by philanthropist and first-time developer Ron Burbick, a former executive with aircraft/railcar interior components manufacturer Schneller Inc.

“This is huge for our city,” says Doug Fuller, project architect and principal of Fuller Design Group. “Here’s a guy [Burbick] that has done well and decided to give back to his community by putting his own money into a project that is making downtown revitalization a reality.”

Planting the seed

Burbick says the Phoenix Project began in 2007 around the time he helped

finance the launch of Main Street Kent, a non-profit agency affiliated with Heritage Ohio and the National Historic Trust for Preservation, which both provide assistance and guidance on the redevelopment of downtown districts. Burbick was already heavily involved in several Kent community organizations and, in fact, had recently purchased a one-story building downtown to house these various entities under one roof.

Burbick was impressed with the Main Street programs, which had a proven concept and formula “that we began following pretty much to the letter,” he says. Part of that formula promoted the idea of putting retail on the first floor of downtown buildings and putting office or residential spaces on upper floors. It was then that Burbick had a realization.

“One of the problems with downtown Kent was that all the retail seemed to have disappeared and had been replaced by nonprofits,” he says. “And here I am. I’m the worst violator of the whole concept because I have a building that’s full of nonprofits on the ground floor.”

He decided to change that and developed a plan to add a second floor to his building to house the nonprofits and open up the first floor for retail. While in the planning sessions, the building next door became available. So Burbick bought that one as well, and then another.

“It started small and just grew from there,” Burbick says.

To fulfill Burbick’s vision, three original one-story structures were gutted and renovated and had new second stories added. A fourth totally new two-story building was constructed to replace a dilapidated older house. Wherever possible, foundations, basements and supporting walls were reused from the original buildings, which saved some costs, according to Eric Hummel, president of Hummel Construction.

Although the original plan for the Phoenix Project was to complete one phase per year for three years, Burbick soon escalated the speed of the project

The Phoenix Project: Great Building, Great Location & Great People.

THE CARPET GALLERY
of Akron

2215 E. Waterloo Road, Suite 203 ☀ Akron, OH 44312 ☀ 1-800-832-5041

due to positive response within the community. What started as a 36-month plan was shortened to a 15-month schedule.

“The problem was that it was going so well,” Burbick says. “The first building was leased out before we did anything. As it went along, we had more people interested than we space for. We do still have a few open office spaces on the second floor, but that’s only because I’m trying to make sure that all of the tenants fit my original vision. It was vital that everyone here is compatible.”

Committed to context

“[Ron Burbick] had a few specific goals when he started this project: one, to bring new retail and office space downtown, and two, to do so in an architectural manner consistent with the character and rhythm of historic buildings in Kent,” Fuller says.

As Fuller explains, Kent underwent two particular building booms in its history, specifically in the early 1890s and between 1910 and 1918. To blend the new development into its surroundings, the first two buildings constructed as part of the Phoenix Project incorporate corbels and other elements of



Discover the difference experience makes!

R.B. STOUT inc.
LANDSCAPING & MAINTENANCE SINCE 1956

1285 N. Cleveland - Massillon Road | Akron, Ohio 44333-1899
(330) 666-8811 (800) 896-8811 www.rbstoutinc.com

CONGRATULATIONS TO RLB PROPERTIES, INC. ON THE COMPLETION OF THE PHOENIX PROJECT.



ANY SYSTEM. ANYTIME. ANYWHERE.

**Because the real disaster
is not being prepared.**

*Protecting the lives of your employees and business...
is more important than taking chances.*

- Full service nationwide fire protection
- Alarm and Detection
- Full service mechanical contractor, plumbing, HVAC, process piping
- New installations, retrofits, service & inspection

What can we do for you?

Call 800.776.7181 **Visit** www.sacomunale.com



S.A. Comunale

An EMCOR Company

Full Service Mechanical & Fire Protection Contractors

Akron, Atlantic City, Cleveland, Columbus, Detroit, Fremont, Johnstown, Marion, Newark, Philadelphia, Pittsburgh, Reading, Washington, DC, West Virginia and Youngstown.



**J.V. Janitorial
Services, Inc.**

- Commercial Buildings
- Construction Sites
- Special Event Clean-Up
- Concrete Cleaning
- Carpet Cleaning
- Window Cleaning
- Wall Washing
- Acoustical Ceilings

**1230 East Schaaf Road
Brooklyn Heights, OH 44131**

216-749-1150

www.jvjanitorial.com

1890s-style architecture, while the Acorn Alley spaces are designed with more of a brick and stone style common to the mid-1910s.

Another important goal from Burbick's perspective was to keep the project as local as possible, Hummel says. That meant utilizing Kent or Portage County contractors whenever possible, from the plumbing, HVAC and engineering teams to the individuals providing furniture supply services, security installation and sign design and production. It also meant selecting tenants with local ties: nearly all have direct or indirect ties to Kent or Kent State University.

"I had a number of big franchise people who wanted to come in here as tenants and put something in, but I wasn't interested in them because the first recession they face, the first bad month they have, they'll be out of here," Burbick says. "When you're based here locally and it's your living you tend to invest yourself into it a little more."

Burbick says he's particularly excited about the integration of Kent State's College of Business Administration within the project. ("It's something we've been working toward a lot over the years," he points out.)

"There has been a lot of talk in this area about bringing the 'town and gown' together, strengthening the relationship between the City of Kent and Kent State University, and this is the biggest initiation of this so far," Hummel says.

Growing opportunities

The extra level of commitment to the city itself is a big part of the Phoenix Project's success, Fuller says.

"There has been a lot of excitement around this project and I think a big



SETTING THE SCENE According to Mary Gilbert, executive director of Main Street Kent, the success of the Phoenix Project is achieving its goal of bringing people downtown. "There's a buzz around what's happening here," Gilbert says, noting that "business owners have told me that they've seen an increase in foot traffic and there's been increased interest from entrepreneurs who want to be part of what's going on."

part of it has to do with how comfortably it fits into downtown," he says "Ron [Burbick] put a lot of thought into a particular vision and made sure that he stuck with that vision from start to finish. His desire was that the entire project would blend in architecturally and that's what we achieved. And from an economic point of view, the tenants are really diverse and compliment each other."

Hummel says the project has been "a winning situation for all involved."

"It's a wonderful project for us, for our contractors, for the owner and the tenants, and the city as a whole," he says. "We appreciated the cooperation from the city and the building departments, which allowed us to work

seamlessly through the phasing and the tenant build-outs."

Smith, the City of Kent's director of economic development, notes that successful projects tend to generate other successful projects, which he says is an exciting prospect for Kent residents. He notes that the Phoenix Project's popularity has generated more leads for the City of Kent and has increased interest in several ongoing plans for the downtown area, including a proposed hotel and conference center, a new courthouse and additional retail and office space.

"Ron [Burbick] has been a catalyst for kicking off the downtown revitalization effort," Smith says. "We're very lucky to have him here in Kent." **P**

B

BUILDERS' HARDWARE

THE DOOR COMPANY

SERVICE CENTERS

AKRON/CANTON, OH
(330) 966-9963

YOUNGSTOWN, OH
(330) 799-8721

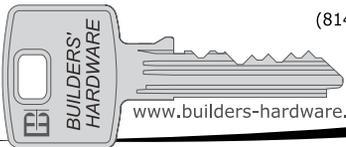
PITTSBURGH, PA
(412) 488-2980

ERIE, PA
(814) 455-4799

WE ARE PART OF THE SOLUTION.

You are the other part of the solution.

Talk to us.



www.builders-hardware.net

DOORS
FRAMES
HARDWARE
SPECIALTIES

- Job Site Banners
- Signage
- Posters
- Trade Show Graphics
- Vehicle Wraps
- Window Wraps
- Fence Wraps
- Wall Wraps
- Color Copies
- Presentation Graphics
- Floor Graphics
- Photographic Reproductions
- Color Plotters (HP, Canon)
- ... and more

**Saying "and more" is an understatement.
Come check us out online, or visit one of
our shops for your next color project.**

WWW.EBLUEPRINT.COM/Color

216.281.1234





Convenient Care Comes to Concord

New regional health center brings University Hospitals' medical services to Lake County

By John Elliott | Photos by Scott Pease

With baby boomers retiring by the thousands throughout Northeast Ohio, University Hospitals (UH) has stepped up to the plate with regional health centers designed to make life easier and allow patients to have a variety of medical services in a comfortable setting without having to travel far.

Case in point is the newly-opened UH Concord Health Center, a \$27 million facility directly off of the Route 44 exit on Interstate 90, marking UH's largest foray into Lake County. The ambulatory health center opened this past July, following an 18-month building process.

Following the opening of the UH Twinsburg Health Center last year, the

larger, 61,000-square-foot Concord center offers an urgent care center, primary care services for adults and children, as well as physician specialty services, such as orthopedics and cardiovascular medicine. The Concord center also houses advanced diagnostics, including a laboratory, radiology and cardiac testing.

The new center is the third building project completed under UH's \$1.2 billion "Vision 2010" strategic plan, which includes the future UH Cancer Hospital and Center for Emergency Medicine, both at UH Case Medical Center in downtown Cleveland, as well as a new hospital in Beachwood, the UH Ahuja Medical Center, scheduled for completion next year.

Meeting community needs

"The UH Concord Health Center allows us to better serve the growing needs of the Concord community and its surrounding region," says Achilles Demetriou, M.D., Ph.D., president of UH. "This opening is the third of several major building projects in the health system's Vision 2010 strategic plan, including the UH Twinsburg Health Center, and the new neonatal intensive care unit at UH Rainbow Babies & Children's Hospital. Our

THORSON BAKER & Associates, Inc.
Consulting Engineers
Structural • Mechanical • Electrical • Civil • Landscape Architecture

Congratulations
Design & Construction Teams
for the
University Hospital
Concord Health Center
from your
MEP, Civil Engineering &
Landscape Architecture partners

3030 West Streetsboro Road
Richfield, Ohio 44286
330.659.6688

2055 Reading Road #280
Cincinnati, Ohio 45202
513.579.8200

525 Metro Place North #440
Columbus, Ohio 43017
614.389.3144

www.thorsonbaker.com



THE ALBERT M. HIGLEY CO.

IS PROUD TO HAVE SERVED AS CONSTRUCTION MANAGER FOR THE
UNIVERSITY HOSPITALS' CONCORD HEALTH CENTER.



Cleveland

2926 Chester Avenue
 Cleveland, Ohio 44114
 Phone (216) 861-2050
 Fax (216) 861-0038

Columbus

353 W. Nationwide Blvd.
 Columbus, Ohio 43215
 Phone (614) 227-5750
 Fax (614) 227-5751

www.AMHigley.com
Mail@AMHigley.com

IMAGINE
 being **CONFIDENT** about the end
RESULTS

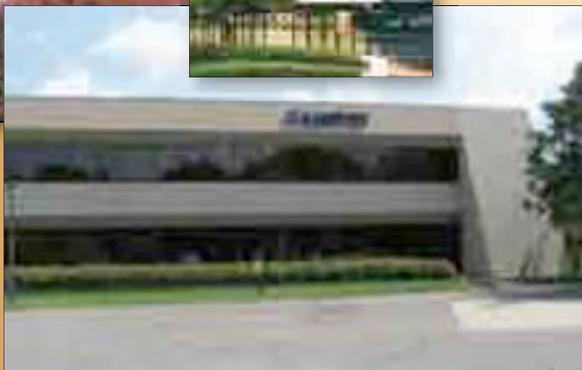


Celebrated as
Ohio's Leader in
Glass Enhancement
Technology
 for more than 32 years.

Reducing Ohio's
Energy Consumption
One Building At A Time

800-466-8468
www.suntrol.com

Commercial • Residential • Retail
 LEED Contributing Products
 Serving Ohio For More Than 32 Years





PEACEFUL PRESENCE Potted plants and nature artwork provide a calming environment from the moment visitors enter the lobby of UH Concord Health Center.

Vision 2010 plan is the largest expansion in University Hospitals' history. This is a very exciting time for our health system."

Richard J. Frenchie, president and CEO of UH Geauga Medical Center who oversees the diagnostic operations at Concord, notes that a lot of people in Lake County were traveling 10 miles to UH Geauga Medical Center in Chardon. Now, because of the "cross service privileges" that doctors can use in the regional centers, patients can see their physicians closer to home. He says the service radius for heart and vascular work is 15 to 20 miles. "We can provide the community just an enormous

range of providers," Frenchie says. He estimates that 20 physicians will have residence at the center.

"One of the more unique aspects of this new health center is that the services offered will be closely aligned with the services at our community hospital in Geauga – the University Hospitals Geauga Medical Center," Frenchie says. "The collaboration between the two facilities will help us to further enhance patient care in Lake and Geauga counties."

The new center sits on a large parcel of land highly visible from I-90 in Concord and is easily accessible from the Route 44 interchange.

The UH center is actually one of two medical facilities that will be accessed on Auburn Road just south of the I-90 exit on Route 44. Lake Health System is building a 395,000-square-foot, 120-bed, full-service hospital, the Tri Point Medical Center, scheduled to open in the fall. Auburn Road was widened to accommodate both facilities.

The addition of two medical facilities will change the character of what's long been known as the "Auburn-Crile" corridor, Concord officials note.

"The two (medical facilities) complement each other," says Jack Nettis, Concord Township administrator. "It's very important. It really creates a lot of opportunity for development in this corridor that has seen very little development over the last 40 years since it was created. There really are large undeveloped tracts in that area."

Nettis commends UH for its cooperative attitude. "They have definitely understood the needs of the community," he says.

Nettis notes UH understood that the township does not want haphazard development. "It's been very much a team work," he observes.

"It's at the gateway of the Auburn-Crile corridor," agrees Kathleen Mitchell, Concord's planning and zoning director.



Established 1979

American Turf

SNOW REMOVAL SERVICES

845 BROADWAY AVE 44146
440.786.7329
WWW.GARDENCENTERCLEVELAND.COM

- * **COMMERCIAL PROPERTIES**
- * **PROFESSIONAL * AFFORDABLE**
- * **COMPLETE SNOW REMOVAL SERVICES**
- * **CONTACT US FOR MORE INFO**

*** SERVING THE CLEVELAND AREA FOR OVER 30 YEARS ***

PLOWING * SHOVELING * LOADER WORK & OFF SITE REMOVAL * ICE CONTROL
SALTING * CALCIUM CHLORIDE APPLICATION * SEASONAL OR PER-USE CONTRACTS
FREE ESTIMATES & ON-SITE CONSULTATIONS * 24-7 SERVICE WITH LIVE OPERATORS
SPECIALIZED ACCOUNT MANAGEMENT * COMPETITIVE RATES

WE USE THE MOST SOPHISTICATED WEATHER TRACKING SYSTEMS AVAILABLE, INSURING PROMPT REACTION, CONTINUAL SERVICE & COST EFFECTIVE SNOW ACCOUNT MANAGEMENT

"It's the area of greatest commercial property available."

A modern medical facility

The UH center features the latest in medical technology for diagnostic and outpatient primary and specialty physician services, as well as an urgent care center. The center's primary and specialty care physicians offer services to meet an entire family's medical needs, including cardiovascular medicine, internal medicine, endocrinology, family medicine, laboratory, neurology, obstetrics and gynecology, orthopedics/spine, otolaryngology, pediatrics, radiology, rheumatology, urology and vascular surgery.

The Concord center resembles UH Twinsburg in that in both buildings, a curved center building is intersected by rectangular structures, complete with cantilevered windows and curtainwalls. Hence, it only made sense for UH to tap Columbus, Ohio-based Moody Nolan Architects Inc., which built the Twinsburg center, for the Concord building.

Both the Twinsburg and Concord centers feature huge signs announcing "University Hospitals" on the front. Illuminated at night, these signs, with white letters outlined by dark shadows cast by mounted lights, are visible from many miles.

Function and aesthetics

The curved front of the building at the north elevation is framed with a glass curtainwall system. It also doubles as a screen wall for the mechanical equipment on the roof. The screen wall screens off the roof top units; mechanical heating and air conditioning units. "It looks attractive, even though it has another function," notes Crandall Miller, program executive for construction services.

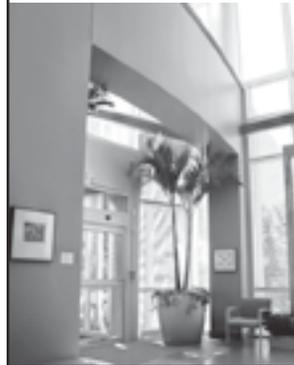
Bill Souders, AIA, LEED-AP, project manager for Moody Nolan Architects Inc. served as project manager on both the Concord and Twinsburg buildings. He notes the interiors of both facilities are similar, but Concord has both an MRI and nuclear medicine, more glass and more open spaces.

The shale foundation presented a challenge in Concord, Souders says. Sections of the shale had to be isolated



Healthcare Architecture

MOODY•NOLAN



moodynolan.com | 877.530.4984

headquartered in Columbus OH
Cleveland OH
Covington KY
Indianapolis IN
Kansas City MO
Nashville TN
Washington DC



Our #1 priority is understanding our clients vision

With this knowledge we can apply our **expertise** and attention to detail to deliver the **results** our clients know they can count on.

The only thing we love more than windows is earning the **trust** of each and every one of our clients.

— Gordon M. Priemer
Principal

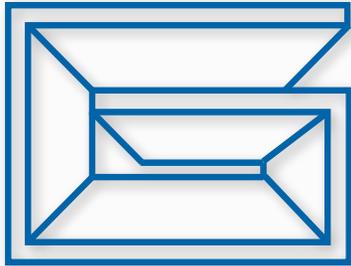


Solution Driven Since 1969



2800 Euclid Avenue | Cleveland, OH 44115 | (216) 621-4277 | Fax: (216) 621-7665
www.jamiesonricca.com

University Hospitals Concord Health Center



Giorgi Interior Systems, Inc.

Award-Winning Performance for Over 40 Years

5075 Taylor Drive, Bedford Heights, Ohio 44128

216-663-3737 • Fax 216-581-7355

NO EXCUSE.

For Not Having AIA Documents.
Order Your Supply Today.

Clear and legally sound agreements between you and the other members of the building team can help prevent a lot of worry and potential liability by clarifying construction project responsibilities. Make sure you have the AIA Documents you need for all your projects. We carry the full stock of documents, so there's no excuse to run out. Call us today to order your supply.



**FULL
SERVICE
DISTRIBUTOR**

documents

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Cleveland

1001 Huron Road

Suite 101

Cleveland, Ohio 44115

(216) 575-1224/FAX (216) 575-1244

©1990, AIA



APSCO Architectural Products Sales Co.

4641 SPRING ROAD, BROOKLYN HEIGHTS, OHIO 44131

UNIVERSITY HOSPITALS CONCORD HEALTH CENTER

WE ARE PROUD TO HAVE WORKED WITH THE
ALBERT M. HIGLEY COMPANY ON THIS VERY
SPECIAL PROJECT.

Specializing in:

Curtainwall & Storefront
Composite Panels
Granite Curtainwall
Skylights

We offer:

Budget Estimates
Consulting
Curtainwall & Window Design
Value Engineering

Visit our website at www.aps-co.com to view
some of our award-winning projects

**Over 35 years experience in
curtainwall and window installation**

Phone 216.459.0500 | Fax 216.459.8899



EXPOSING THE ELEMENTS Interior spaces feature earth tones of green, yellow and light brown, a color selection that plays off of the center's wooded surroundings, according to Crandall Miller, of University Hospitals.

and capped with an asphalt emulsion to keep it dry until the foundation was laid.

"There were several unique natural site features we worked," agrees Mike Stamas, a principal with Richfield, Ohio-based Thorson Baker & Associates Inc., which did the civil, mechanical and electrical engineering and plumbing for the project.

The varied topography was only one challenge the engineering team had to address. There is also a pond, wetlands and streams in the area that UH did not want to disrupt, as well as a picturesque ravine.

Cognizant of the natural environment, UH installed a timber guardrail around the building to enhance the nature theme.

A challenging topography

The center is actually a three-story structure, although only two floors are visible from most sides. A 475-foot-long retaining wall was built to support the structure, made from four-by-eight-foot concrete blocks (each weighing one and a half tons), notes James Jeffrey, senior project superintendent for The Albert M. Higley Co., the construction manager for the project. There are 6,500 square feet of precast, modular walls in the building.

"There was a lot of challenge to get to the point of the building itself," Jeffrey says.

UH wanted to maintain handicap access on all levels.

The main entrance is located on the middle level. There is also an entrance on the lower level that will accommodate additional functions in the future.

All three levels are visible only from the north. The building is located in a wooded area and overlooks a picturesque pond along with the nearby interstate.

A wildlife habitat

The site is conveniently located to transportation routes, but it is also somewhat unique in that it is a habitat for certain species of wildlife. The UH design staff worked with the Army Corps of Engineers to make sure construction did not impede wildlife habitats. "You

do have to review and verify if there is an existing habitat for the Indiana bat," Miller noted.

