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October 2009/\$6.95

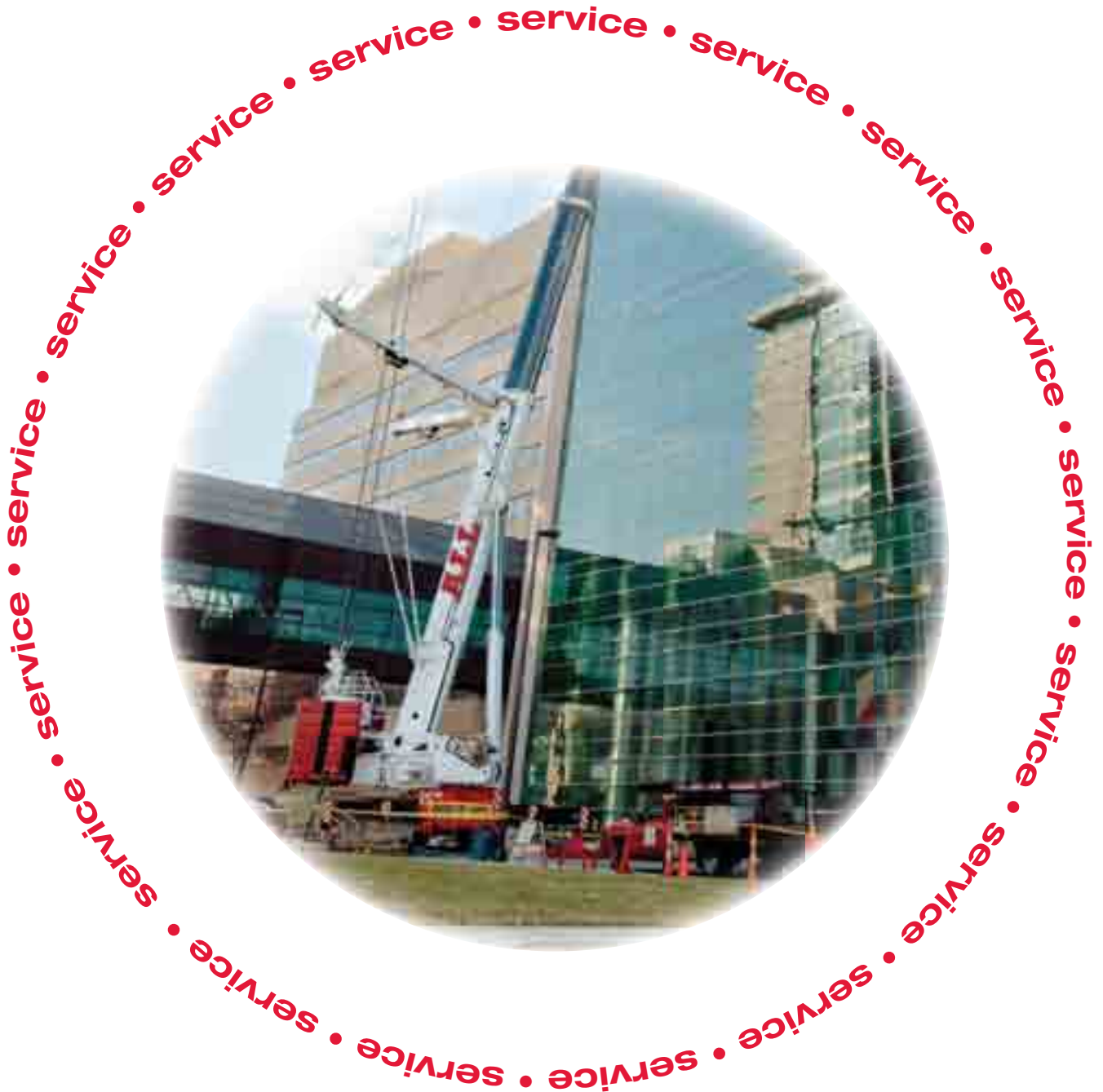
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upswing for Detroit-Shoreway neighborhood

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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			
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Cover photo: Capitol Theatre, by
Frank Salle

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 Frank Salle

10 August Construction Rises 2%

14 Renewed Spirit

Restoration project preserves historical integrity of Shaker Heights church

18 Prepping Your Property for an Ohio Winter

Proper autumn grounds care combines tidy cleanup, future preparations

20 Embracing the Big Picture

Capitol Theatre renovation signals development upswing for Detroit-Shoreway

29 Natural Expansion

Thorson Baker Richfield addition pursues LEED Gold Certification, offers showcase of engineering capabilities

48 Cost Segregation Strategies

Property owners can utilize the IRS to improve cash flow

51 Inside Mission

Redesigned headquarters reflects Chelm Properties' relaxed, yet professional corporate mindset

54 Special Section: Security + Fire Protection

54 Safety in Numbers: Today's myriad security technology options maximize protection

56 Sending Safety Signals: Is your facility meeting the minimum requirements for notifying employees in the event of an emergency?

58 Who's Minding the Store When You're Not There? A look at the benefits, latest developments in closed-circuit security camera systems

61 Fire Safety Solutions: Property protection relies on prudent preparation

64 Due to Economic Downturn, Burglaries on the Rise Nationwide: Experts offer tips on how to select an electronic security company

65 Tired of Wires? Wi-Fi technology puts new twist on old security system approaches

67 Trial by Fire: When planning a building project, don't let fire protection become an afterthought

69 If Fire Strikes, Will You Be a Survivor? Or a Fatality?

72 Safety by Numbers: Statistics show surveillance systems mitigate crime, says local security firm owner in Ohio

DEPARTMENTS

8 PROPERTIES PEOPLE

13 BOMA BUSINESS

36 LEGAL PERSPECTIVES

38 FINANCIAL STRATEGIES

41 BILLBOARD

46 CAVOR CORNER

74 CONSTRUCTION PROGRESS REPORT

October 2009

Stage Right



KEN KRYCH

Cleveland's West Side got a real boost with the completion of much of the Gordon Square Arts District rejuvenation and it's our centerpiece this month in the newly revived jewel: the Capitol Theater.