The construction process was also challenged by the fact that the main access road, Auburn Road, was being widened at the same time, as well as utility upgrades. "It came in on time and on budget," notes Souders, of Moody Nolan Architects.

Souders says the UH centers have a distinct trademark design. "This is an extension of their corporate image," he says.

Being a state-of-the-art medical facility, a radio frequency shield was installed throughout the building's perimeter to support a security system as well as many medical functions. A sound masking system has been installed above the ceiling, providing "white noise" so that caregivers

Proud to be part of the team at University Hospitals Concord Health Center

SGM CONTRACTING
PRE-ENGINEERED MEDICAL SUPPORT SYSTEMS

30 years experience in x-ray and cath lab supports

216-406-1636 • gmorris@integrity.com



CREATING CALM Soothing color choices and soft music are intended to keep patients' minds at ease in the CAT Scan exam room. In the adjacent MRI exam room, an image of a blue sky with clouds is inset in the ceiling to provide further comfort.

and patients can have a sense of privacy. The sound system also supports paging. "We're doing a lot in a small area, but we're doing it with separation of space," UH's Miller says. "We're here for the comfort and the security of the patents as well as the functionality of the equipment."

Like the Twinsburg center, the sidewalks along the building's perimeter contain radiant heat to enable fast clearing of snow.

While the building is not a LEED construction project, there are many LEED influenced features, such as waterless urinals.

The digital communication in the new building brings a great convenience to care givers and patients alike. Images taken in one center can be immediately viewed at another. "We're traveling with our technology, not making our patients travel," Miller says.

Frenchie notes that the county and township were very helpful in getting the necessary permits to build the center. "We consider this community our partner, and vice versa," he said.

Like at the Twinsburg center, the interior has large glass walls to enhance the sense of spaciousness.

A comforting environment

The reception lobby features a self-contained, tall glass waterfall near the elevators, and nature artwork graces the walls, along with potted palm trees that extend almost to the second floor balcony.

A staff directory greets visitors in the main lobby right in front of the elevators. A sign in the lobby directs visitors to urgent care, labs and radiology.

The Fusion of Art and Technology

Architectural Interior & Construction Progress Photography

LANDSCAPE
FINE ART
BLACK & WHITE
COLOR
PHOTOGRAPHY ART
FOR OUTDOOR SPACES

440-724-5510

Visit our online gallery at peasephotography.com

Pease Photography
Architectural & Interior Photography

The interior spaces feature earth tones – green, yellow and light brown, along with more nature wall art. “We’re in a natural setting with all the site foliage,” Miller says. “We try to bring that into the facility.” Most doors and furniture are wood.

The lab and radiology share a waiting area, although both have their own receptionist. “Historically, they usually work together in the regional health centers,” Miller says.

The MRI and CAT Scan exam rooms are adjacent to one another; both have music piped in to set patients at ease. Patients can select from a listing of music. “We’re trying to create a very comfortable, environment,” Miller explains.

A trough beneath the floor contains electronic equipment to support the MRI and CAT Scan machines. In the MRI exam room, an image of a blue sky with clouds inset in the ceiling helps calm the patients. The lab area has private men’s and women’s dressing areas, complete with lockers and a bench with a linen storage cabinet. The ultrasound lab offers private access to the restrooms for patient comfort and convenience.

The cardiology suite features six exam rooms, all with pull cords to summon nurses, and a central nurse’s station. The suite includes a separate, interior waiting area with a TV. The cardiology suite also features enhanced heating and air conditioning and is adjacent to nuclear medicine, including a stress

PLEASED TO BE A PARTNER WITH UNIVERSITY HOSPITALS ON YOUR NEW CONCORD FACILITY.



Vizmeg Landscape, Inc
 (330) 686 0901
 (330) 650 4478
 www.vizmeg.com

Vizmeg Landscape offers on time and in budget landscape construction services.

Call us today, we want to help.

COMMERCIAL LANDSCAPE CONSTRUCTION

SNOW & ICE MANAGEMENT

COMPLETE GROUNDS MAINTENANCE

We are proud to have supplied roofing, sheetmetal & metal wall tiles for **University Hospitals Concord Health Center**




RAF
BUILDING MAINTENANCE
 1934 St. Clair Ave.,
 Cleveland, OH 44114

Chemical Cleaning • Caulking
Brick & Stone Replacement
Waterproofing • Sandblasting
Tuckpointing • Concrete Repairs

CALL RUSTY OR LISA FERGUSON:
216-771-0502

ADVANCED
ROOFING
SYSTEMS

7160 Krick Road, Walton Hills, Ohio 44146
 Phone: 440/439-9820 Fax: 440/439-9822



Meridian

CONSTRUCTION SERVICES, Inc.

General Trades Construction

Fine Millwork • Doors and Hardware

Rough Carpentry • Institutional Casework

P | **216.447.1518**

F | **216.447.1693**

**PROUD TO
PROVIDE OUR
SERVICES AT
UNIVERSITY
HOSPITALS
CONCORD
HEALTH CENTER**

Congratulations to The Albert M. Higley Co. & University Hospitals Concord. We are proud to have provided the site work, grading & retaining walls.



Precision Engineering & Contracting, Inc.

Professional Engineers & Construction Contractors

31340 Solon Road, Suites 25 & 26 • Solon, OH 44139

Ph 440-349-1204 • Fx 440-349-1205 • info@precisioneng.us

One Company, One Call



PSI Information
To Build On
Engineering • Consulting • Testing

216.447.1335

www.psiusa.com

- Geotechnical Engineering
- Environmental Consulting
- Construction Materials Testing & Engineering
- Industrial Hygiene Services
- Facilities & Roof Consulting
- Specialty Engineering & Testing Services
- Special Inspections



DIVIDING LINES Sandblasted glass panels simultaneously provide privacy and a sense of openness within waiting rooms and along the main hallway.

echo lab, treadmill, gurney and other testing equipment. Two patients can be treated simultaneously, but separately, thanks to a curtain that can easily open and close.

“The adjacencies of all the occupants have gone through a lot of planning,” Miller says.

The second floor waiting area overlooks the parking area, which surrounds the building, along with the adjacent woods and pond.

The carpeting in all entrance areas features course fiber that removes dirt and moisture from shoes.

The lobby floor is made of slate tile with a rough, natural look which transitions to an earth tone in the main hallway.

There are five physician “suites” on the second floor, most having their own waiting areas with TVs and enclosed reception desks. There are windows with a sandblasted pattern on the walls separating the suites from the main hallway, allowing visitors a sense of connectedness to the main building but at the same time providing some sense of privacy.

A versatile interior traffic flow

One physician suite has nine exam rooms, along with work stations with Internet access for the staff. There are also small staff break areas with sinks and cabinets.

"A variety of physicians can rotate through this space," Miller explains.

The exam rooms, about 95-square-feet with beige and accent-color walls, feature cabinets with both wet and dry spaces, offering soap, paper towels and trash receptacles. The dry area has a pull-out writing surface, eliminating the need for an actual desk. "This design has been very effective for us; it saves us space," Miller says.

The exam room can be divided into two spaces by means of a curtain to ensure privacy during procedures. The exam areas also have motion activated lights to economize energy use.

The main corridor runs from the north side of the building to the south, providing a private access for the staff to all the suites.

"It allows a shared use; it's a very efficient design," Miller says.

Michael Nochomovitz, M.D., president and chief medical officer, UH Medical Practices, says, "We are very excited about moving into the Concord community and are pleased to bring University Hospitals' quality care to the communities of Lake, Geauga and Ashtabula counties." **P**

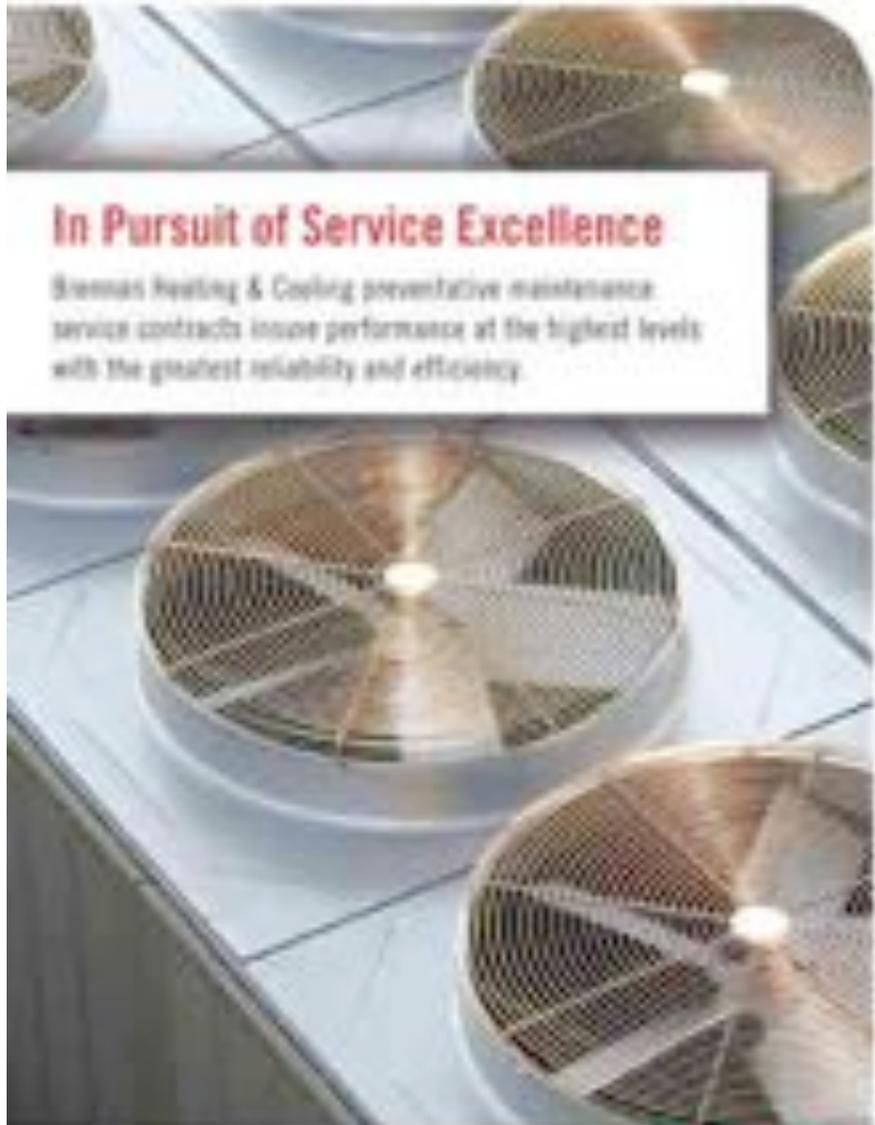
Basement Waterproofing • Sewer Cleaning & Repair • Plumbing Services • Residential & Commercial

ALPHONSO & SON, INC.

Specializing in Preventative Maintenance

25057 Broadway Avenue, Cleveland, Ohio 44146

Phone: 440-232-1418 • Fax: (440) 439-2863 • alphonsoandson@aol.com



In Pursuit of Service Excellence

Brennan Heating & Cooling preventative maintenance service contracts insure performance at the highest levels with the greatest reliability and efficiency.

Cleveland's Steel Headquarters

STEEL JOISTS

STRUCTURAL IRON

METAL ROOF DECK

STEEL STAIRS & RAILS

STEEL ERECTION

Columbia Building Products

23901 ELM STREET • CLEVELAND 44138

440-235-3363

fax 440-235-3372



Brennan
and associates, inc.

Heating & Cooling

24-7

(216) 391-4822

www.brennanhvac.com

COMMERCIAL • INDUSTRIAL



ALEC J. PACELLA

All-time hits

Over the past few weeks, I've taken a poll of my fellow brokers. My question to them was simple: "What is the most common question you are asked by your clients?" Although the answers varied a bit, some common themes became apparent.

Below are the results, the Top 10 Questions, if you will, as well as some insight and guidance related to these questions.

1. What are the advantages and disadvantages of your building as compared to its competition?

The first thing to do is actually define your building's competition. There may be dozens of buildings in the immediate area but only a few may be competitive. Once the competitive set is defined, you can make a matrix and rate each property on key characteristics as compared to your property. These items can

be objective, such as number of docks, asking lease rate/sale price and parking spaces as well as subjective, such as curb appeal, accessibility and condition. Once the characteristics are identified and the matrix is complete, the advantages and disadvantages of your building can be easily determined.

2. How can your property be exposed to the greatest number of prospects?

A broad-based marketing campaign is critical, particularly during times of limited activity. Traditional marketing efforts, such as signage, flyers/postcards, direct mail and print advertising, will

Ohio Plow

Professional Snow & Ice Management

Call today for a **FREE** estimate.

440.720.0422

www.ohioplow.com

We provide professional, dependable snow & ice control to all of eastern Cuyahoga County:

- Snowplowing
- Snow & Ice Removal
- De-icing
- Sidewalks and Parking Lots

Specializing in commercial and industrial snow & ice management:

- Office Complexes
- Corporate Headquarters
- Malls
- Medical Centers
- Retail Stores
- Apartment Complexes
- Condos

Member of
SIMA
Snow & Ice Management Association, Inc.

always be a part of any campaign. But these are now being supplemented by an ever-growing list of electronic marketing. This list can include e-mail blasts, dedicated web pages, blogs and social networking (LinkedIn, Twitter, Facebook, etc). However, none of these will ever replace the most effective method – good old fashion cold calling.

3. *What can you do to position your property for a quick transaction?*

While there are many things that can be done, one of the most effective is to make certain that the property appears in “move-in” condition. If it’s an office building, the carpets and walls should be clean and in good repair, the ceiling tiles should all be in place and uniform, no equipment is left behind, etc. If it’s an industrial building, the warehouse area should be clean, the docks and drive-ins all in good working order and the office space fresh and clean. Spending a little money on professional cleaning and repair or replacement of missing/dirty/broken items will go a long way towards ensuring a quick transaction.

4. *What is a property worth in today’s marketplace?*

There are two answers to this question. The easy answer is “less than it was worth 12 to 18 months ago.” The more difficult answer is “exactly how much less.” What makes this a difficult question to answer accurately is the fact that very few properties have been recently leased and even fewer have been sold. And while the tendency is to use comparables from two and three years ago, these must be used with great caution, as the market is substantially different now as compared to then.

5. *What is the mindset of different types of lenders and which may be best for you?*

The lending environment is very unique right now. Banks traditionally make money by making loans but few are actually doing this right now. This is particularly true among Ohio-based banks, which have been hard-hit by the residential meltdown. However, there are banks actively lending, albeit with some caveats. First is that the borrower has to be both credit-worthy and preferably be an occupant, not an investor. Second is that the borrower must be willing to personally guarantee the loan. And third is that the borrower must be willing to



4519 Brookpark Road • Parma, Ohio 44134
General Contractor | Commercial & Industrial
216-749-0200 | www.cschulzbuilding.com



For Quality Asphalt Paving,
Count On Carron!

Carron's expertise covers every phase of asphalt paving, from site planning to ongoing maintenance programs:

- **Excavation & grading**
- **Storm drainage**
- **Asphalt paving & recycling**
- **Rehabilitation & maintenance**
- **Pavement marking**
- **Concrete & curbing**

Whenever your needs call for asphalt paving or maintenance, call **Carron Asphalt Paving, Inc.** at **440-439-6464**, or e-mail us at carronsales@carronasphalt.com!

440-439-6464
7615 Bond Street, Solon, OH 44139
carronsales@carronasphalt.com
www.carronasphalt.com

carron
asphalt paving, inc.

FIRE, WIND & WATER RESTORATION

**24-HOUR
EMERGENCY
SERVICE**



RESTORATION SERVICES

SINCE 1945

**Toll Free: 877-347-3390
www.farrowgroup.com**



The professional solution to fighting poor indoor air quality

SERVICE-TECH



CORPORATION®



Since 1960, a powerful force in HVAC system hygiene and commercial/industrial cleaning

Our professionals:

- ▶ Clean and sanitize the entire Air Conveyance System (ACS), including the air handling equipment, heating/cooling coils, grilles and diffusers
- ▶ If necessary, apply EPA registered anti-microbial coatings to contaminated ductwork and components.
- ▶ Seal deteriorated fibrous glass duct liner
- ▶ Perform fiberoptic ACS inspections and submit comprehensive written reports
- ▶ Strategically plan each job so it is done efficiently, thoroughly and without interrupting your business

Additional Cleaning Services include lab hood exhaust systems, computer room subfloors, laundry exhaust systems and kitchen hood exhaust systems.



www.service-techcorp.com
Phone us today at 440-735-1505 / 800-992-9302

Daus, You Know?

DISCOUNT SPECIALS Although the number of new investment listings for most property types have waned, I have noticed one segment that has bucked this trend. I probably see three or four new listings a week for discount retail properties, led by Dollar General. No real surprise, as the performance of this segment is one of the lone bright spots in an otherwise dismal retail market. —AP

establish a relationship with the bank — i.e., maintain deposits and accounts.

6. *What economic incentives are available to you as a tenant or a property owner?*

There are a variety of incentives available, including those offered by local, state and federal governments. These range from incentives tied to job creation to credits associated with green initiatives. Unfortunately, there is rarely a “one-stop source” for these incentives, but for those who are persistent and have a good advisor the benefits can be great.

7. *Buy or lease? What best for my business?*

This is one of those easy questions with no real easy or correct answer. Much of the answer depends on the



- Landscape Maintenance contracts — *extraordinary seasonal color plans*
- Snow & ice management
- Irrigation installation & repair — *certified backflow testing*
- Daily/weekly routine property inspection & maintenance
- Retaining walls, pavers, planting, surface drainage and erosion control

**440-526-3257
330-239-1995
fax 330-239-0265
4843 Ridge Road
Wadsworth, Ohio 44281**

goals and desires of the business. Items such as anticipated future space requirements, the best use for current cash on hand and ability/desire to be a property owner, among many others. All of these have an impact on the right answer for a specific business. However, while many think that this is a great time to lease, it can also be a great time to buy. Prices have dropped to levels last seen in the late 1990s and loans can be obtained at attractive rates.

8. *How can Landlord and Tenant agree on a fair rental rate?*

The current economic environment has been tough on both landlords and tenants. Landlords are facing increased difficulties in maintaining occupancy and rental levels, which has not only put their profit at risk but also their ability to meet the mortgage payments. Likewise, faced with falling sales and increased costs, tenants are also under pressure, with the cost of real estate jumping to the top of the list. Therefore, the most critical component for both tenant and landlord is to fully understand the other's position before entering into a rental negotiation.

9. *Are property taxes etched in stone? How do you mitigate your potential new property tax bill?*

A funny thing happened when I opened my 2009 property assessment for my personal residence. The value went down. And since the underlying assessed value is going down, my property taxes will also be going down. This scenario is expected to be repeated throughout the region over the next few months. But what if your assessment increased? Or if it decreased, what if you think it should have decreased by a larger amount? Assessed values are revised every three years and 2009 is one of those years. All property owners have the right to appeal this revised value, which needs to be done following a formal procedure that is outlined on the county auditor's website. In short, a property owner has until March 31, 2010 to appeal this assessment. But while a residential appeal is fairly straightforward, a commercial or industrial appeal is more complex and typically needs to be done by a professional on behalf of the owner.

10. *When will this mess be over?*

This was by far the most common question. Unfortunately, no one really

knows the answer (although there seems to be an ever-growing number of talking heads popping up lately). With regards to the real estate market, I'm watching two things, with an eye toward a third. First is job creation, because this is the only way we can get back to sustained positive absorption. Second are the lending indexes, as investors will con-

tinue to sit on the sidelines until their dancing partner returns. And the third is inflation, which is a true wildcard in the whole scheme of things. **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.

Building... Experience, Excellence, Commitment

Avon Baseball Stadium

- General Contracting
- Construction Management
- Consulting
- Preconstruction Planning

Specializing in:

- Educational
- Healthcare
- Commercial
- Public Works

Infinity CONSTRUCTION CO., INC.

18440 Cranwood Parkway
Warrensville Heights, OH 44128
216-663-3777 (phone)
216-663-3778 (fax)
www.infinityconstruction.com



JOHN P. SLAGTER, ESQ.

A solid foundation for your construction project

Contractors understand the importance of building on a solid foundation. Similarly, a construction contract provides all the parties to a construction project a foundation on which they interact. Often referred to as “front-end documents,” the construction contract is a critical element in protecting all parties involved in the construction process.

Whether you represent an owner or you are an owner, general contractor, design professional, construction manager, material supplier or subcontractor, understanding the contract documents – including the risks and obligations agreed to under those documents – is essential. A successful project requires that all parties understand their obligations and work together to achieve their goals. Properly drafted and negotiated documents that are tailored to a particular project are, many times, the most important factor in ensuring a successful project.

At a minimum, the contract documents must (1) clearly define the scope of work for each of the participants in the construction project, including detailed specifications for the project and ensuring that each necessary component of the project is assigned to the proper entity and that there is not any unnecessary overlap of those responsibilities; (2) the contract documents must provide that the parties work as a team to successfully complete the project; (3)

the contract documents need to have flexibility to address changes in circumstances – typical methods to deal with changes are change orders, construction change directives, and even the ability to terminate for cause or convenience and allow substitution of parties to the contract; and (4) claim and dispute resolution procedures need to be included in the contract, which would allow for quick and early notification of claims and resolution of such.

Once these documents are in place, proper documentation of construction activities, including potential claims, must also be considered. The statement “if it is not in writing, it did not happen” is especially true when you are dealing with construction-related claims because documentation is an integral part of the construction process. In addition to the required documentation for a construction project, including work logs and status reports for the work, any claim must be required to be documented in writ-

AMERICAN INTERNATIONAL

C O N S T R U C T I O N

Restoration Contractors

440.243.5535

www.aiconstruction.com

1073 WEST BAGLEY RD. | BEREA, OH 44017

*When you require
a company that
exemplifies excellence
through proven
performance, rely
on American
International
Construction*

BALCONY RESTORATION
BUILDING CLEANING
CAULKING & SEALANTS
COATING SYSTEMS
FACADE RESTORATION
GARAGE RESTORATION
HISTORIC PRESERVATION
MASONRY RESTORATION
STONE RESTORATION
WATERPROOFING

ing with immediate notice to all of the parties involved. This would include the duty to notify, unless emergency situations would indicate otherwise, the potential parties involved in the claims so that they have the opportunity to immediately review and investigate the facts and circumstances surrounding the claim. For example, if there is a claim that design drawings have an omission that is discovered during the construction process, the design professional, owner or owner representative, general contractor or subcontractor whose work will be affected by such omission should be notified so the parties can review, investigate and immediately respond to such claim. The claim should be documented not only in writing, but all the parties' investigations should be required to be produced in addition to photographs and other demonstrative evidence identifying the claim. In addition, the parties should attempt to immediately work to find a solution to addressing the claim so that the project will not be delayed or materially impacted.

If a claim arises during construction, it is critical to have a qualified attorney involved to ensure that you are following the proper claim procedure and that you are working to analyze and resolve the dispute in a timely fashion. If a claim occurs or there is a change order, the parties must comply with the contract terms to ensure they are not waiving their respective rights by failing to comply the claim procedure in the contract. For example, Article 15 of the AIA A201, which was recently revised in 2007, provides a claim resolution dispute procedure which specifically requires notification of claims to be presented in writing to an Initial Decision Maker within twenty-one days after the occurrence giving rise to the claim or after the claimant first recognized the condition giving rise to the claim, whichever is later. See Section 15.1.2. Under the previous version of AIA A201, the architect was to be notified of the claim and would make the initial determination on the claim. However, the revised version of AIA A 201 allows the parties to appoint an Initial Decision Maker, given the potential for a conflict of interest as the architect is hired by the owner. Regardless, it is only after that

determination by the architect or Initial Decision Maker that mediation, arbitration or litigation can be prosecuted.

Once the contract is executed, however, it cannot be forgotten. Like any successful construction project, a successful and strong construction contract requires a firm, balanced, foundation on which everything rests. That foundation is the written provisions of the construction contract. Just like the building and related structures rely on, and are harmonious with, the foundation, the parties to a construction contract must work in

harmony with the terms of the contract and use those terms for support. After negotiation of the construction contract is completed, the contract should not simply be put away; otherwise, the entire project is on shaky ground. **P**

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

When Quality Counts, Count on Delta.



DELTA
INDUSTRIAL SERVICES, INC.
INDUSTRIAL PAINTING CO., INC.

**Providing Industrial Cleaning, Painting & Maintenance
with Quality & Service that is Second to None.**

INDUSTRIAL CLEANING & MAINTENANCE

- Hot pressure / steam cleaning
- Waterproofing and sealing
- Parking deck cleaning, painting, and striping
- Overhead cleaning / painting
- Exterior and interior building cleaning
- Industrial oven cleaning
- Dust collector cleaning
- Pigeon / bat excrement removal
- Graffiti removal
- Roof fan and ventilator cleaning
- Industrial exhaust system cooling and heating coil cleaning
- Kitchen exhaust system and kitchen equipment cleaning
- Machinery cleaning / painting
- Welding exhaust cleaning
- Construction clean-up or restoration of property for sale and leasing

INDOOR AIR QUALITY

- HVAC system cleaning & sanitizing
- Air duct cleaning
- Mold remediation

Contact Delta Industrial today!

216-281-8700 5201 DENISON AVE., CLEVELAND OHIO 44102

Ritz-Carlton Completes Major Renovation

The Ritz-Carlton Hotel Company recently finished an \$8 million renovation of its 206-room hotel located in the heart of Cleveland's downtown on West 3rd Street. From the spacious guestrooms and suites to the exclusive Club lounge, the hotel has received a complete makeover.

In a nod to the culture of Cleveland, decorative accents in guestrooms and corridors reflect its fame as home to the Rock and Roll Hall of Fame and Museum. Music fans will appreciate the replicas of guitars played by Hall of Fame inductees now hanging on the walls of the Club lounge. Other special touches reflect The Cleveland Orchestra and Severance Hall. Joseph Mattioli, general manager, arranged the donation of more than 500 pieces of furniture, from bedding to lamps, to Providence House and New Avenues to Independence. Both local organizations assist those with special needs.



Ritz-Carlton Cleveland

Certified Green Contractor program focuses on the green initiatives ABC member firms undertake in the workplace, not on construction practices, and it certifies companies, not individuals.

"ABC members have been on the forefront of the green building movement since its inception, but ABC also believes in stretching green achievements beyond the construction process and into the workplace," says W. Brewster Earle, chairman of the ABC National Green Building Committee. "The Green Contractor Certification program is another step in ABC's goal to provide support and recognition for those firms that are setting an example for the industry by promoting green practices within the company

ABC Begins Green Contractor Certification Program

Associated Builders and Contractors (ABC) recently announced the launch of its Green Contractor

Certification program to document the efforts of merit shop construction firms developing a sustainable workplace environment and to recognize ABC members that are green leaders.

To achieve certification from ABC's National Green Building Committee, each company must submit an application detailing its green efforts and undergo a third-party onsite assessment. ABC's

We work for you

SDR

Specialists in Real Estate Insurance Since 1949

Schneider-Dorsey & Rubin insures over four billion dollars in property values with a single focus in mind... you!

As independent agents, we have the flexibility to provide customized real estate insurance specific to your needs.

At Schneider-Dorsey & Rubin, we don't work for the insurance companies - we work for you.

3 Commerce Park Square • 23230 Chagrin Blvd. • Cleveland, OH • (216) 831-7272 • Fax (216) 292-9179

CLEVELAND'S LARGEST INVENTORY OF BRICK
CLAY BRICK • EXPERT BRICK MASONRY • CONCRETE MASONRY



BRUDER INC.
BUILDING MATERIALS



5005 Woodland Avenue, Cleveland, Ohio 44104
Phone: 216.751.8600 • Fax: 216.751.5116

Sitework • Roads • Grading • Underground Utilities
Sewers • Lakes/Ponds • GPS Controlled Machines

Commercial & Residential Development



WWW.EARTHMOVIN.COM

Phone 440-774-4578

Fax 440-774-2604

Email: earthmovin@verizon.net

15804 State Route 58, Oberlin, Ohio 44074



Don't replace it.
Restore it.

Your investment. Our help.

- On-site or in-shop furniture restoration
- On-site restoration of moldings, elevator cabs, paneling and more
- Exclusive *Appearance Maintenance Program* for wood and metal
- Hundreds of wood finishes available
- Manufacturing and re-manufacturing
- Antique restoration
- Custom production finishing
- Warehousing and shipping
- Services tailored to your needs

Quality furniture restoring and refinishing for commercial and residential settings since 1982



**GOMILLION
FURNITURE
SERVICES
INCORPORATED**

36650 Biltmore Place, Willoughby, Ohio 44094
440.953.1908 • Fax 440.953.1420
www.gomillionfurniture.com

Architectural & Standard
Masonry Units of
Today & the Future



SVEC

216.662.5200

chassvecinc@brightdsl.net

MID STATE RESTORATION, INC.

MASONRY RESTORATION SPECIALISTS SINCE 1954



Specializing in:

- Brick Repairs
- Stone Restoration
- Building Cleaning
- Concrete Restoration
- Caulking/Tuckpointing
- Water Repellents
- Total Repairs & Replacement of Lintels, Parapet & Terra Cotta

*PRESERVING THE PAST WITH PRIDE AND
COMMITMENT FOR THE FUTURE!*

2521 MONROE AVENUE • CLEVELAND, OHIO 44113-4121
(216) 771-2112 • FAX (216) 771-0508

VISIT OUR WEB PAGE @ www.midstaterestoration.com

FINANCIAL STRENGTH

**FORTNEY & WEYGANDT DELIVERS
THE FINANCIAL STRENGTH TO SAFELY
GUIDE YOUR PROJECTS TO COMPLETION**



FORTNEY & WEYGANDT, INC.
GENERAL CONTRACTORS

"EXCEEDING EXPECTATIONS"



CALL BOB FORTNEY AT (440) 716-4000
www.fortneyweygandt.com

and those that would like to create sustainability in the workplace as well as in construction practices.”

Each certified company must complete 13 prerequisites ranging from the electronic distribution of documents to establishing an aggressive recycling program. In addition, companies are required to fulfill at least 12 out of 36 elective items that include conducting a professional energy audit, engaging in water conservation efforts and providing incentives for carpooling or using public transportation. Each company also must achieve four education and training benchmarks, such as instructing employees on sustainability issues and requiring at least 25% of eligi-

ble managers to receive green building awareness education.

For more information, visit ABC's green website www.GreenConstructionAtWork.com/Certification.

Justice & Company Celebrates Grand Opening

Justice & Company, design center in Medina, is celebrating the grand opening of its newly expanded showroom with over 5,000 additional square feet of the latest products to help designers, architects and consumers during the design process. The weekend celebration will begin Friday, October 16 from 5 pm - 8 pm, with a VIP celebration offering food, wine tasting, enter-

tainment and door prizes. A more casual expo style celebration will take place on Saturday and Sunday from 10 am to 5 pm. Various speakers will touch on design related topics such as: granite, stone, carpet, hardwood and cast stone. For more information and to register for the VIP event – go to www.justiceandcompany.com.

KS Associates Awards Annual Akron University Scholarship

India Kaczmarek, a sophomore enrolled in the University of Akron's (UA) College of Engineering, is this year's recipient of KS Associates' annual academic scholarship. Each year the \$2,500 scholarship is awarded



Lynn S. Miggins (KS Associates) & India Kaczmarek (U. of Akron)

to a female student enrolled in UA's Civil Engineering Program. The student must have a minimum GPA of 2.75, be enrolled at a sophomore level or above, and must complete an essay explaining why they believe they should receive financial assistance. This is the fourth consecutive year in which KS has awarded the scholarship. Kaczmarek was selected based on her

SPACE COMFORT CO.

HEATING & COOLING

**FAMILY OWNED & OPERATED WITH HANDS-ON
EXPERIENCE IN MECHANICAL CONTRACTING
SALES & SERVICE SINCE 1964.**

Experts in:

- Turnkey solutions, design/build & value engineering
- Service, installation & maintenance of all makes & models of HVAC equipment & boilers
- New, renovation, remodeling & restoration
- Public & private

Providing reliable, personal service to owners of retail centers, malls, apartment complexes, retirement housing in Ohio & neighboring states.



5201 CLARK AVENUE, CLEVELAND OHIO 44102 ■ PH. 216-281-2000 ■ FAX. 216-281-8420 ■ 800-203-9645



Giambro-ne Construction, Inc.
Full Service General Contracting Company

Giambro-ne Masonry, Inc.
Masonry & Stone Company
Proudly Using Union Craftsmen Since 1977

Giambro-ne Distributors, LLC
Area Distributor for Eco Friendly Products

Universal Scaffold & Equipment, Inc.
Rentals for All Types of Equipment

Natural Stone Products of Ohio, LLC
Full Service Fabricator of Granite & Marble

Cleveland (216) 475-1200
Akron (330) 650-1400
Fax (330) 342-0000

www.giambro-ne.com • 10000 Aurora-Hudson Rd., Hudson, Ohio 44236

**COURT
ORDERED SALE**



SOUTHPORT BUILDING
88 South Portage Path, Akron, Ohio

18,200 SF / 1.3 Acre / 3 Story
Medical / Professional Office Building

Pre-Cast Concrete Frame - Newer Roof,
HVAC & Elevator Equipment • Abundant On-
Site Parking • 1 Block South of West Market
Street in Highland Square - Minutes from
Downtown Akron, Courthouse and Hospitals

Owner - User / Investor / Redeveloper

 **EHL, MORRISON GROUP, LTD.**

216/623-3888



WARREN ROOFING

WARREN ROOFING AND INSULATING COMPANY

"Between the Weather and You since 1922"

**Commercial/Industrial Roofing
and Architectural Sheet Metal**

Ph: 440.439.4404

Fax: 440.439.7523

www.warrenroofing.com

Above All Warren Roofing. Service affiliate: Total Roofing, LLC



academic performance, the quality of her essay and her community involvement. She volunteers as a tutor for middle-school students, has participated in the campus chapter of Habitat for Humanity, and is Vice President of the National Society of Black Engineers. Upon graduation, Kaczmarek plans to become licensed as a Professional Engineer (P.E.) and pursue a career in commercial construction, transportation engineering or urban planning.

Braun & Steidl Architects Receive LEED Accreditation

Braun & Steidl now has 14 LEED Accredited Professionals, which repre-



Jake Bush, AIA

sents over half of the firms registered architects. Jason Boltz, AIA, Jake Bush, AIA, Kelly McPherson, AIA, and John Wheeler, AIA have earned Leadership in Energy and Environmental Design accreditation with specialization in Building Design and Construction (LEED

AP BD+C) from the U.S. Green Building Council (USGBC). LEED AP BD+Cs have demonstrated a thorough understanding of green building techniques, the LEED Green Building Rating System, and the LEED certification process for sustainable buildings.

Local NAWIC Chapter Hosts Networking Event

Cleveland Chapter 156 of the National Association of Women in Construction (NAWIC) is hosting a unique networking event as part of a membership drive meeting on Thursday, October 8, 2009 called "Journey on the NAWIC Path." This event is free for all guests

and \$23 for members. This event takes place at The Holiday Inn – Independence at 6001 Rockside Road in Independence. Networking begins at 5:30 pm and dinner begins at 6:00 pm. Our meeting and journey will begin at 6:45 pm and will conclude at approximately 8:30 pm.

Guests are encouraged to attend and to learn about this year's exciting NAWIC programs and opportunities, to interact with many construction industry professionals and to discover how becoming a NAWIC member can be your pathway to personal growth and professional success. Exciting raffle prizes will be awarded to guests and NAWIC members. **P**

WE MANAGE YOUR PROJECT SO YOU DON'T HAVE TO.



Vizmeg Landscape offers on time and in budget landscape construction services.

Call us today, we want to help.

COMMERCIAL LANDSCAPE CONSTRUCTION

SNOW & ICE MANAGEMENT

COMPLETE GROUNDS MAINTENANCE

Vizmeg Landscape, Inc

(330) 686 0901
(330) 650 4478
www.vizmeg.com

Commercial Real Estate Decline Appears to be Slow



DIANNA HOSTA-STICKNEY

Commercial real estate activity has suffered from a severe credit crunch for commercial sectors, sustained job losses and weak consumer spending, although the decline appears to be slowing. A forward-looking indicator shows commercial real estate will remain weak into 2010, but recent actions by the Federal Reserve should improve some flow of capital into commercial lending, according to the National Association of Realtors.

The Commercial Leading Indicator for Brokerage Activity declined 1.3% to an index of 101.5 in the second quarter from a downwardly revised reading of 102.8 in the first quarter, and is 13.7% below the 117.6 recorded in the second quarter of 2008. The index is at the lowest level since the first quarter of 1994. The pace of the decline has

moderated, but the leading indicator has fallen sharply and quickly from the peak, suggesting much lower business opportunities for commercial real estate practitioners engaged in leasing, sales and property management.

The Society of Industrial and Office Realtors (SIOR), in its Commercial Real Estate Index, also suggests a lower level of business activity in upcoming quarters. The SIOR index has declined for 10 consecutive quarters and stood at 36.0 in the second quarter, compared with a level of 100 that represents a balanced marketplace.

The reduction in commercial real estate activity is expected at least through the first quarter of 2010. Any meaningful recovery is not likely to occur before the second half of next year. The decline is driven by falling industrial production,

MIKE COATES
CONSTRUCTION CO., INC.

Celebrating 30 Years of Building Excellence
800 Tenth Avenue
Niles, OH 44446
Phone: 330.612.8790
E-Mail: www@mikecoatesconstruction.com

See our Gallery of project photos on our website at: www.mikecoatesconstruction.com

far fewer jobs requiring office and retail space, a fall in durable goods shipments, much lower personal spending, lower retail and wholesale sales, and a negative return on commercial investment.

With the economic recession likely coming to an end within six months, a recovery in commercial real estate may soon follow. The office sector requires job growth to fuel the demand for additional space, the industrial sector needs a rise in production and the retail sector is tied to consumer spending. Multifamily housing – the apartment market – often performs in reverse to trends in home sales, but can improve if there is sufficient household growth.

It is crucial to improve the availability of funds for commercial loans. Properties with positive cash flow have had trouble finding financing to roll over debt, transactions are essentially at a standstill and new development is virtually nonexistent in most areas. Commercial loans are mostly short term, and without ready financing even the most experienced commercial players can get into trouble. The Fed's recent decision to extend the TALF program for commercial mortgage backed securities beyond the end of

2009 is highly welcome because the flow of liquidity to commercial real estate will be critical for a sustainable economic recovery. However, unless there is a tremendous short-term recovery in the CRE markets, NAR expects the Fed will be revisiting the issue of another extension of the TALF program early in 2010.

Looking at the broad market, commercial vacancy rates continue to rise while rents decline according to NAR's latest Commercial Real Estate Outlook. NAR projects the unemployment rate to peak around 10.4 percent in the fourth quarter, then gradually improve as 2010

progresses. The gross domestic product should contract 2.9% in 2009 before growing 1.5% next year. Inflation, as measured by the consumer price index, is forecast to decline 0.5% this year before rising 2.0% in 2010. We will need sustained economic growth before many employers have enough confidence to expand the job base and create new demand for space. **P**

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



WAVE
LANDSCAPE
DEVELOPMENT
COMPANY

Commercial landscape
construction installation and
maintenance services

216-376-3700



Snow and Ice Management

- Commercial/Industrial/Healthcare
- Transportation
- Building Management
- Sidewalk Services
- De-Icing Service
- Dump Trucking/Hauling
- Loading Services

216.321.SNOW
440.322.SNOW



Dry Bulk Salt and Bagged Material

- 10-25 Ton Dry Bulk **White** Salt Orders Delivered 24/7
- Pick-Up of Dry Bulk **White** Salt
- Every Order Weighed & Ticketed
- 24/7 Pick-Up/Delivery of Bagged De-Icing Materials
- Also Available: Bulk ClearLane® Enhanced Deicer

866.666.SALT
fax 440.888.7905






Abraxus Salt will build and supply a salt storage structure on your property for the season.

P.O. Box 30550, Cleveland, Ohio 44130
Dome located at 11444 Brookpark Rd. in Brooklyn, OH.

www.abraxussnow.com • www.abraxussalt.com



Dramatic Upgrade

Performing arts center provides first-class theater, rehearsal space at local high school

By Lou Kren | Photos by Scott Pease

“It was always in the back of my mind that Saint Ignatius needed a performing arts center to complete the mosaic. If a school is going to remain viable over the long term, it needs all the pieces to continue to attract incoming freshmen.” Those words, from Jack Breen, retired CEO of Sherwin-Williams, backed by a generous donation from Jack and his wife Mary Jane, have evolved into the newly constructed Breen Center for the Performing Arts, a sparkling 32,100-square-foot facility on the St. Ignatius High School campus in Cleveland.

The \$12 million Breen Center, on two acres at 2008 W. 30th St., brings vocal, instrumental and theatrical rehearsals into one building and houses the 540-seat Harlan E. Hummer '43 Theater for student performances, guest-speaker presentations, community programs and the new Home Grown theater series.

Westlake Reed Leskosky, of Cleveland, parlayed its extensive theater-architecture experience to take part in a feasibility study five years ago and then design the center. Responsible for construction, and bringing the project in on time and on budget, was general contractor The Albert M. Higley Co.

The steel-frame structure, clad in brick with block backup, comprises one story rising to 58 feet above the theater space with a partial basement. The

adjoining parking lot accommodates 150 cars with 200 more spaces available in an adjacent lot. The architecture of the Breen Center reflects its surroundings.

“This building sits on Lorain Avenue, a major east-west thoroughfare, so from the beginning we wanted this to be architecturally significant,” says Art Thomas, St. Ignatius Arts Department chair. “It is influenced by the 120-year-old St. Ignatius building across the street and the Ohio City neighborhood. The arch-shape windows at the Lorain Avenue front reflect the architecture of the West Side Market just down the road, and the hexagonal shape of the theater walls and roof reflect the St. Ignatius chapel across the street. This school has a heritage of constructing first-class buildings, so we did not skimp on materials and amenities.”

From the exterior finishes to the interior layout, designers and constructors ably met the challenges of completing a structure for a unique purpose such as arts, education and public performance.

“Our drive was to design a building that works in context with the neighborhood,” explains Matt Janiak, project architect from Westlake Reed Leskosky. “Also, being both an education space and a performance theater, we had to make the building controllable. Students can enter off of West 30th and move around the back spaces while the theater and the front areas can be accessed by the public for performances.”

To make that work, building space was designed to close off public and educational areas, both for access and for sound control. The various prac-

Proud to have constructed the masonry at The St. Ignatius Breen Performing Arts Center with The Albert M. Higley Co.

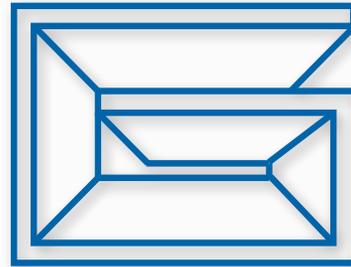


Providing commercial, industrial & institutional masonry services in NE Ohio for 30 years. We can meet all your masonry needs!

Norm King CONSTRUCTION

1122 Forest Edge Parkway, Brunswick, OH 44212
Phone 330.225.9970 Fax 330.225.9912

Breen Center for the Performing Arts at Saint Ignatius High School



Giorgi Interior Systems, Inc.

Award-Winning Performance for Over 40 Years

5075 Taylor Drive, Bedford Heights, Ohio 44128
216-663-3737 • Fax 216-581-7355



THE ALBERT M. HIGLEY CO.

IS PROUD TO HAVE SERVED AS GENERAL CONTRACTOR FOR THE
ST. IGNATIUS BREEN CENTER FOR THE PERFORMING ARTS.



Cleveland

2926 Chester Avenue
Cleveland, Ohio 44114
Phone (216) 861-2050
Fax (216) 861-0038

Columbus

353 W. Nationwide Blvd.
Columbus, Ohio 43215
Phone (614) 227-5750
Fax (614) 227-5751

www.AMHigley.com
Mail@AMHigley.com

IMAGINE
being CONFIDENT about the end
RESULTS

PROUD TO BE PART OF THE TEAM AT THE BREEN CENTER FOR
THE PERFORMING ARTS AT SAINT IGNATIUS HIGH SCHOOL

Commercial Interior Resources

Floorcoverings and Interior Solutions Since 1988

216.431.6551 ■ Fax: 216.431.6595 ■ 1567 E. 40th St. ■ Cleveland, OH 44103

PROUD TO BE PART OF THE TEAM AT THE BREEN CENTER FOR
THE PERFORMING ARTS AT SAINT IGNATIUS HIGH SCHOOL

THE THOMASBRICK COMPANY

Beachwood 216.831.9116 ♦ Westlake 440.892.9400

www.thomasbrick.com

BRICK ♦ STONE ♦ TILE

Congratulations to The Albert M. Higley Co.

We're proud to be part of the team at St. Ignatius High School



Gardiner Trane

HVAC SYSTEMS
ENERGY SOLUTIONS
AUTOMATION & CONTROLS
BUILDING SERVICES
HVAC PART & SUPPLY CENTER

We work with you to

EVALUATE energy saving options

IMPROVE comfort & air quality

SUSTAIN the life of your building

31200 Bainbridge Rd. • Solon, Ohio 44139 • 440.248.3400
1525 Corporate Woods Pkwy, Ste 200 • Uniontown, Ohio 44685 • 330.896.9358
www.GardinerTrane.com • TOLL FREE 800.251.4044

tice rooms essentially “float,” not using a common slab foundation and thus reducing sound vibration and noise seepage from room to room. The use of baffles, curtains and acoustic doors also isolate sound throughout the building.

The unique sound requirements, while surely testing the expertise of The Albert M. Higley Co. and its sub-contractors, ultimately posed no hurdle during construction.

“There are acoustical elements throughout the building that required the sealing of tops of walls and the isolation of electrical and mechanical components from the structure,” recalls Bruce Sampsel, project manager for The Albert M. Higley Co., which self-performed site concrete, carpentry and architectural woodworking. “Regarding the site, an existing house was moved a couple hundred feet down the street to clear the area for construction, and a small building was removed. The new building rests on shallow spread footers.”

A place for learning

A tour reveals the success of the project, and immediately apparent is the similarity of the color palette to gold and blue school colors. Light maple woodwork throughout reflects the gold, accented by blue highlights. The rear area of the building forms the educational space, with a chorus room featuring sound-dampening drapery, baffles and a heavy acoustic door. Small practice rooms, also with acoustic doors, make use of unconnected slab flooring to prevent sound bleeding from room to room. The band room, with the inlaid school logo on the floor, also employs drapery as well as whiteboards that retract for storage. Areas also provide for instrument storage. The main student entrance features a large pediment, and students have access from here to band areas with the theater area locked to prevent access there.

A landscaped entry plaza includes a nearby cul-de-sac to allow guest drop-off to the box office. The theater lobby is awash in natural light courtesy of the large arched windows looking out on Lorain, backed by recessed lighting. Granite flooring in the wide, open lobby – which also serves as practice space – can withstand the rigors of foot traffic and rehearsals. Maple woodwork graces lobby walls, with terra cotta stone from



SOUND DESIGN Because it is a multi-purpose space, the theater auditorium can be tuned to the acoustic needs of various performance types and styles. For instance, acoustic drapery lining the walls can be added or removed to achieve the desired acoustic atmosphere.

a quarry in Southern Ohio surrounding the theater entrance.

A place for performances

The theater auditorium forms the centerpiece of this building, enclosed within red terra cotta walls. The auditorium can be tuned to the acoustic needs of individual performances. Acoustic drapery lines the walls of the auditorium and can be added or removed to achieve the desired acoustic atmosphere. The drapery retracts into a storage room near the box office.

The proscenium theater features an arch, or proscenium, finished in a gold color, that frames the raised stage for the audience. The proscenium, 48 feet wide by 25 feet high, employs two extensions that will shrink the proscenium opening to 38 feet wide. Stage depth from the proscenium to the upstage wall is nearly 37 feet. Technical amenities abound in the theater. The auditorium features a 7.1 surround-sound system for cinematic quality sound in addition to a traditional center-speaker cluster for theatrical performances. Sound and light control is

via an open booth at the rear of the theater, with a catwalk ringing the theater for light adjustment.

An advanced lift system handles curtain and light-bank movement on the stage, with large acoustic pillows placed strategically around the stage to control sound. Also to absorb sound, maple millwork in the rear of the theater is perforated. The orchestra pit at the front of the stage features removable panels to increase or decrease pit space based on the number of musicians needed for a specific performance. The theater also incorporates company switches – 100 amps for audio and 200 amps for lights each isolated on opposite sides of the stage – for use by touring groups that want to use their own equipment. Another amenity: a house projection system designed to provide a high-definition cinematic experience. The projection screen is 18 feet high by 32 feet wide. A variety of input sources, including Blu-Ray DVD, DVD and computer-generated sources such as PowerPoint, can be played through the projector.

Separated from the stage by heavy doors is the prop room. Interestingly, the stage prop room and outside entrance are placed at the same level, allowing tractor trailers to unload equipment on the prop-room stained-concrete floor for simple transport to the stage. Also nearby are a costume-storage room and three dressing rooms outfitted with multiple individual makeup stations. Each station contains a mirror, lighting, an electric outlet and tack board. Each dressing room is connected to an adjacent lavatory. Four rooftop units provide climate control for the theater and surrounding areas.

Exceptionally meets the need

The center certainly meets the needs of St. Ignatius and its arts community, and represents an exponential upgrade over previous facilities. Though blessed with a stellar performing arts program, St. Ignatius lacked physical space where students could rehearse and attend classes, recalls Fr. William Murphy, S.J., St. Ignatius president. Also lacking:



SINGLE SOURCE Maple wood panels that cover an interior wall within the entrance lobby were made from one tree, according to Bruce Sampsel, project manager for The Albert M. Higley Co.

storage space for musical instruments, band uniforms, costumes and props.

“More importantly, there was no theater where students could showcase their talents,” he explains in a letter celebrating the center’s grand opening. “Students who participated in the performing arts absorbed the tutelage of our fine faculty but were scattered throughout the campus. Band practiced in a converted bookstore, chorus rehearsed in the chapel’s basement, the Circus Company juggled in the atrium or on

the mall, and the dining hall functioned as a makeshift theater for fall plays and spring musicals.”

Breaking ground in May 2008 and completed this past August, The Breen Center for the Performing Arts represents a sea change for the Arts Department at St. Ignatius, according to Thomas, who, like Fr. Murphy, described shortcomings in the old Arts setup as part of the grand opening: “Instrumental music was housed in an old retail store with poor ventilation. Vocal music was in a base-

ment space intended as a conference room that could not hold the students enrolled in chorus. Drama rehearsals had to work around food-service schedules, antiquated equipment did not allow for teaching students, and audiences at performances asked for seats ‘away from the noise of the cafeteria equipment compressors.’ Now that has changed.

“Our music students are situated in two acoustically tunable, spacious rehearsal areas,” Thomas says. “Liberal storage space for instruments and uniforms will make efficient use of practice time. A music library replaces filing cabinets and cardboard boxes. Four practice rooms enable individual students and ensembles to rehearse and take lessons without interference before, during and after school. The Hummer Theater is a state-of-the-art teaching laboratory that can keep pace with theatrical technologies. Hundreds of work hours needed to ‘transform’ the old cafeteria to a theater will be saved each year.

“A large lobby and an oversized classroom that transforms into a rehearsal space means that the Circus Company and the Off-Center Troupe now have permanent homes. Both groups can practice while student actors, liturgical musicians and other performers use alternative spaces in the building. The Breen Center will meet the daily needs of hundreds of students who participate in performing arts classes each year.” **P**

Thanks to The Albert M. Higley Co.
We were proud to provide landscaping services at The Breen Center For The Performing Arts at St. Ignatius High School

Down to Earth
LANDSCAPING, INC.
 Commercial/Residential Service for 10+ years

BRICK PATIOS & RETAINING WALLS • COMPLETE LANDSCAPE SERVICE
PHONE 216-518-1804 • FAX 216-518-1806

Painting
Managed Properties
with
certainty
★★★★★



CertaPro Painters®
Residential. Commercial. Interior. Exterior.



Call today for a free estimate
216.823.0064 or **800.GoCerta**
www.certapro.com

***Our congratulations & appreciation
to ST. IGNATIUS HIGH SCHOOL.
We are proud to be part of the team!***



Borchert Fence Company Inc.

COMMERCIAL ♦ INDUSTRIAL ♦ INSTITUTIONAL ♦ RESIDENTIAL

SPECIALISTS IN ORNAMENTAL STEEL &
ALUMINUM CHAIN LINK FENCING & GUARD RAIL

Family owned & operated since 1952

2751 E. 55th Street
Cleveland, OH 44104

Phone 216/432-1918
Fax 216/432-0253

ASPHALT PAVING

ASPHALT REPAIR

SEALCOATING

CRACK FILLING

**COMPLETE SITE
CONSTRUCTION**

**EXCAVATION TO
COMPLETION**



- Excellent quality, competitive pricing & reliability
- Cunningham Paving is a family-owned business, with over 15 years of experience
- Licensed, bonded & insured
- Our motto: "Keeping our customers satisfied, keeps them coming back."

Phone 216.581.8600

Fax 216.581.8683

20814 Aurora Road, Warrensville Heights, OH 44146-1006

Preservation = Green

Sometimes the greenest building is the one that already exists

By Chuck Miller | Photo courtesy of Doty & Miller Architects

Let's be clear. Historic preservation is anything but old-fashioned. In fact, it's a central concept in the move to sustainability and green architecture. Sustainability has its modern day roots in the first Earth Day in 1970. But over the past two decades, it has gained a strong presence in all aspects of planning, architecture, interior and site design.

Until recently, there has been some perception that historic preservation efforts conflicted with the sustainability movement. With its emphasis on energy conservation, natural daylighting and geothermal heating and cooling systems, new building construction seems to be the logical direction for green architects and builders. The opposite may actually be true. Preservation of any older structure, whether of landmark quality or not, represents a huge savings in natural resources and previously expended energy. By some accounts more than half of the energy associated with a building during its life cycle is spent in manufacturing, transporting and installing materials during its construction. The option of restoring or rehabbing an older property extends the life of the original construction and preserves energy resources. Demolishing buildings to make way for new construction contributes to landfills and the loss of embodied energy, even if aggressive waste recycling measures are taken during the teardown. A new building is started and the cycle begins again. In fact, a



HISTORIC HEIGHTS The recent Cleveland Environmental Center project was developed with the guidance of the State Historic Preservation Office to earn Historic Tax Credit qualification and, in 2009, also earned LEED certification from the U.S. Green Building Council.

typical 50,000-square-foot commercial building “embodies” the equivalent of 640,000 gallons of gasoline, according to the Advisory Council on Historic Preservation, which advises the White House and Congress on historic preservation policy.

During the so-called “first energy crisis” in the 1970s, many visible changes occurred in our built environment, mostly bad. Schools everywhere closed in large window areas in classrooms to one-third their original proportion. Beautiful skylights were covered or removed. Entire building exteriors were re-clad with high insulation wall panels. The original architecture nearly always was destroyed. Today, we realize there can be a more sensible approach. Open outside views, natural (and free) daylighting and operable windows are all encouraged by green design as strongly as energy conservation. So a balance is sought that will do both. As a result, 1970s-era remodeling is being removed to reveal bright, naturally lighted interior spaces and large windows and skylights have returned to enhance the exteriors of many other buildings.

During the 1970s we also decided we should seal our buildings tight against air and water, often leading to rapid deterioration of building materials through increased interior humidity and trapped

CNC NEWS ONLINE
<http://www.cncnews.com>
(800) 969-4700

Green Leads

NOW AVAILABLE FOR ALL CUSTOMERS

water in exterior walls. Stained glass windows covered with airtight storm panels rotted and sagged within a few years. Silicone-treated masonry cracked and spalled. Rising dampness from insulated basements caused wood to swell and mold to grow. Since then we have learned a lot about the science and technology of building materials and how they perform when assembled in different ways. For example, the fine points of air and water permeability of wall systems is studied and tested more than ever. Also, mechanical ventilation and humidity controls are much more sophisticated than a decade ago. This information is useful as we work to preserve and extend the life of older properties. Now we introduce "drainage planes" around the exterior walls and foundations. We create different environmental zones and sensors within a building, based on sun orientation, perimeter exposure and number of occupants. Heating, cooling, dehumidification and fresh oxygen-rich air ventilation can all

be automatically activated by sensing devices in various locations.

Another downside we learned from over-sealing our buildings a generation ago was the resulting poor indoor air quality (IAQ). The media gave it a name: sick building syndrome. This was and is a very real phenomenon. As building product manufacturers worked hard to develop better performing systems and materials, many toxic substances were introduced into our interior environments. These include benzene, chlorine, formaldehyde and numerous other harmful volatile organic compounds (VOC) that slowly escape into the inside air, often for years at a time. This low level contamination in the air has contributed to many respiratory side effects, including contributing to a ten-fold increase in the incidence of asthma in our population. Some people complain of headaches and nausea that go away once they leave the inside environment. Thankfully the situation has

started to change. The interior design and products industry, perhaps more than any other sector of the building profession, has introduced new paints, carpets, sheet goods, wall coverings, countertops and adhesives that are toxic-free and manufactured using recycled and sustainable materials. Updating and rehabilitating historic properties can be done using environmentally friendly materials, and further extending the life of these valued places.

One thing is for sure. The sustainability movement is here to stay. Our very survival may depend on it. Happily, historic preservation will continue to play a key role in this new approach to our built environment, and will help us to pass our natural environment on to the next generation. **P**

Chuck Miller, NCARB, LEED AP, is a principal at Doty & Miller Architects, a Cleveland-based architecture firm specializing in green design and historical preservation. For more information, visit www.dotyandmiller.com or call 216-399-4100.



PANZICA Construction
Since 1956

**LEEDers in Green
Construction
Management**

18 LEED AP's on Staff

www.panzica.com 440-442-4300

**ENVIRONMENTAL CONSULTING
THAT MAKES SENSE**

Providing environmental and geologic consulting services, including:

- Phase I & II Env. Site Assessments
- Underground Storage Tanks
- Environmental Compliance
- Landfill permitting
- Groundwater monitoring
- Remediation
- Brownfields
- Vibration monitoring/assessments



300 E210TH ST.
EUCLID, OH 44123
(216) 410-3422 (V)
(216) 481-8278 (F)
FHAMILTON@EARTHCONSULTING.ORG

WWW.EARTHCONSULTING.ORG

The Case for Sustainable Retail Development

By Jud Kline | Photos courtesy of Herschman Architects

The emphasis on sustainability in the shopping center and retail development industry has increased considerably and is emerging on three levels: tenant demand, legislative initiatives and investment community pressure. As developers, retailers, builders and designers are being challenged to meet consumer and market demands for sustainable (i.e., green) building, development teams are shifting to embrace sustainability.

By identifying strategies resulting in dispelling the myth of increased costs associated with sustainable construction, these stakeholders are beginning to integrate sustainable building processes.

Tenant demands

With the benefit of reduced utility costs and improved efficiencies for long-term operation, retailers are beginning to understand stores built to green standards will increase their bottom line. Retailers have begun to develop leasing strategies within their lease agreements to ensure compliance with their sustainable management strategies. These retailers have also developed green prototypes that specify systems to meet their operational requirements. Retailers who have deployed a sustainable program expect landlords to provide these facilities. Walmart has been a leader in pursuing a sustainable program. Others, including Best Buy, Target, Aldi's and Office Depot, have built stores to sustainable standards and look to the future when producing green stores. The additional benefit for some retailers is the win-win gained in marketing and public relations for advancing a sustainable agenda.

Legislative initiatives

Legislation promoting sustainability is now in place or will be in many communities throughout the country. The Climate Change Act in Congress and legislative initiatives in many states will establish requirements for greater building efficiencies and construction standards. The International Code Council is currently developing a sus-



SUSTAINABLE SYSTEMS While LEED certification was not pursued for Cedar Center in University Heights, the project does incorporate many of the principles associated with green design.

tainable building code. The American Society of Heating, Refrigerating and Air-Conditioning Engineers have produced the ASHRAE189 code and is currently field-testing the application. These regulatory standards will require compliance to criteria that demand energy performance and in some cases energy generation within building systems.

Investment community pressure

The third force advancing a more sustainable building agenda comes from investors, financial institutions and capital resources. The lending community, including banking, pension funds and insurance companies, recognizes that sustainable buildings have greater long-term value, will lease more quickly and

operate more cost effectively, thereby providing greater potential for return on investment. All of these aspects are accelerating the trend toward sustainable development. In return, the development community must become more engaged in understanding the theories, strategies, tactics and methods of sustainable building. Only then will the myth of a premium for sustainable strategies evaporate.

Theories and strategies

The application of theories and strategies is tempered by developers' project goals and intentions. Many of these strategies can be deployed to benefit project costs and lead to implementation of alternative building applications, technologies and practices. Considering

Shades of Green Sustainable HVAC Systems Series

Each seminar in this series will focus on different HVAC Systems that support LEED and Green Building Design.

October 14th, 2009

Fan System Effects & Static Regain
Aeon Energy & Economics Analysis Program



January 25th, 2010

Energy Recovery Systems
Air to Air & Geothermal Heat Pump Systems
Evaporative Condensing Systems



*Jacco Is A Proud Supplier Of HVAC Systems To
St. Ignatius High School!*

Experience Up To 30% Energy Savings

For more information contact Greg Drensky at
(330) 463-0100 or gregd@jacco.com.
Or visit our website at www.jacco.com.

Presented By:



Cleveland

Columbus

Cincinnati

Toledo

HERSCHMAN ARCHITECTS
ARCHITECTS
11000 WOODLAND
COLUMBUS, OHIO 43240
419.491.1000
www.herschmanarchitects.com

OVER A MILLION GREEN SQUARE FEET ARE COMING TO EUCLID, OHIO...



- An 80 Acre Sustainable Development
- High Density Urban Re-Development
- Fully Insured VAP Brownfield Remediation
- Fuel Efficient Rail Transportation
- LEED Silver Office and Industrial Buildings
- Tax Abatement Available
- Direct Access to I-90

Visit Us Online for detailed downloadable property packets. Bluestonebusinesspark.com





CHEMTRON CORPORATION



Your Complete Environmental & Abatement Specialists

Commercial Industrial Residential

Expert Environmental Solutions...

- Property Assessment & Mitigation Services - Phase I, II & III
- Hazardous & Non-Hazardous Waste Disposal
- Environmental Remediation - Total Site Decontamination & Restoration
- Mold, Mercury, Lead & Asbestos Abatement
- Demolition
- Analytical Testing & Identification
- OSHA, RCRA & DOT Training Programs
- 24-Hour Emergency Response
- Transportation



...Your Single Source Provider

Member of Ohio Contractors' Association

35850 Schneider Ct.
Avon, Ohio 44011

Visit our website!
www.chemtron-corp.com

Ph: (440) 933-6348
Fax: (440) 933-9500

24-Hour Emergency Phone Number: (440) 937-5950



LEED LEADER Stafford Park, located in Stafford Township, New Jersey, is one of the first LEED-certified big box retail centers in the U.S.

the options afforded by pursuing sustainable applications, the project teams will discover solutions using a tactical approach to achieve high performance and increase value without significant additional investment – in short, realizing green without greenbacks. Seeking to achieve a greener result, the project team can incorporate sustainable project planning to examine the assets and opportunities, identify areas to enhance value and determine where the use of design and development of sustainable practices afford the greatest benefit. Areas of potential impact include master planning site strategies, material selection, building design and innovative energy methods.

Master planning of site conditions and utilization evaluate the most efficient and environmentally sensitive consumption of the property's resources. Long-term implications of site activities in the use and operation of the facility are considered in addition to future re-use as tenants change over time. By addressing site conditions and utilization, adaptive re-use considerations, physical configuration, selective demolition, waste disposal and recycling tactics, utilities, infrastructure, storm and waste water treatment, landscaping and site lighting, master planning is the

COMMERCIAL • INDUSTRIAL

Your Authorized Duro-Last Roofing Contractor:



**DURO-
LAST®**
Roofing, Inc.

Duro-Last's customized Single-Ply Roofing System eliminates leaks. It is perfect for new or replacement flat roofs. Longer lasting.

- EASILY INSTALLED
- 87% REFLECTIVE SURFACE
- 15-YEAR 100% NON-PRORATED GUARANTEE
- BEST FIRE/WIND RATINGS



Damschroder Construction Company

"Building Satisfaction For Over 30 Years"

888.307.2785 • www.damschroderconstruction.com

first step in the process of developing the sustainable development plan.

Material selection considers the appropriate and effective application of materials for the project. Weighing the environmental impact, locality and design character, the appeal of alternative products adds to the sustainable nature of a project. The use of materials affects the building's design and energy strategies, and contributes to the level of LEED Certification a facility may achieve.

Building design brings together all of the previous strategies and gives them form. Sustainable design integrates structural use, marries the existing with the new, and seeks derivative expression by extrapolating a new vocabulary in form, detail and character of existing or adjacent structures. The design is dependent upon a sustainable goal and integrates site, material and technology initiatives.

Innovative energy strategies enhance design, create identity and reduce operational costs for a building. Improved building performance can be achieved by examining energy conservation applications, incorporating alternative energy sources, and seeking ways that buildings can produce their own energy. These are all viable sustainable design principles leading to efficiency and enhanced value for the facility.

Applications

As example, Stafford Park in Stafford Township, New Jersey, produced by the Walters Group, resulted in one of the first LEED-certified big box retail centers in the country. (The Leadership in Environmental and Energy Design [LEED] rating system was created by the U.S. Green Building Council to measure the level of sustainable building a project has achieved.) As the tenants attained the level of Silver certification, the project demonstrates many of the principles previously described. Among the tenants, Best Buy already had a sustainable building program. Others,

including Dick's Sporting Goods and Petsmart, were assisted by Herschman Architects in producing sustainable building programs and incorporated sustainable planning, energy efficiencies, site amenities and management strategies to achieve their sustainable goals.

Another project, Cedar Center in University Heights, produced by the Coral Company, did not pursue LEED certification, but incorporated many of the principles associated with sustainable design. In this case, Herschman Architects, the project's architect, carefully considering the re-use of existing buildings, onsite materials for site-fill and paving, day lighting opportunities, replacing utility systems and more efficient use of building and site area. The successful implementation of these tactics in the project resulted in completion within the budget, simultaneously providing value and enhancing the community.

Achieving the goal

With a broader understanding of these smart strategies, development teams can respond to the demand for sustainable buildings by implementing tactics beneficial to the desired outcome for the project, thereby creating value for investors and performance for users. The ultimate goal is a proactive and positive attitude by the retail development community in reducing a project's carbon footprint, creating energy efficient buildings, and providing healthier environments where consumers shop and work. **P**

Judson Kline, AIA, LEED AP is a principal and senior vice president of Herschman Architects, Inc., a Warrensville Heights, Ohio-based architectural and engineering firm with a 35-year practice focused on retail and shopping center development. The firm also has an office in Tucson, Arizona, and produces projects throughout North America. For more information contact jkline@herschmanarchitects.com.

GO GREEN

WITH

Glo Brite | **ecōexit**
zero energy exit signs



Save energy all year on your exit signage with:

**PHOTOLUMINESCENT
GLO BRITE EXIT SIGNS**

- ▶ No electricity
- ▶ No power
- ▶ No hazardous gas
- ▶ No maintenance

Meets UL 924 & Ohio Fire & Building Codes

ANOTHER GREAT PRODUCT REPRESENTED BY

ANDERSON-BOLDS

Quality electrical, heating & control products for 75 years!

www.anderson-bolds.com • guymercer@anderson-bolds.com

24050 Commerce Park, Beachwood, OH 44122 • 216-360-9800 • Fax 216-360-0425

Sustainable Substitution

Fiberglass provides green alternative to traditional building materials

Fiberglass Reinforced Polymer (FRP) is fast becoming a viable green alternative to traditional building materials. Its ability to reproduce the look of stone, terra cotta, steel, granite, copper and various other popular building materials allows designers the freedom to utilize a wide range of shapes and surfaces without sacrificing an authentic look –while providing numerous advantages as an environmentally sustainable solution.

The total life cycle assessment of fiberglass material can place it above traditional products, such as concrete or terra cotta, under green building initiatives like the United States Green Building Council's LEED Program (Leadership in Energy and Environmental Design). When the amount of energy consumed to produce, install and maintain a given product is taken into consideration, fiberglass products use far less than other traditional materials. Fiberglass can be used in ways that are less energy and carbon intensive than other building materials.

Processing cement, for example, requires mining, extraction and burning of raw materials that emit ample amounts of carbon dioxide. Once the cement is processed, it can require up to 90% more cementitious material to produce than the same product built from fiberglass. Not only does the cementitious product require more material, but it also weighs far more than its fiberglass counterpart. The lightweight fiberglass contributes to overall savings due to lower transportation costs, faster

construction thereby causing less distress and disruption to the community, less dead weight requiring smaller and lighter building structural requirements, and less heavy lifting equipment. The overall carbon footprint for fiberglass throughout its life cycle is far less.

FRP is often chosen over other construction materials as environmentally sustainable and having a lifecycle that exceeds other products. Fiberglass is not only a low maintenance, long lasting durable product, but also is resistant to rust, rot and corrosion. By doubling the useful lifespan compared to other products, fiberglass's durability reduces the need for replacement, repair or repainting, which makes it more earth friendly. The durable nature for FRP products reduces the overall negative environmental impact. Fiberglass is unaffected by termites and its use as a replacement to wood virtually eliminates toxins from exterior painting and pesticides.

Another advantage of fiberglass is that it is a low conductor of heat. Despite its relatively thin skin, the use of fiberglass allows for a lower requirement

of insulation. The thermal integrity of the material minimizes heat loss during winter and heat gain during summer. Including fiberglass can help to maximize energy performance, one of the key points of achievement in the LEED Program. Fiberglass domes and cupolas used as roof structures, or cornice, panels and pilasters used as wall coverings, can be an economical and decorative way of improving energy savings.

The green advantages are complimented by the authentic look provided by FRP products, says Mike Dobronos, general manager of Cleveland's own Architectural Fiberglass, Inc. (AFI), which has been providing architectural elements throughout the country for over 20 years. Chances are you have seen AFI's fiberglass in action masquerading as other materials on restoration projects in downtown Cleveland, such as at the Terminal Tower (see *Properties*, August 2009), the W.T. Grant Building, the Huntington Bank Building and the Keith Building, according to Dobronos.

"Sometimes we send architects out to look at projects and they come back



Chagrin Valley
Steel Erectors, Inc.
440 975-1556

ERECTION • RIGGING • WELDING • MAINTENANCE

THERE'S NO BUSINESS LIKE SNOW BUSINESS

SNOW BIZ INC.

SPECIALISTS IN SNOW & ICE MANAGEMENT SINCE 1978

Serving the snow & ice management needs of commercial & industrial customers in Northeast Ohio. We're a full service snowplowing and de-icing company with 24-hour radio dispatched equipment, specializing in snow plowing, salting, de-icing agents & snow removal for shopping centers, malls & plazas, hotels & conference centers, and more.

1310 Brookpark Rd., Cleveland, OH 44109

216-398-0723 • 1-866-24-7-PLOW

Fax: 216-741-6731

www.snowbizinc.com



AUTHORIZED DEALER:
 **BLIZZARD**
POWER PLOW

Our Blizzard model 810 can expand from 8' to 10' with the touch of a switch. Our Blizzard model 8611 expands from 8'6" to 11' in just seconds for more plowing power.

We spend all summer getting ready for winter!



BUILT ON VERSATILITY Though frequently associated with old buildings, such as with the restoration work currently underway at the iconic Terminal Tower in downtown Cleveland, Fiberglass Reinforced Polymer composites are also incorporated into new structures to take advantage of their environmentally friendly simulation of popular building material textures.

asking where the fiberglass is because it impossible to differentiate from the material it is mimicking," he says.

Fiberglass Reinforced Polymer offers additional advantages. It is corrosion resistant, fire-retardant and is virtually maintenance free. FRP is among the strongest commercial material available per unit of weight; pound for pound, FRP is stronger than concrete, steel or aluminum. And although one should not assume that the material cost of fiberglass is low, the installation methods and procedures often boast lower life cycle cost.

Finally, contractors love the fact that fiberglass is so lightweight, Dobronos says. The lower weight of the product in turn lowers all around installation cost and it is easier to install than traditional materials. Fiberglass ornaments can be easily screw-fastened, bolted or hung onto a concealed clip system. Usually at 3/16-inch typical thickness, general-purpose scaffolding and manual placement of fiberglass materials is sufficient. General contract workers and carpenters are frequently capable of installing fiberglass without heavy lifting equipment and cranes. 

For more information about fiberglass products, contact Architectural Fiberglass, Inc. by calling 888-483-1775.



**ARCHITECTURAL
FIBERGLASS, INC.**

Restoration • Reproduction • New Construction



**Cleveland's
Terminal Tower**

At 600 feet above ground level, 42" diameter by 30' tall fiberglass Corinthian columns & radius dentil cornice replicating terra cotta.

**Manufacturer & Designer
Custom Fiberglass
Building Ornamentation**



Architectural Fiberglass, Inc.
8300 Bessemer Ave,
Cleveland, Ohio 44127,
216-641-8300, 216-641-8150 fax
www.fiberglass-afi.com

Cornice—Columns—Domes—Cupolas—Balusters—Panels—Moldings—Custom Shapes

Property Recycling and Remediation: The green thing to do

By Craig D. Brechbuhler

Recycling or reusing previously developed properties is one of the greenest things we can do to help the environment, especially when combined with green remediation technologies to clean up contaminated soil and groundwater. In doing so, there are other benefits as well.

Why reuse? Reusing previously developed properties prevents the destruction of undeveloped land such as woods and fields. These undeveloped areas are important to us for recreation, aesthetics, food production, flood prevention, air recycling, etc. Once a farm field, woodland, wetland or other natural area is developed, converting the land back to its original condition is almost always difficult, if not impossible. Not only is great expense and time necessary to restore such an area, the area is also almost never as beneficial as its original state before it was destroyed. For example, a manmade wetland usually does not function as well as a natural wetland; these functions include flood prevention, groundwater recharge, wildlife habitat, and filtering of contaminants. Also, newly planted woodlands can take many years to mature and destroyed topsoil takes even longer to reform.

Previously developed properties such as a vacant corner gas station or factory are often in more desirable locations for the planned development, being closer

to businesses, homes and schools. The availability of transportation and utilities is usually better as well. As we all know, location is very important when making a decision regarding a potential development project. Also, the existing structure can oftentimes be renovated, which reduces the number of old buildings destroyed, amount of demolition debris disposed and new building materials purchased.

Redeveloping a vacant or underdeveloped site will also increase the value of the property, even more so if there are some contamination issues that can be successfully addressed to enable the safe and best use of the property. Tax incentives are sometimes available for reusing these properties and money – in the form of grants or low-cost loans – exists for remediation, which results in the redevelopment of a property and the creation of jobs.

Lastly, one of the best reasons to reuse properties is to eliminate a current or potential eyesore in the community. Boarded-up vacant

buildings with broken windows or overgrown grass and weeds invite crime to an area. A new or renovated office building, residential structure or store is much more visually appealing and better for the neighborhood.

Are all remediation methods green?

Although improving environmental quality by cleaning up contaminated soil and groundwater is certainly a green thing to do, some methods of remediation are greener than others. For example, excavating contaminated soil at a former gas station and taking it to a landfill for disposal is a common practice, but not the greenest. Not only does the contaminated soil take up landfill space and result in the contamination just being moved from one location to another, but it can also release volatiles and other contaminants into the air during excavation and transportation – and in the process fuels are used by trucks and equipment. A better alternative is to take the soil to a treatment facility where it can be



FLYNN ENVIRONMENTAL, INC.

- Full-service environmental consulting in Ohio & Pennsylvania since 1990
- Staffed with highly trained & experienced geologists, hydrogeologists, environmental scientists and remediation specialists

DUE DILIGENCE INVESTIGATIONS

- Real Estate Transaction Screens
- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments

UNDERGROUND STORAGE TANK REMOVAL & CORRECTIVE ACTIONS

- UST Closures
- Investigations & Site Characterizations
- Risk Assessments
- Remediation of Environmental Hazards

BROWNFIELDS REDEVELOPMENT

- Site Closures
- Ohio EPA Voluntary Action Program Participation

INDUSTRIAL SERVICES

- Asbestos Surveys
- Tank and Industrial Cleaning

Toll Free (800) 690-9409 • www.flynnenvironmental.com • info@flynnenvironmental.com

remediated and reused. Better still is to treat the soil in place, often referred to as in-situ remediation. Groundwater remediation using in-situ methods is often feasible as well.

How is in-situ remediation done?

Some of the most common in-situ methods involve the addition of products to the subsurface to aid in the breakdown of contaminants into less harmful or even harmless components through bioremediation or chemical oxidation. Biodegradation is the breakdown of contaminants by naturally occurring microorganisms, such as bacteria, that live in the subsurface environment. Additions to the subsurface can enhance the process through a technology commonly referred to as bioremediation. Substances that release oxygen are often added to increase aerobic (with oxygen) degradation of petroleum products such as gasoline and diesel fuel, and substances that release hydrogen can be used to enhance anaerobic (without oxygen) degradation of chlorinated chemicals

such as dry cleaning solvents and parts cleaners. Sometimes additional microorganisms are added to the subsurface, a process called bioaugmentation, since it has been found that some species of microorganisms are better than others at remediating specific contaminants. Chemical oxidation techniques consist of the application of chemical oxidants to impacted soil and groundwater, resulting in the direct and quick destruction/degradation of contaminants by chemical reactions. This is frequently the preferred method when fast results are desired or major contamination exists. After chemical oxidation is completed, bioremediation is sometimes used to "polish off" any remaining low levels of contamination.

What are some other examples?

Other green remediation methods include, but are not limited to, phytoremediation and the use of windmills or solar panels. Phytoremediation is the uptake of contaminants from shallow soil or groundwater by specific species of plants. Similarly, both natural and man-

made wetlands are utilized to remove contaminants from wastewater. Some of the contaminants are metabolized by the plants making them nontoxic. Others are simply absorbed by the plants, which must then be harvested periodically. In some cases the contaminants, such as metals, can be extracted from the harvested plants and recycled. Windmills can be used for operating pumps and both windmills and solar panels can be used to generate electricity for the operation of remediation equipment, thus reducing fuel consumption and costs.

The utilization of these green methods to remediate properties for reuse along with the green building techniques now available will go a long way toward conserving our land and other natural resources. **P**

Craig D. Brechbuhler, senior environmental scientist with Flynn Environmental, has been involved in the investigation and remediation of properties for 18 years and is a graduate of The Ohio State University. For more info, call 330-499-1000 or craig@flynnenvironmental.com.

oswaldcompanies

Environmental Site Assessments Insights

Recent economic stimulus investments (\$600 million) by the Federal Government have inspired President Obama to sign and instigate The Recovery Act, which increases the power of regulators to enforce Environmental Laws. For the readers of the [Environmental Site Assessment Report](#), Mary Busby, Esq., explains how insurance has evolved into a valuable tool for managing risk, particularly on transactions involving properties with known contamination (or adjacent to a contaminated site).

To learn more...

www.oswaldcompanies.com/insights.aspx



reduce risk. realize rewards.

Complete Abatement & Environmental

Committed to Excellence...

- *Asbestos and Lead Abatement*
- *Environmental/Site Remediation*
- *Selective Demolition*
- *Indoor Air Quality*
- *Concrete Sawing and Drilling*
- *Floor Covering Removal*
- *Microbial Remediation*

Commercial • Industrial



Dedicated to quality and performance...

5500 Old Brecksville Road
Independence, Ohio 44131

Phone: (216) 642-6040
Fax: (216) 642-6041

Website: www.precision-env.com

Emergency Response Services Available

Hot Commodity

Cleveland Thermal delivers forward-thinking, efficient heating/cooling solutions

By Diane DiPiero | Photos by Kevin Reeves

What do Terminal Tower, the Keith Building, the Anthony J. Celebrezze Federal Building and all of facilities on the campus of Cleveland State University have in common, besides the fact that they're all located in Downtown Cleveland? All of them utilize district energy service from Cleveland Thermal.

In fact, more than 125 downtown buildings – representing the institutional, municipal, federal and commercial segments of the economy – rely on Cleveland Thermal for steam and/or chilled water to heat and/or cool their facilities. Some have been customers since the company started its operations in 1894.

Heating and cooling systems are something that building tenants and occupants usually don't think much about, especially if their offices are toasty in the winter and cool in the summer. Property owners and building managers, however, know that an efficient, reliable heating-and-cooling system is one of the most important features of a building.

If Cleveland Thermal tends to fly under the radar when it comes to the general population, it's probably because the bulk of the company's infrastructure is found underground. Beneath the streets of Downtown Cleveland lay approximately 20 miles of piping, which transports energy from either the Canal Road or Hamilton Avenue plants to buildings throughout the business district.

Cleveland Thermal operates seven days a week, 365 days a year. A dedicated team of 47 people ensures that things run smoothly, from operations and distribution to maintenance, administration and customer communications. On average, Cleveland Thermal puts out 1.25 billion pounds of steam and 18 million tons hour of chilled water per year, and the company continues to expand its capacity to meet the needs of new and existing customers. Cleveland Thermal uses a diversified fuel mix and follows tough Environmental Protection Agency (EPA) emissions controls to



MORE THAN A CENTURY OF SERVICE Cleveland Thermal delivers steam and chilled water to heat and/or cool more than 125 buildings in Downtown Cleveland. A testament to the company's longevity, some of those buildings have been customers for more than 100 years.

improve local air quality. One current project underway is the EPA NOX Compliance Initiative, which revolves around the installation of an over fire air system (flue) in the boilers to reduce emissions by 30% and increase boiler efficiency by 2.5%. In addition, the company is also approved and regulated by the Public Utilities Commission of Ohio (PUCO).

One might think it would be enough to stop there, providing such an abundance of energy solutions. However, Cleveland Thermal is also committed to helping its customers cut costs while benefiting the environment. The company is currently involved with several energy conservation pilot projects in the area. The ever-growing demand for efficient and environmentally friendly energy solutions has allowed Cleveland Thermal to realize its vital role in this trend and enjoy even greater growth.

Steve Losh, director of marketing and sales, sums up Cleveland Thermal's multi-layered approach toward satisfying the market: "We want to be part of the full solution for our customers," he says.

Customer service has long been more than a catch phrase at Cleveland Thermal. Anticipating and satisfying the diverse needs of various properties requires ingenuity, understanding and a good ear. Among Cleveland Thermal's core values is using energy performance services to enhance customers' overall experience and standing by the company's products and services with an open line of communication and total quality management to ensure that the systems reliability stays constant.

A solid foundation

When a business is solid from within, its culture drives it forward and strong customer relationships naturally blossom.

Cleveland Thermal's Proud History

Cleveland Thermal owns, maintains and operates the district heating and cooling system in Downtown Cleveland. Steam for heating and process use has been distributed from the company's Canal Road station since 1894. The district chilled water system, which provides commercial cooling and dehumidification, has been in operation at the Hamilton Avenue plant since 1993. Today, thermal energy from Cleveland Thermal accounts for 30 percent of the heating and cooling energy used in the downtown business district. That amounts to 30 million square feet of property receiving thermal energy.

Throughout its history, Cleveland Thermal has been committed to providing comprehensive energy management solutions that reduce energy demands and optimize building systems. This has meant reliable and efficient heating and cooling for numerous downtown buildings, and, equally important, it has helped many property owners and managers in the area discover energy savings and sustainable solutions that enable long-term stability and economic growth.

The Howard M. Metzenbaum U.S. Courthouse connected to Cleveland Thermal's district steam and chilled water system in the mid-1990s. At that time, a humidification system was also installed to protect the building's original artwork. During a recent five-year, \$51-million renovation, the courthouse was able to achieve Leadership in Energy & Environmental Design (LEED-NC) and ENERGY STAR certifications. The building was also awarded for its historic preservation, engineering and sustainable design.

The Soldiers' and Sailors' Monument, in the heart of Public Square, converted its DC electrical heating system to district steam heat in the 1920s. A \$2 million renovation that started in 2008 includes a new hydronic heating system designed to be compatible with the existing steam service. This high efficiency setup will help to preserve the monument for 100 more years.

Cleveland State University's 85-acre campus relies on Cleveland Thermal for district steam as well. As the university grows, its relationship with Cleveland Thermal evolves, in that both strive to meet the varying demands of 40 academic, recreational, research, housing and administrative facilities while devising sustainable design solutions for the buildings of the future. —DD



LEADING THE WAY Cleveland Thermal's executive team includes (from left) CFO Linda Atkins, Business Development Manager Michael Rastatter, President Marc Divis and Director of Marketing & Sales Steve Losh.

Cleveland Thermal, LLC is a privately held utility company whose primary owner is a well-known private equity manager based out of Connecticut. A five-member board of managers is responsible for strategic oversight of the company. The 47-member team, led by Marc Divis (President), Linda Atkins (Chief Financial Officer) and Don Hoffman (Chairman), work to provide a positive atmosphere where employee pride and ownership result in outstanding products and services. The executive, administrative, operations, distribution and maintenance departments have their individual responsibilities, but the overall goal is to offer best-value solutions to Cleveland Thermal customers and excellent returns to shareholders.

"Our leadership emphasizes hiring the right people and treating them very well," Losh says. The average tenure of a Cleveland Thermal employee is about 11 years, he adds.

In addition to a strong workforce, Cleveland Thermal benefits from state-of-the-art technology to keep its steam and chilled water services running smoothly. An infrared camera identifies hotspots along the extensive underground pipeline. This allows Cleveland Thermal to resolve maintenance issues well before the problem becomes extensive. The result, according to Michael Rastatter, business development manager, is that Cleveland Thermal has been able to

reduce system losses by 22%, which has added approximately \$1 million in savings per year to the bottom line.

Cleveland Thermal invests in projects that will not only enhance its capabilities, but also reduce its costs, a savings that it can then pass directly through to its customers. A new condensate reclamation system installation at the company's peak facility, an approximately \$90,000 project, was designed to recycle condensed steam for cooling tower makeup water and also enabled them to reduce chemical usage in its water treatment process. The new system will save about \$30,000 a year.

Cleveland Thermal is also about 90% finished with a plant lighting retrofit project. New, high-efficiency fixtures have thus far saved Cleveland Thermal \$5,000 a month.

Thinking green, in more ways than one

Concerns about utility costs often lead property owners or managers to consider alternate energy sources. Cleveland Thermal can provide long-term savings for most buildings, according to Rastatter, by reducing cost centers that are typically associated with onsite equipment.

A district steam and or chilled water connection eliminates the need for onsite boilers and/or chillers and cooling towers within or atop buildings. This reduces operational costs such as



PAIRED POWER Steam for heating and process use has been distributed from Cleveland Thermal's Canal Road station (left) since 1894. The district chilled water system, which provides commercial cooling and dehumidification, has been in operation at the Hamilton Avenue plant (right) since 1993.

labor, service and parts inventory while increasing the amount of usable space within a building. At the same time, these changes can increase property value and marketplace competitiveness while reducing production liability and applicable insurance requirements.

By contracting to purchase consistent and reliable district steam and chilled water, property managers are inherently focusing on tenant retention strategies that have positive effects on occupancy levels. When the heat and air conditioning are operating well, energy consumption and utility charges are lower and tenant comfort and lease renewals are higher.

As part of its total building approach to energy solutions, Cleveland Thermal works with its clients to discover ways to reduce energy costs and become more efficient. Cleveland Thermal offers customers no cost and investment grade energy audits, energy reduction programs, renewable and waste-to-energy assessments as well as lighting, mechanical and electrical system retrofits and a number of other programs that are custom designed to meet individual building owner needs. Cleveland Thermal can also work directly with customers to benchmark their buildings' existing conditions in an

effort to help them achieve Energy Star and LEED certification status.

According to the International District Energy Association (IDEA), most building systems run at a declining efficiency rate but can improve services and increase efficiency rates to 100% with district energy power. That's where

“Our leadership emphasizes hiring the right people and treating them very well,” Losh says. The average tenure of a Cleveland Thermal employee is about 11 years, he adds.

Cleveland Thermal can step in to make a difference. “We find ways to use our value-added products and services to help customers manage their building systems and reduce total energy consumption, significantly lowering their total cost of energy,” Rastatter says, “and thus help increase energy efficiency while significantly reducing overall costs.” For example, an instantaneous hot water heater is a great energy conservation measure for many customers. The tankless unit heats water on an as-needed

basis, and thereby increases recovering efficiency and eliminates standby energy and cycling losses common with traditional hot water tanks.

Cleveland Thermal has always been concerned with efficiency and sustainability, and its efforts increase as customers and the general public become more aware of these concepts and their tangible benefits. The company's recently formed “Green Team” is participating in Entrepreneurs for Sustainability's (E4S) Sustainability Implementation (SI) group training. One of its goals is to fully embrace sustainability practices within so that it can provide additional knowledge and benefits to its customers.

As Cleveland Thermal rolls out its new Energy Management Service line, it has started conducting pilot projects with a handful of current customers to assess and implement various energy conservation measures (ECMs) that will undoubtedly improve the health of our built environment.

“The end goal,” says Rastatter, “aside from making our plans for a new Combined Heat and Power (CHP) plant a reality, is to expand our new energy management service capabilities and to continue to meet demand with new district energy capacity expansions.” **P**

An Infrared Picture is Worth a Thousand BTUs

Thermal imaging exposes defects not visible to the human eye

By Lee Hooper, P.E.

Energy efficient buildings and the positive effect they promise to have on our environment is an unquestionable step in the right direction for protecting our world. Architectural and engineering design professionals take great pride in utilizing the latest conservation technologies and applying those technologies to their structures and systems. But at the completion of the project, are we sure we have what we think we have?

Commissioning services flush out many of the problems that once went undetected and protect the design professional's original intent. Still, problems continue to exist due to construction and building defects hidden by wall surfaces and underperforming building products and equipment. These types of problems are usually not visible to the human eye.

Many of these problems can be discovered by moving beyond the visible light spectrum to electromagnetic energy through the use of infrared thermal imaging.

Infrared thermography, or thermal imaging, measures and records electromagnetic energy transmitted by all objects that are at a temperature above absolute zero. This is accomplished using a still or video camera, which senses and records infrared data. Unlike the cameras used to record your family portraits and precious vacation pictures, an infrared camera records thermal energy transmitted in wavelengths in an area of the spectrum not

visible to the human eye. We interpret the energy in this range as heat. The higher the body's temperature, the higher the amount of infrared radiation emitted. In the hands of a certified thermographer, this information can be interpreted to provide engineers, architects and construction professionals with valuable information.

The data recorded are processed by the infrared camera to create a visual image that shows variations and patterns in surface temperature. This technology and its usefulness are limited only by the collective imaginations of the construction industry, doctors and scientists who have tapped this resource.

As it relates to the building and construction industry, thermal imaging technology is commonly used to check for damaged or missing insulation, moisture accumulation, roof moisture intrusion, determine the possible presence and location of mold, determine the locations and severity of air infiltration, verify the location of underground utilities and uncover hidden structural

elements, inspect electrical systems, to facilitate preventative maintenance, discovery of leaking utilities and steam trap surveys. All of the industry surveys listed can be conducted on a non-destructive basis, which is relatively inexpensive.

Thermal imaging is a highly effective inspection tool that, in the hands of a trained professional, can identify numerous moisture, mechanical and electrical problems.

The use of certified highly trained professionals to produce and interpret the results is a requirement. Although the infrared cameras currently available have become more user-friendly, it is still not a "point and shoot" technology. Misuse of infrared camera and the attendant technology can produce substandard or incorrect results. The thermographer has to understand the type of surface being imaged, the emissivity of the subject and the calibration requirements of the camera.

The following are just a few examples of cases where thermal imaging was used to discover problems in existing situations.

The thermal image of the 480-volt fused-disconnect in *Example A* indicates several issues that may be of concern to the building owner. The first leg on the right shows a slightly higher temperature at the cable connection point, indicating there is a possible problem with the connection that should be looked into by an electrician. The tighter bend of the cable shows the effect the bend has on the current conducting capabilities of the cable. The elevated temperature of both the first and third fuses indicates a possible load imbalance on the electrical service.

PLANNERS | ENGINEERS | SURVEYORS

mNEFFdesign group

DESIGNING LAND FOR YOUR WORLD

MATTHEW C. NEFF, P.E., P.S.

4105 Woodway • Suite 1402 • West Littleton, CO 80120
Tel: 216.651.8529 • Fax: 216.603.4882
Email: mneff@mneffdesigngroup.com • www.mneffdesigngroup.com

ALTA/ACSM & Topographic Surveys

Feasibility Studies

Site Development

Commercial Development

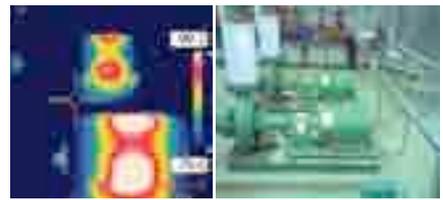
Expert Reports



Example A



Example B



Example C

The picture of the window in *Example B* shows the dramatic difference in thermal conductivity between that of thermal pane glass operating properly and that of standard single-pane glass. The operable section of the window was, at some time, replaced with energy-efficient thermal pane glass, which has a surface temperature of about 69° Fahrenheit, versus the standard glass with a surface temperature of closer to 60° F. The interior temperature of the building was 72° F and the exterior temperature was 41° F.

The thermal images of the two water pumps in *Example C* indicate a problem with one pump. The higher temperature of the pump motor in the foreground is

cause for concern because both pumps are running in parallel and should be basically equally loaded. The higher temperature could indicate an electrical problem with the motor or a higher horsepower demand. The higher horsepower requirements are probably due to an overheating pump bearing. Note the higher temperature of the pump bearing on the pump in the foreground.

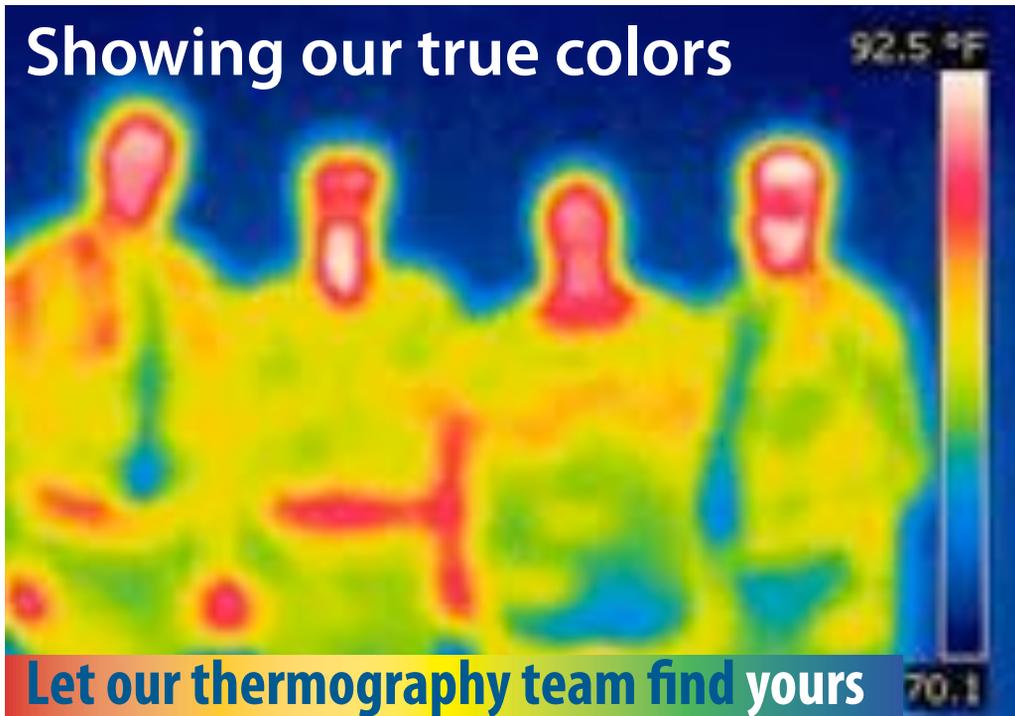
The bottom line is that thermal imaging can uncover numerous faults that would otherwise go undetected, and do so before what might be a minor problem becomes a more serious one. Thermal imaging provides building owners and

design professionals with a tool that assures that hidden building flaws can be detected and corrected. In summary there are a wide variety of reasons that thermal imaging should be part of your building and maintenance checklists.

So if the old adage is true that a picture is worth a thousand words, then a thermal image could be worth a thousand BTUs. **P**

Lee Hooper, P.E. is a vice president, director of engineering at Osborn Engineering. Hooper specializes in mechanical engineering and has over 30 years experience in the design and construction industry in charge of well over 1000 projects. For more information, visit www.osborn-eng.com or call 216.861.2020.

Showing our true colors



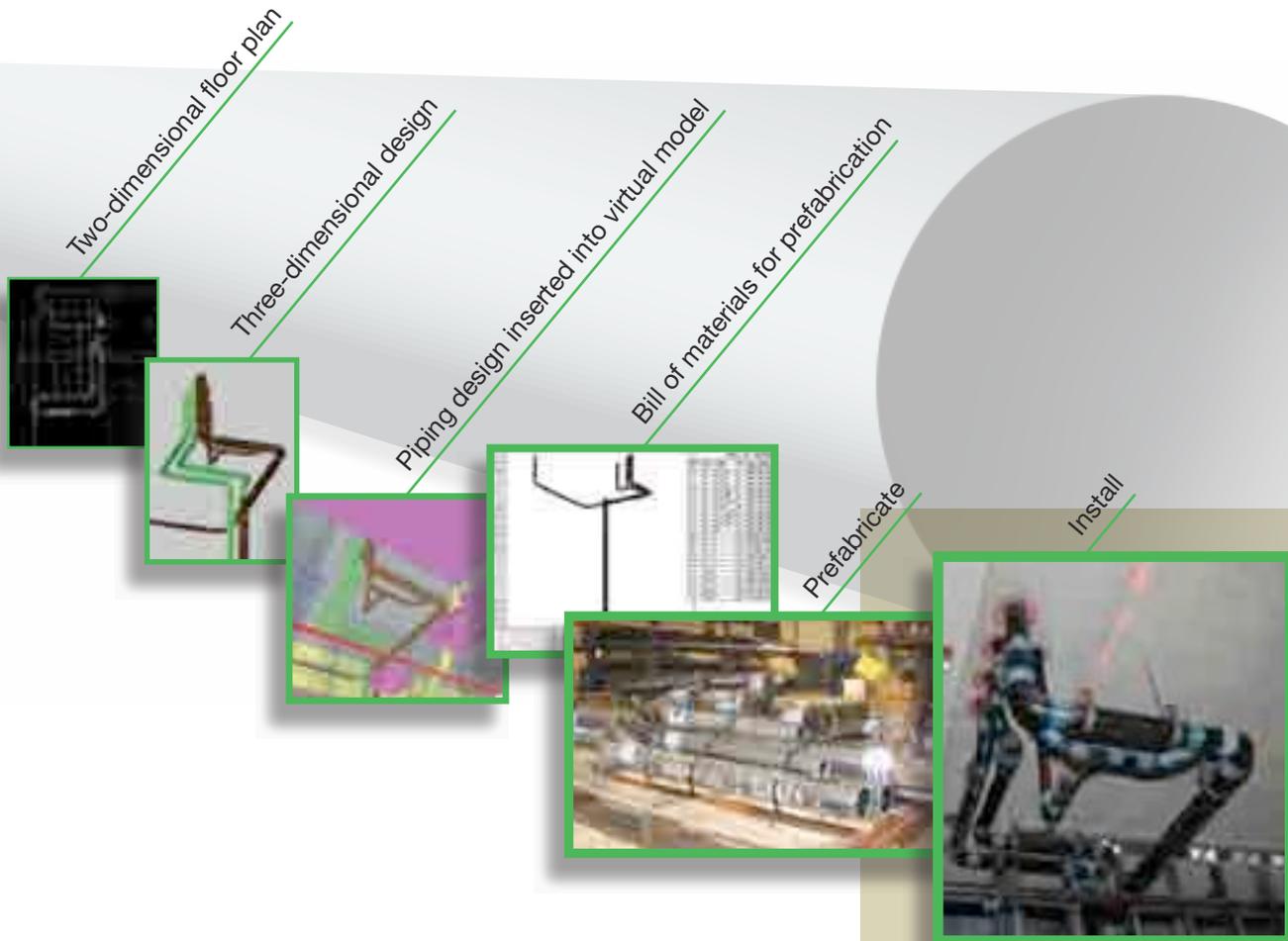
Let our thermography team find yours

1300 E. Ninth Street, Suite 105
 Cleveland, Ohio 44114-1573
 T 216.861.2020
 F 216.861.3329
www.osborn-eng.com

■ ■ ■ established. respected. progressive.



FROM IDEA TO INSTALLATION...



The John F.
Gallagher Co.
Mechanical Contractors

AN INNOVATIVE, TRUSTED PARTNER

CALL US FOR YOUR NEXT PROJECT OR FOR A
SERVICE & PREVENTIVE MAINTENANCE PROPOSAL

440-946-4256

www.jfGallagherCo.com

PLUMBING
HEATING
AIR CONDITIONING
FIRE PROTECTION
PROCESS PIPING
SITE UTILITIES
SEWER JETTING & VACTOR SERVICE

SERVICE
PREVENTIVE MAINTENANCE
DESIGN/BUILD

Specializing in 3D Building Information Technology

Brothers in Arms

LEED accreditation adds another weapon to John F. Gallagher Co.'s arsenal

By Lou Kren | Photos courtesy of John F. Gallagher Co.

Eastlake-based The John F. Gallagher Company is a full-service mechanical contractor and the quintessential family business. Four Gallagher brothers run the firm, founded 46 years ago by their father, John. They have always focused on implementing the latest technologies and services, backed by a commitment to energy savings for clients.

In a nod to that last point, Mike Gallagher, PE, the company president, recently earned status as a LEED Accredited Professional, bringing consulting expertise to clients seeking LEED certification on their projects.

“The green movement is very powerful and this LEED accreditation assists us in helping our customers achieve their accreditation goals and minimize their carbon footprint,” he says.

The LEED accreditation adds another weapon to The John F. Gallagher Company arsenal. Company capabilities include plumbing, heating, ventilating, air conditioning, fire protection, process piping and site utilities. The firm has experience in new construction, service and preventive maintenance, and design-build projects. The company is also a Honeywell Commercial Comfort & Energy Specialist, offering service and installation of Honeywell direct-digital-control (DDC) systems and standalone controls.

A family business

The Gallagher Company is first and foremost a family business. The four brothers believe that the company is successful due to their strong commitment to family and the diversity of their background and experience. Pat Gallagher has a strong plumbing back-



Photo by Ken Knych

FOCUSED FAMILY Following in their father's footsteps, brothers (from left) Pat, Jack, Tom and Mike Gallagher are putting customer service and a commitment to energy savings first as they lead The John F. Gallagher Company through its 46th year of business.

ground with experience ranging from running plumbing service to project management. He currently manages the company's computerized estimating systems and the estimating department. Jack Gallagher has a strong background in HVAC service and controls. His responsibilities include service and project management. He is certified in Honeywell LCBS and Voyant DDC controls systems. Tom Gallagher has a diverse background in excavation, site utilities and plumbing. He is responsible for getting the company's projects out of the ground and for quick-response utilities services. He also is responsible for expanding and optimizing the company's prefabrication efforts.

BIM ready – the Gallagher Company embraces 3D-software technology

“We are expanding our 3D-software capability – we've spent tens of thousands of dollars on this type of software and training – to increase productivity,

control costs and deliver more value to our customers,” says Mike.

Showcasing the 3D difference is the new Veterans Administration Cares Tower, an eight-story hospital addition to the Louis Stokes VA Medical Center in University Circle.

“This project is among the first, if not the first complete BIM (Building Information Modeling) project in Cleveland,” Mike says.

BIM, which generates and manages building data during the design, build and operation lifecycle, uses 3D real-time building-modeling software to increase productivity in building design and construction. As part of the BIM process, the building, and all of its plumbing, mechanical and electrical systems, is constructed virtually. The process produces the building-information model that encompasses building geometry, spatial relationships, geographic information, and quantities and properties of building components.



TECH ADVANTAGE IN ACTION Building Information Modeling (BIM) technology was utilized in the design of a complex HVAC system at the new Veterans Administration Cares Tower, an eight-story hospital addition to the Louis Stokes VA Medical Center in University Circle.

Conflicts or clashes are identified and resolved before anybody sets foot on the project.

“The BIM process is really taking off,” Mike says. “We are excited to have this technology inhouse and to offer this service to our customers.”

Expanding inhouse prefabrication

Building its 3D-software expertise also has allowed John F. Gallagher Company to expand its inhouse fabrication capabilities.

“We have the confidence to fabricate directly from 3D drawings,” says Mike. “We started getting into prefabrication on a limited case-by-case basis. In the past, we would occasionally convince ourselves that prefabrication makes sense. We now start every project with the intent to maximize prefabrication. It gives us better control of labor, material and material handling. Instead of delivering bundles of pipe and boxes

of fittings, we now deliver assembled spool pieces and assemblies. This process lowers job-site crew size and flattens our labor demand, making it less cyclical.”

The company’s fabrication capabilities include grooving steel pipe to 24-inch-diameter and copper to eight-inch-diameter. It can fabricate up to four-inch tees on up to eight-inch-diameter copper pipe using the T-Drill process. This minimizes the need for expensive manufactured tees. It also dramatically improves labor productivity and reduces scrap.

Service & preventive maintenance

The company has a strong commitment to service and preventive maintenance. Customers can be assured that installations are performed with serviceability in mind. The Gallaghers are just as interested in their customers’ service work and small projects as they are in their larger proj-

ects. Company service capabilities include plumbing, HVAC, site utilities quick response, sewer jetting and vactor service.

Some of the company’s more interesting larger design-build projects have developed from service relationships.

“We get to know our customers’ wants, needs and processes through service relationships,” explains Mike. “Because of the knowledge of our customers gained through our service relationships, and because of the depth of the services we offer, many customers have found considerable value in utilizing our design-build services.”

Keeping pace with technology

Mike Gallagher believes that “we can never stop learning. We must do so to remain competitive and to deliver superior service and efficiency to our customers.”

The company is active locally and nationally in the Mechanical Contractors Association of America. It utilizes the education services and seminars of the national origination and the local affiliates, the Cleveland MCAA, the Cleveland Plumbing Contractors Association (CPCA) and the Certified Pipe Welders Bureau to maximize the skills of its estimators, project managers, foremen and tradesmen. Mike, active in the associations locally and nationally, says that MCAA is known as the “Education Association” for its industry.

John F. Gallagher Co. is a strong believer in safety education. Over 20 of its employees attended an OSHA 30-hour safety class. All field personnel have received at least their 10 Hour OSHA certifications.

Will ride with the technology

“The technology used to design and model plumbing and mechanical systems will evolve and improve at an exponential rate,” concludes Mike. “We are committed to ride the wave of this evolving technology, always learning and improving, to remain competitive and provide value and superior services for our customers. We will never stop learning and improving.” **P**

CARPET WAREHOUSE

100'S OF ROLLS OF CARPET IN STOCK!



**NOBODY
BEATS OUR
PRICES!**

- ❖ **Specialist in Property Management/Rental Property**
- ❖ **Next-Day Installation**
- ❖ **Quality Service & Workmanship**

8109 BROOKPARK RD., CLEVELAND ❖ 216-661-6969

Reliable Snow Goes Eco

Local snow plowing company adopts environmentally friendly ice preventative solution

By Dave Larkin | Photo courtesy of Reliable Snow Plowing Specialists

Reliable Snow Plowing Specialists has taken the initiative to reduce the amount of salt needed to treat snow & ice conditions produced by Northeast Ohio winters. The company has moved to a liquid ice preventive solution and a treated salt material. This “Liquid Green” program will have a less negative impact on asphalt and concrete surfaces, vegetation, animals and water supplies. It will also reduce dependency on standard rock salt and will help ensure the safety of all when entering or leaving a facility.

The two main components of this program are ECO² salt and a substance referred to as “Liquid Green.”

ECO² salt is a pre-treatment of solid anti-icing material that is effective at lower temperature and reduces the amount of material needed to service the facility and surrounding property. It uses a salt brine accelerator to wet the salt prior to being spread. This material has both the staying and melting power to combat any storm Mother Nature can produce in Northeast Ohio and works effectively to -10 degrees F below zero.

“With ECO² salt the melting process is much faster,” says Norm Detrick, president of Reliable Snow Plowing Specialists. “Studies conducted by state agencies show that it works 10 times faster than traditional methods. The end result is a safer parking lot.”



MELTING MAXIMIZED As part of Reliable Snow Plowing Specialists’ “Liquid Green” program, ECO² salt is pre-wetted with liquid salt brine, which speeds the melting process.

The other component, “Liquid Green,” prevents snow and ice from bonding to the pavement. This concentration of NaCl and MgCl, combined with water, holds on pavement three times longer and is less time sensitive than rock salt. It is effective to -10 degrees F and is less corrosive.

Applying liquid melting agents or pre-wetted salt can prevent or clear ice more quickly than solid salt. Anti-icing is a proactive approach that is less time

sensitive and has longer staying power during a winter storm.

The process is effective, Detrick says, noting that the Colorado Department of Transportation realized a 53% decrease in accidents after they made the choice to utilize the benefits of liquid de-icing over any traditional methods. **P**

For more information on this liquid ice control program, call Reliable Snow Plowing Specialists at 330-467-7273 or visit reliablesnowplowing.net.

Proactive snow & ice management is invaluable

For companies in cold weather climates, maintaining safe facilities becomes a higher priority in the winter. Facility managers must keep their buildings clear of snow and ice or face the possible consequences – work disruption or stoppage, accidents, property damage and cleanup headaches. A philosophy of being proactive instead of reactive results in a higher level of service and safety for the critical areas of a facility, such as handicap parking, loading docks, ramps, hills and main drives. Reliable Snow Plowing Specialists offers this program to include pre-treatment of designated areas up to three hours before a storm is expected.

Think of the costs associated with slips and falls to an employee, tenant or customer. The average slip and fall according to the Bureau of Labor Statistics costs \$28,000. “Secondly,” Detrick says, “what are the cost associated with- being closed for anywhere from one hour to a whole day? Being prepared for a snow blizzard or an ice storm that can disrupt or shut down operations is invaluable. “Employees are able to report for work, customers can reach your facility, shipments are able to arrive or be sent, and production is uninterrupted. Reliable is prepared by having a blizzard contingency plan which accounts for back up equipment and staff on hand, along with a disaster recovery policy/plan in place to fight the worst conditions.” –DL

Project Delays?

Don't let this happen to your project...

ID	Task Name	Duration	Start	Aug '07	Sep '07	Oct '07	Nov '07	Dec '07	Jan '08	Feb '08
1	Scheduled Demolition	23 days	Tue 9/18/07		9/18	10/18				
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				
4	Asbestos & Hazardous Materials Abatement	14 days	Fri 10/26/07			10/26	11/14			
5	Environmental Site Clearance	7 days	Thur 11/15/07				11/15	11/23		
6	Revised Demolition	30 days	Mon 11/26/07				11/26	1/7		

Put EA Group on your project team from the start to avoid environmental emergencies that can delay your project and create unexpected costs and liabilities.



EA Group has been providing Hazardous Materials Assessment and management services to the construction industry for the past 25 years. We have the experienced consultants and certified laboratory to evaluate your site, prepare abatement plans and monitor the remediation work.

EA Group provides:

- Pre-construction Hazardous Materials Surveys
- Abatement Design & Management
- Air Monitoring and Exposure Assessment
- Mold Remediation Management



A New Home Under a Green Roof

Cogswell Hall renovation/new construction project incorporates sustainable solutions

By Michele Kilroy | Photos by Ken Krych

Incorporating sustainable building practices is often considered by nonbelievers to require a substantial additional cost that only those with green-lined pockets can accomplish. Thank goodness our region has a believer of green building like the non-profit organization Cogswell Hall located at 7200 Franklin in the Detroit-Shoreway neighborhood.

The mission of Cogswell Hall is to provide quality, affordable housing and supportive services for adults of limited income facing critical life challenges who would otherwise be homeless. So the board of trustees and staff are well aware of their already challenging task of providing social services without assuming the additional role of green building advocates. But they knew that they needed to increase their capacity and make their building as operationally efficient as possible. Initial research confirmed that combining smart design and sustainable building practices would address both of those primary issues.

A brief history of the organization and the historic building itself reveals that the Women's Christian Temperance Union began assisting women in workhouses as far back as 1889. WCTU began providing housing for some women in 1892 in a rented house on Forest Street known as the "Home for Friendless Girls" which



GOING FORWARD WITH GREEN The first phase of work at Cogswell Hall, completed in late spring 2009, incorporates various sustainable elements.

was somewhere between a reformatory and safe house. After a debilitating fire, WCTU moved operations to a second location on Forest Street. Property at the

corner of Franklin and West 32nd Street was donated in 1902 and a new colonial style home was completed to allow for 22 residents. Finally through a generous

Congratulations to Marous Brothers Construction! We are proud to be part of your team!



CONTAINER SERVICE, INC.

*"The Leader in
Container Service"*

FBE, CSB & EDGE CERTIFIED

(216) 441-4422

WWW.PETEANDPETEINC.COM



YOUR CONSTRUCTION SPECIALISTS

GREEN & LEED PROJECTS

10, 20, 30, 40-YARD ROLLOFF CONTAINERS



**Investigating the Past
Evaluating the Present
Shaping the Future**

- Environmental Assessments
- Remediation
- Risk Management
- Regulatory Compliance
- Remedial Assessments
- Bid Specifications
- Mold Inspections
- Industrial Hygiene
- Phase Characterization, Management, and Disposal
- Civil and Geotechnical Engineering
- Site Development Engineering
- Water Quality
- Water Resources
- Litigation Support
- Air Quality

KU Resources, Inc.
Pittsburgh, PA • Akron, OH • Green Bay, WI
www.kuresources.com

Showcasing lighting products & services designed to meet or exceed today's standards for efficient building practices.

Tuesday, October 6 • 2-8 pm

2009 Lighting & LED Expo

Embassy Suites Beachwood • 3775 Park East Dr.

Presented by:



a leader in green lighting & energy solutions

Who should attend? Architects, specifiers, ESCOs, engineers, property managers, building owners, contractors & anyone interested in learning more about green building & lighting practices.

Food, giveaways, prizes and more.

To register, call 440-946-2250 or contact Ray (RayA@Mars-Electric.com) or Lara (LAbouhassan@MarsElectric.com).



Saving without sacrificing. It's bold. It's Kohler.

Performance. Water. Conservation doesn't have to mean sacrifice.

Install High-Efficiency Toilets and save up to 16,500 gallons of water each year.



A PREMIER KOHLER SHOWROOM

...committed to providing you Kohler's water-efficient choices

THE BOLD LOOK OF **KOHLER.**



Use Water-Conserving Showerheads or Handshowers and save over 7,700 gallons of water each year.



Install Touchless and Waterless Urinals and save up to 40,000 gallons of water each year.

6606 Granger Rd., Cleveland, OH 44131 216-447-0050 1-800-522-2284 Fax 216-447-3005 www.welkermckee.com



ONGOING UPGRADE Phase 2 of the Cogswell Hall project includes the green retrofit of the original 1913 building.

donation from Fairview Park Hospital in 1913, the current site at 7200 Franklin was acquired and the three-story brick building designed by C.W. Hopkins was ready for occupancy in March 1914.

The Cogswell Hall staff recognized that there were several issues facing the 1914 building which included the need for mechanical systems upgrades, updating the floor plan to incorporate universally accessible design, and upgrading the limited modern amenities within the small dormitory style units. The decision was reached to construct an additional building and retrofit the existing historic building. Both building projects assumed the aggressive goal of achieving LEED silver certification under the guidelines of New Construction version 2.2 and Green Communities.

Dedicated contributors spent three years compiling the \$8.6 million financing package, including many strategic partners such as Detroit Shoreway Community Development Organization and Ohio Capital Corporation for Housing. The majority of the financing package was gained through tax credits supporting low-income housing and historic preservation with the support of the City of Cleveland and several foundations and funds. Cogswell Hall's capital campaign continues currently with a goal to reach \$11 million in order to complete the project and secure an

Proud partner in the revival of Cogswell Hall



AUSTRIAN & ASSOCIATES, INC.

CONSULTING ENGINEERS

Mechanical Electrical Plumbing

System Design • System Analysis • Energy Analysis • Lighting Design • Design/Build • LEED Design

2530 Superior Ave., Suite 202 • Cleveland • 216.621.6631 • austrianassociates.com



a shade better

designer lamps. distinctive shades.

Our staff will assist you in creating a quality handmade lampshade to compliment any decor. We specialize in recovering unusual & unique frames.

INTRODUCING OUR NEW PERSONALIZED PHOTO LAMPSHADES

Check www.ashadebetter.com for details.

WESTLAKE

26333 Center Ridge Rd.
440-871-0923

LYNDHURST

5664 Mayfield Rd.
440-446-9442

CLEVELAND

12890 Berea Rd., Suite 2
216-281-0640

WE'RE GREEN BUILDING EXPERTS—ASK US!



Material Reclamation Facility

- Roll-off containers 10, 20, 30, 40 & 60 yds
- Construction/demolition recycling
- Accepting comingled materials
- Erosion control • Excess soil removal
- LEED materials and resources documentation

• Recycled content, regional materials available for sale:

- #411 screenings
- Compactable fill material
- 4 x 8's, foundry sand
- Road base
- Crushed concrete
- 100% genuine brick chips

...and more!

We're diverting 80-90% from disposal like no other recycling facility in the area!

"LEED" JOBS PROCESSED DAILY WITH OUR MRF!



Kurtz Bros., Inc.

Call today!
(216) 986-9000

Members of: US Green Building Council, Entrepreneurs for Sustainability, Cleveland Green Building Coalition, Home Builders Association — Build Green, Earn LEED Points!

KURTZ BROS., INC. • 6415 Granger Road • Independence, OH 44131 • www.kurtz-bros.com
To view our Material Reclamation Facility in action, visit: <http://youtube.com/watch?v=jHQIL68Wq6U>

Green Building

operating reserve, which would allow Cogswell Hall to serve residents into the next century.

Under the leadership of executive director, Diana Cyganovich, Gaede Serne Architects in Cleveland was contracted for the overall project design and the firm of Doty & Miller was contracted to manage the LEED certification process. Ideally the new building would need to compliment but not match the existing building. Several positions on site were considered with the result being the new building would be constructed behind of the 1912 building on the north side. One of the challenges that Project Architect Dale Serne was faced with was to match universal design requirements, environmental sensitivity, along with historic design. This speaks to having many masters in terms of adhering to preservation criteria, accessibility issues and LEED certification requirements.

Phase I of building the new addition began in September 2008 with Marous Brothers Construction at the helm. Some of the notable sustainable

elements in the project are: 100% of all site hardscape comprised of solar reflectivity index compliant concrete to reduce heat island effect, diversion of 75% or greater construction waste from landfill, water efficient fixtures reducing consumption by 30% or greater, and optimization of energy performance by reducing usage by at least 14%. Several other firms contributed their expertise such as Korfant & Mazzone as a consultant on the overall project, McKnight & Associates on landscape design, Zwick Engineering on civil design, Closer Look Inspections / Austrian & Associates / E-Quest Strategies on mechanical engineering, Grabo Electrical Services on electrical engineering and Pete & Pete on construction waste management. Cogswell Hall also received generous donations of materials from Moen, Asko Nobel Glidden and Kurtz Brothers.

Cogswell Hall completed its new addition in May 2009 and moved residents from the 1914 building into the new facility comprised of 23 single-residency suites which are more spacious

and include private baths and storage space. Residents and visitors have been positively overwhelmed by the brightly day-lit, functional floor plans that include a dining area, common rooms and laundry rooms. One resident says, "My entire old room could fit into my present bathroom."

Phase II quickly began to renovate the existing 1914 building, which will ultimately contain 18 suites that will be fully accessible and updated with healthful and modern features. The team is striving to complete the second phase by the end of 2009. Upon completion, the amount of livable and workable space for Cogswell Hall will double from its original state.

Cogswell Hall serves as a shining example of what can be accomplished when commitment to social equity is married with well research incentives and a commitment to integrative sustainable building practices. **P**

Michele Kilroy, LEED AP, is the coordinator of the Northeast Ohio Chapter of the USGBC.



ABSOLUTE ROOFING, INC.

New Roofs • Tear-Offs • Repairs • Flat Roofs • Coatings
Flashings • Custom Copper Work • Factories • Warehouses
Churches/Steeple • Additions • Apartments • Condos

Industrial • Commercial • Licensed, Bonded & Insured

2009 PRO Contractor of the Year Award winner, Commercial Specialty Category

FAMILY OWNED & OPERATED

Firestone
BUILDING PRODUCTS

Ph 216.898.1563 Fax 216.898.1853

Approved applicators for RPI, Firestone, Polyglass, CTD, GAF

RSI
TOP 100
2005

NARI
NATIONAL ASSOCIATION OF
THE ROOFING INDUSTRY

BBB
Member Cleveland



Bigger Plans for a Big Box

City of Cleveland, architects envision transformation of retail store into rec center

By Matthew D. Stevenson | Images courtesy of City Architecture

In 2004, the City of Cleveland acquired an abandoned big box retail store on Lake Shore Boulevard in the Collinwood neighborhood with the intent of using it as a site for a new recreation center. As a part of the city's goal to re-establish itself as a sustainable, environmentally responsible community, the decision was made to develop the center as a LEED-certified project under the U.S. Green Building Council (USGBC) program. City Architecture, and the engineering firms Ralph Tyler Companies and Riverstone, are responsible for developing the new center's design. Scheduled to break ground before the end of this year, the 45,000-square-foot, \$10 million dollar facility will incorporate many innovative features and systems.

The public process for the Collinwood Recreation Center began with a series of community meetings facilitated by the design team and City Councilman Mike Polensek. City Architecture, the residents of Collinwood, the Department of Parks, Recreation and Properties and Division of Recreation collaborated to develop a multifaceted design that includes a gymnasium, natatorium, fitness and aerobics rooms, as well as areas for community uses: meeting, tot, youth and senior spaces, a learning center with computer lab and instruction room and an art & crafts room.

The center engages Lake Shore Boulevard by placing community func-

tions along an undulating, fully glazed wall under a band of salvaged faceted metal panels. A canopy and illuminated sign will reach out from the west side to announce the center's entrance and welcome visitors. The canopy includes photovoltaic panels that demonstrate the building's green design by generating power for the building.

Inside, the multipurpose gymnasium features three basketball and volleyball courts encircled by a jogging track. The gym utilizes several strategies to reduce energy consumption. Translucent wall panels will allow daylight to illuminate the space and lessen the need for electric lighting. Operable clerestory windows

and paddle fans will vent hot air out of the space to cool it. Lighting and HVAC systems will be monitored by sensors to use daylight and natural ventilation to reduce electrical consumption. Bamboo gym floors are being used as an attractive sustainable rapidly renewable resource alternative to the standard hardwood.

The natatorium will be the first of its kind in Cleveland recreation centers, providing interactive features for all ages. Features include a figure eight slide, a water feature jungle gym and an array of water jets and sprays. A four-lane lap pool will be available for training, water aerobics and swim classes. The volume of the space is a shed roof that responds

to the interior uses and solar orientation. The taller area for the slide to the north creates a clerestory to admit diffused natural light. The lower end on the south includes a glass wall for day lighting and winter passive heat gain with sun shading to minimize it in the summer.

The proposed center will incorporate many sustainable strategies to mitigate environmental impact, reduce operating costs and provide a healthy environment. In order to minimize construction costs and “recycle” as much of the building as practical, the steel structure, concrete floor and the metal fascia panels are incorporated into the new building. Solar panels will heat the domestic hot water and generate electricity, reducing utility costs. A recreation center requires a high level of air changes for users’ comfort and well-being. All HVAC units will be equipped with heat recovery equipment to temper fresh outside air that is brought into



PROBLEM-SOLVING EXERCISE City Architecture’s design is intended to transform an existing big box retail store (above) into a state-of-the-art recreation center.

the building. A computerized energy management system will control HVAC systems and lighting and monitor utility usage. Interior materials are being selected that include recycled content and ones that do not emit harmful gases.

The site design of the Collinwood Recreation Center promotes lively and safe pedestrian connections through beautiful outdoor spaces. An important

goal of the site design is to provide measurable examples of urban, environmentally sensitive solutions to managing storm water. The existing site is currently dominated by a large expanse of surface parking that drains to a series of catch basins, which then feed into the combined sewer system and eventually Lake Erie. A goal is to retain as much of that water onsite, filter it and infiltrate it back into the ground. A series of strategically placed bioretention swales capture water from the roof and parking lot and use that water for landscaping and to recharge groundwater tables. The strategy helps to attain goals of protecting the environment and easing the storm water load on the already stressed sewers. The addition of bioretention areas provides great opportunities to incorporate native landscaping and to reintroduce local ecosystems and habitats. The landscape plan maintains existing trees on site and introduces new species to high-light specific spaces and to create more plant diversity. The establishment of indigenous plant communities will also provide shade for cars and for pedestrians, reduce the urban heat island effect and break up the large parking expanse. An irrigation system will utilize captured rainwater from the roof of the building that will be stored in an underground cistern and pumped into a drip irrigation system. Drip irrigation was specified for its efficiency because water is directly delivered to the plant root system and not lost to atmospheric evaporation.

The Collinwood Recreation Center will be the City of Cleveland’s first LEED-certified community building. Its impact in the community as a place-maker will serve many generations of Clevelanders. The building and site have been designed to encourage social interaction in a healthy environment while minimizing operating costs and providing exposure to a sustainable life-style. It is an important step in the City’s mission to create a “green city on a blue lake.” **P**

Matthew D. Stevenson is project manager with City Architecture. For more information, visit www.cityarch.com.



Building & Property Management

Group Contract Pricing
New & Upgrade Project Planning
Lighting Audit & Evaluation
Recycling Program

Call Christine Oriti - Sales Representative, Lighting Specialist
P: 216.432.3000 F: 216.432.0051
4700 Spring Road Cleveland, Ohio 44131
www.leetcodelectric.com

Green Building Blitz Promotes Retrofitting

Recognizing that the greenest building is the one that's already built and that our region has a significant amount of building stock, the Northeast Ohio Chapter of the USGBC has become a catalyst to initiate a green building "Blitz" promoting sustainable retrofitting and operation of existing buildings.

The chapter "Blitz" team convened a meeting with downtown Cleveland building owners and operators on Monday, August 24. In attendance at this kick-off gathering were 15 owners/operators who represented 26 notable properties.

The chapter is encouraging building owner/operators to systematically and thoroughly evaluate everything in their building to make informed, responsible decisions to implement sustainable changes that will enhance return on investment. The focus of the meeting was to encourage green building practices, consider consensus-based greening processes, provide access to resources to advance green initiatives and share best demonstrated practices among the building owner/operator community.

The Northeast Ohio Chapter of the USGBC will continue to guide and encourage these property owners/operators through the basics of the responsible greening of their existing buildings. Whether this initiative can be handled in-house or will require outside assistance will become apparent after these owner/operators begin their respective journeys. The chapter hopes to promote responsible greening of all existing buildings in Northeast Ohio beginning with its Cleveland "core" and moving outward thereafter. **P**

For more information on how your facility can get started, contact Michele Kilroy at the Northeast Ohio Chapter of the USGBC (mkilroy@neo-greenbuilding.org).

HMMH^{TD} RESTORATION

SPECIALIZING IN EXTERIOR MASONRY REPAIR & RENOVATION SINCE 1972

- COMPLETE INSPECTION/ASSESSMENT OF FAÇADE CONDITIONS
- TUCKPOINTING/CAULKING
- BRICK & STONE REPAIR/REPLACEMENT
- SEALING/WATERPROOFING
- CLEANING/PRESSURE WASHING

216-881-4142
Fax: 216-881-6557

4408 St. Clair Ave.
Cleveland, Ohio 44103

The art of a job well finished



Art Window Coverings, Inc.

The "very best" just got better

Art Window Shades' slogan has always been "Next to Your Windows, We're the Very Best." So how can "the very best" get better? With a new location and larger showroom under the experienced management of KEVIN BOLL, Art Window Coverings, Inc. is still the same trusted source for professional commercial window coverings it has been since 1922 but has grown to meet today's need for top quality, style and selection in Ohio.

And in addition to great signature brands such as HunterDouglas and Levelor, Art Window Coverings remains your primary contract dealer of MechoShade Systems. Beautiful and intelligent, MechoShades are the smart choice for designers looking for stylish, quality window coverings that make a lasting impression.

Call us today to discuss YOUR next work of art.

MechoShade[®]

From your authorized contract dealer

Art Window Coverings, Inc.

VISIT US AT OUR NEW LOCATION

3620 Perkins Ave.
Cleveland, OH 44114

p: 216.391.0500 • f: 216.391.0507

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

WWTP IMPROVEMENTS

Hartville, OH (Stark Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Planning is preliminary; bidding to advance spring 2010.

OWNER: Village of Hartville
202 West Maple Street
Hartville, OH 44632
(330) 877-9222

ENGINEER: Burgess & Niple - Akron
50 S. Main Street, Suite 600
Akron, OH 44308
www.burgessniple.com
(330) 376-5778 FAX (330) 376-5741

DETAILS: Expansion of the current WWTP from a maximum 500,000 GPD to 1,000,000 GPD; concrete; sitework; masonry; mechanical; plumbing; painting; wood and plastics; metals.

PN-R1218013

UPDATE: Owner is currently seeking bids for BP1A: Site/Civil/Paving/Landscaping; Concrete & Steel to advance September 2009; Finishes & MEP to advance early January 2010.

OWNER: Berea City School District
390 Fair Street
Berea, OH 44017
(440) 243-6000

ARCHITECT: GPD Group - Cleveland
5595 Transportation Boulevard
Suite 100
Cleveland, OH 44125
www.gpdco.com
(216) 518-5544 FAX (216) 518-5545

C.M.: Albert M. Higley Co. - Cleveland
2926 Chester Avenue
Cleveland, OH 44114
www.amhigley.com
(216) 861-2050 FAX (216) 861-0038

DETAILS: Demolition of current building and construction of new one at current site; eventually closing Parknoll, Riveredge, and Smith Elementary in 2011-2012; SF to be determined; 850 students; sitework; concrete;

masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; bathroom accessories; landscaping; project will be LEED certified.

PN-U0812053

CONSERVATION CAROUSEL

Akron, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Professional Design Services RFQs have been received; award to be made shortly.

OWNER: Akron Zoological Park
500 Edgewood Avenue
Akron, OH 44307
www.akronzoo.org
(330) 375-2550

C.M.: Thomas & Marker Construction-Marysville

1200 Columbus Avenue
Marysville, OH 43040
www.thomasmarker.com
(937) 644-2160 FAX (937) 642-1219

DETAILS: Conservation Carousel

PN-U0204047

NEW ELEMENTARY SCHOOL

Berea, OH (Cuyahoga Co.) Fairwood

ESTIMATED AMOUNT: \$23,000,000

CONTRACTING METHOD: Public Bids

Fabrication, Installation & Service

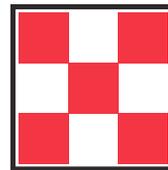
Specializing for over 30 years in:

Packaged rooftop
Boilers – steam & hot water
Sheetmetal fabrication & welding
Plastic fabrication & welding
Valued engineering
Full service maintenance department

LISCO

HEATING & COOLING

440.237.1777 • liscohvac@netscape.net
12608 State Rd., N. Royalton, OH 44133
www.liscohvac.com



**Wilson
Feed Mill**

Limestone Pellets or Powder
Fertilizer • Chemicals • Weed Control

Wholesale Prices

EARTH CARPET GRASS SEED
BY THE LB. OR 50 LB. BAGS



216-524-7080 • 7604 Canal Rd. • Valley View, OH 44125

Just 3 miles south of Rockside Rd.

www.wilsonfeedmill.com



Are you ready for winter?

WONDERGRO INC.
THE FERTILIZATION PEOPLE

Snow and Ice Management Programs.
Commercial and Industrial Properties.

6442 Metro Industrial Ct. • Suite K • Bedford Hts., Ohio
440.439.9940 • Fax: 440.439.0058
www.wondergro.com • sales@wondergro.com

DEVELOPERS: PROFIT CENTERS STILL AVAILABLE!

Conneaut Lake Park
Where the Past Remains the Future

We are very excited to be able to offer several opportunities to potential developers, investors, and operators. Each will be able to develop, build, and operate their particular business segment as experts in their respective fields.



Conneaut Lake Park is a 117 year old historic summer amusement resort, located in Conneaut Lake, Pennsylvania. It has long served as a regional tourist destination and plays a vital part of the economy of not only the Conneaut Lake area, but Crawford County and the northwest Pennsylvania region. Located at Conneaut Lake, the state's largest natural lake, Conneaut Lake Park was founded in 1892 as Exposition Park. It began as a profit area and quickly expanded into a resort area.

For a listing of available Profit Centers, visit:

www.conneautlakeproperties.com

THE PARK IS NOW OPEN!

12382-Central Street, Conneaut Lake, PA 16314

814-362-3111

www.conneautlakepark.com

Dreaming of a One Stop Source for Energy Efficient Gas, Electric or Tankless Water Heaters and Solar Panels?



Meet the **RHEEM TEAM**...
partnered to serve your needs.



Call **Welker-McKee** today
for your residential and
commercial plumbing
and heating needs.

Celebrating our 100th year of
service to the industry!



6606 Granger Road Cleveland, OH 44131

216-447-0050 1-800-522-2284 Fax 216-447-3005 www.welkermckee.com

TIRED OF BEING RIPPED OFF?

Then stop hiring fly-by-night "roofing contractors" whose only office address is wherever their pick-up truck happens to be parked at the time!

The no-insurance, irresponsible operators are driving the few remaining honest roofing contractors out of business. Unless the consumer gets wiser, ultimately there will be no one responsible left! We are looking for a few wise consumers.

If you fill the bill, call

CAREY ROOFING CORPORATION

(216) 881-1999

— FOUNDED IN 1946 —

www.careyroofing.com

MEMBER OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION

The design team will lay out the site plan and design necessary for the building and landscape elements. Project includes installation of public walkways for access to the carousel and landscaping around the carousel. Conservation Carousel is \$1 million project to be completed by July 1, 2010.

PN-U0813052

MAINTENANCE & RECEIVING FACILITIES

Akron, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Professional Design Services RFQs have been received; award to be made shortly.

OWNER: Akron Zoological Park
500 Edgewood Avenue
Akron, OH 44307
www.akronzoo.org
(330) 375-2550

C.M.: Thomas & Marker Construction-Marysville
1200 Columbus Avenue
Marysville, OH 43040
www.thomasmarker.com
info@thomasmarker.com
(937) 644-2160 FAX (937) 642-1219

DETAILS: The design team will design a new maintenance building with workshop, receiving building, loading dock, storage facilities and truck access. Maintenance and receiving is a \$1.5 million project and is to be completed by June 1, 2010.

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: Project is in schematic design phase; bidding possible December 2009.

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

C.M.: Welty Building Corporation
3421 Ridgewood Road, Suite 200
Fairlawn, OH 44333
www.weltybldg.com
(330) 867-2400 FAX (330) 864-4566

COMMISSIONING AGENT: Osborn Engineering - Cleveland
1300 E. Ninth Street, Suite 1500
Cleveland, OH 44114
www.osborn-eng.com

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; painting; finishes; HVAC; plumbing; electrical; lighting; LEED Silver Certification.

PN-U0731037

ADMINISTRATION BUILDING RENOVATIONS

Ravenna, OH (Portage Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Design Services RFQs have been received; award to be announced.

OWNER: Portage County Director of Internal Services
449 S. Meridian Street, Room 701
Ravenna, OH 44266
co.portage.oh.us/internalservices.htm
(330) 297-3611 FAX (330) 297-3610

DETAILS: Renovation within the Portage County Administration Building for a public meeting room; carpentry; electrical; finishes; specific details to be announced.

PN-T1104024

MULTI-PURPOSE CENTER RENOVATION

Elyria, OH (Lorain Co.)

ESTIMATED AMOUNT: \$14,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Lorain County Community College
1005 North Abbe Road
Elyria, OH 44035
www.lorainccc.edu
(440) 365-5222

ARCHITECT: Sasaki Associates, Inc.
64 Pleasant St.
Watertown, MA 02472
(617) 926-3300 FAX (617) 924-2748

DETAILS: Renovation of the existing Multi-Purpose Center building (LR). All building/technology design, furniture, equipment and technological infrastructure, site development and landscaping; additional details to be determined.

Construction Progress Reports are provided to Properties by CNCNewsOnline.com. For more comprehensive and up-to-date building and bidding information, call Construction News Corporation at 800.969.4700 or visit the website at www.CNCNewsOnline.com.

**MAKE YOUR
NEXT HIRE FOR
AS LOW AS \$50**

cleveland.com users perform over 850,000 job searches* every month - for all types of positions. This means, whether you're looking for your next construction supervisor, property manager, front office manager, clerk, maintenance or facilities worker, **your next hire is on cleveland.com.**

For more information about posting your job on cleveland.com, please contact Beth Warholy at 216.830.7053 or bwarholy@cleveland.com.

*Source: Advance Internet Monthly Statistics, April 2009



Everything Cleveland



Coming in October



**Capitol Theatre
Renovation**

**Lutheran Home in
Westlake Addition &
Renovation**

**Thorson & Baker
Headquarters
Addition**

**Chelm Headquarters
Remodeling
...and more**

Interested in advertising? Call
Properties today and an account
representative can help you
address your advertising needs:

216.251.0035 / 888.641.4241



www.propertiesmag.com
The 2009 Media Planner and
archived issues are available
as downloadable PDFs. Visit
us online today!

ADVERTISER INDEX

A Shade Better.....	77	Great Lakes Financial Group.....	37
ABC Professional Services.....	11	Grimm, John S., Inc.....	6
Abraxus Snow Removal.....	47	H Leff Electric.....	80
Absolute Roofing Inc.....	78	Herschman Architects, Inc.....	57
Advanced Roofing Systems.....	31	Higley, The Albert M. Company.....	25, 49
AIA.....	28	HMH Restoration Ltd.....	81
All Erection Crane.....	2	Hummel Construction.....	18
Alphonso & Sons, Inc.....	33	Infinity Construction.....	37
American International Construction.....	38	J.V. Janitorial Services, Inc.....	21
American Turf Landscaping.....	26	JACCO & Associates Inc.....	57
Anderson-Bolds, Inc.....	59	Jamieson Ricca Co.....	27
Architectural Fiberglass, Inc.....	61	Justice & Company.....	3
Architectural Product Sales, Co.....	28	K U Resources, Inc.....	76
Art Window Coverings, Inc.....	81	Kern Landscaping, Co.....	16
Austrian & Associates.....	77	Krill Company, Inc.....	7
Beyer's Snow Biz Inc.....	61	Kurtz Bros.....	77
Borchert Fence Co. Inc.....	53	Lisco Heating & Cooling, Inc.....	82
Brennan & Associates.....	33	M Neff, Inc.....	68
Britton Gallagher & Associates Inc.....	9	Mars Electric.....	76
Bruder Building Materials, Inc.....	41	McConnell Excavating, Ltd.....	41
Buckeye Sweeping, Inc.....	14	Meridian Construction Services.....	32
Builders' Hardware & Specialty Co.....	22	Mid State Restoration, Inc.....	42
Carey Roofing Corporation.....	84	Moody Nolan Inc.....	27
Carpet Gallery Of Akron.....	20	Nelson Contracting.....	36
Carpet Warehouse.....	72	Norm King Construction.....	49
Carron Asphalt Paving, Inc.....	35	North Coast Paving.....	4
CertaPro Painters.....	53	Novatny Electric, Co.....	12
Chagrin Valley Steel Erectors.....	60	Ohio Plow/Ohio Turf Company.....	34
Cleveland Engineering Society.....	15	Osborn Engineering.....	69
Cleveland Thermal.....	88	Oswald Companies.....	63
Cleveland.com.....	85	Panzica Construction, Co.....	55
CNC Construction News Corp.....	54	Pease Photography.....	30
Coates, Mike Construction Co., Inc.....	46	Pete & Pete Container Service.....	75
Columbia Building Products.....	33	Precision Engineering & Contracting Inc.....	32
Commercial Interior Resources.....	50	Precision Environmental Co.....	64
Communication Exhibits.....	16	PSI Engineering, Consulting & Testing.....	32
Conneaut Lake Park.....	83	RAF Building Maintenance.....	31
County Fire Protection Inc.....	11	Reliable Snow Plow Specialists.....	11
Courtad Inc.....	9	S.A. Comunale Company.....	21
Cunningham Paving Inc.....	53	Schneider-Dorsey & Rubin.....	40
Damschroder Construction, LLC.....	58	Schulz, Charles Building Company.....	35
Delta Industrial Services, Inc.....	39	SecuriTec One Inc.....	7
Down To Earth Landscaping.....	52	Service-Tech Corporation.....	36
E Blueprint.....	23	SGM Contracting.....	29
EA Group.....	74	Skoda Minotti Company.....	87
Earth Consulting Ltd.....	55	Skunta, Karen Associates.....	16
Ehle Morrison Group.....	44	Sobol Sales Co.....	13
Euclid Glass & Door Inc.....	86	Space Comfort Co.....	43
Farrow Group Restoration Services.....	36	Star Design-Build Contractors.....	16
Final Coat, The.....	14	Stout, R.B. Inc.....	21
Fine Wood Design, Inc.....	11	Suntrol Co.....	25
Flynn Environmental.....	62	Svec, Charles Inc.....	42
Fogg, Ray Corporate Properties LLC.....	57	Thomas Brick Company, The.....	50
Fortney & Weygandt, Inc.....	42	Thorson Baker & Associates, Inc.....	24
Fuller Design Group.....	18	Vizmeg Landscape, Inc.....	31, 45
Gallagher, John F. Co.....	70	Warren Roofing & Insulating Co.....	44
Gardiner Trane, Co.....	50	Wave Landscape Development, Co.....	47
Geist Co., The.....	14	Welker McKee Supply Co./Kohler.....	76
Giambone Masonry, Inc.....	44	Welker McKee Supply Co./Rheem.....	84
Giorgi Interior Systems.....	28, 49	Wilson Feed Mill.....	82
Gomillion Furniture Services.....	41	Wondergo, Inc.....	83

EUCLID GLASS & DOOR



COMMERCIAL GLASS & DOORS FOR 25 YEARS

Glazing and service contractor specializing in storefronts,
aluminum and steel doors, glass, hardware, closers, parts and
repairs, replacement, curtain walls, ribbon walls.

24-HOUR EMERGENCY SERVICE & FACILITIES MAINTENANCE

440.269.1335



www.euclidglass.com ■ 4560 Glenbrook Rd., Willoughby, OH 44094

Delivering on the Promise.

develope|op

Connecting Our Real Estate World to You.

Industrial properties. Shopping centers. Office buildings. Multi-family residential. These are issues that you deal with daily in your real estate world.

Acquisition, sales and leasing. Tax optimization. Cost segregation. 1031 exchanges. These are issues we deal with daily in our real estate world.

The Real Estate Group at Skoda Minotti can deliver on the promise of connecting our real estate world to you, locally and nationally, through a multitude of real estate specific services that include transactional due diligence, cash flow analysis, CAM audits and HUD compliance.

For a no-risk analysis of your real estate business including how you compare to industry benchmarks or to sign up for free quarterly e-mail reports, call Roger Gingerich at 440-449-6800 or visit our website at www.skodaminotti.com.



SKODA MINOTTI
CPAs, BUSINESS & FINANCIAL ADVISORS

www.skodaminotti.com

THE POWER OF

CLEVELAND THERMAL, LLC

STEAM | CHILLED WATER

As Downtown Cleveland's district energy provider, Cleveland Thermal, LLC has the capability to offer businesses highly competitive thermal heating and cooling solutions that are more efficient than traditional energy sources and in-house HVAC systems. In fact, it's something we have been doing proudly since 1894.

How can we improve your building's energy costs?

DOWNTOWN CLEVELAND'S LEADING BUSINESS DISTRICT ENERGY PROVIDER



1921 HAMILTON AVENUE | CLEVELAND, OHIO 44114 | P: 216.241.3636 | F: 216.241.6486

WWW.CLEVELANDTHERMAL.COM