I recall a friend who rented space in the adjacent arcade showing me the empty theater some 35 years ago. I remember saying, "They should really do something with this." Well, the Detroit Shoreway Community Development Organization, along with a host of other contributors, have accomplished an amazing feat of restoring it while upgrading it with the latest technological advances. It will prove to be a real catalyst for further development and growth for the area. Hats off to Marous Brothers Construction and Westlake Reed Leskowsky Architects for another

masterful piece of work. Now, there is only one left to go: the Variety Theater at West 117th and Lorain (hint, hint).

Additionally, we are pleased to feature Thorson Baker & Associates and a new addition to its headquarters in Richfield. The firm's skill in engineering is evident in many of the projects we have featured over the years and is reflected in their own beautiful, functional space as well.

We also look inside Chelm Management Company's newly renovated headquarters. The firm has built and managed many buildings throughout the area over the years and is still going strong.

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Media Planner 2010

This time of year, we receive a good deal of calls from individuals and companies who are planning their budgets and strategies for the upcoming year. We have included our new 2010 Media Planner in this issue as a convenience for you to review, regarding both editorial and advertising opportunities for the coming year.

Lastly, we are pleased to offer a strong collection of articles for this month's Security and Fire Protection special section. We are honored to include input from top experts in their field who are working each day – usually behind the scenes – to make sure our buildings are safe and secure.

Looking ahead, we have a number of the very best projects now being completed that will be featured in coming months, such as South Franklin Circle in Chagrin Falls, TriPoint Medical Center in Concord, the Andrew Jackson Home restoration for the GAR Foundation in Akron, Concord Lutheran Home in Westlake and the University of Akron's new InfoCision Stadium.

Additionally, our upcoming November issue is scheduled to include a special section devoted to "Professionals in the Industry" who do not necessarily use a hammer and nail but are vital to the building process. This includes real estate lawyers, insurance companies, banks, finance companies, accountants, blueprinters companies and more. We want to showcase the people under the radar who help make things happen!

Until then, enjoy the fall colors.

Positively,

Kenneth C. Krych
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- 1 **David Krone** (The Krone Group LLC)
- 1 Cleveland Yacht Club Facilities
- 2 **David Hunt**
- 3 **Mario Kotick** (Cleveland Fire Department) and **Shawn Fox** (Resource Title)
- 4 **Terri Ambrose, Matt Ambrose** and **Robert Strickland** (PCS Project & Construction Services).

NAIOP Annual Clambake

NAIOP (National Association of Industrial and Office Properties) hosted their annual clambake this year for over 100 members at the Cleveland Yacht Club. The serene evening overlooking the water and docked boats was highlighted with a band and 50/50 raffle that again this year raised funds for the Fallen Fire Fighters Fund. **P**



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2009 Women on the Rise Event

- 1 Congresswoman **Betty Sutton**, **Jill Van Akins** and **Molly Rorvig**
- 2 Front row: **Molly Rorvig**, **Erin Huber**, **LeeAnn Westfall**, **Valerie Martin**, **Brenda King** and **Nancy Hanlan**; Back row: **Cecilia Player**, **Julie Wolin**, **Calli Frehmeyer**, **Valerie Catchings**, **Jill Van Akins** and **Shervon Redd**
- 3 **Nancy Chen** (U.S. Department of Labor)
- 4 **Terri Burgess Sandu**
- 5 **Joan Pfingsten** and **Tina Bates**
- 6 **Ashley Neal**

Hard Hatted Women recently held it annual Women on the Rise event at Crowne Plaza Cleveland City Centre Hotel with over 250 people in attendance. 13th District Congresswoman Betty Sutton was keynote speaker for the evening. As part of the event, the organization honored a dozen winners from the group's annual awards program: Elizabeth Bunn (United Auto Workers), Valerie Catchings (General Motors), Brenda King (General Motors), Jill V. Akins, AIA (Van Auker Architects), Molly Rorvig (Sheet Metal Workers Local 33), Julie Wolin (Cleveland State University), LeeAnn Westfall (Cleveland State University), Erin Huber (Cleveland State University), Calli Frehmeyer (Mason Tender, Local 310) and Nancy Hanlan (Beaver Excavating Co.). **P**



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Waterfront Tour On Goodtime III

Recently, Cleveland Mayor Frank Jackson gave more than 400 civic leaders and businesspeople and others an evening tour of Cleveland's lakefront from aboard the Goodtime III. The two-hour excursion called "Back to the Future! Envision a Sustainable Cleveland" included descriptions of long- and short-term plans envisioned for the waterfront. **P**

- 1 Cleveland Mayor **Frank Jackson**
- 2 Over 400 listened on the main deck and moved to the upper deck for sightseeing, drinks and snacks.
- 3 **Jing Liu-Krych**, **Gia-Hoa Ryan** (Saigon Plaza), **Richard Fleischman** (Richard Fleischman Architects) and **Vickie Poland** (Ohio Neurologic Institute)



Cleveland Executive Association Outing

Members of the Cleveland Executives Association (CEA) enjoyed a Cleveland Indians game at Progressive Field recently. They are all owners of companies who network together to exchange business leads, ideas and friendship. They meet three Fridays a month at the Hermit Club for a speaker luncheon. The group is open to new membership (see www.clevelandexecutives.com for information). **P**

- 1 **Shirley Simmons** (Falls Travel Inc.), **George Tamas** and **Sandy Tamas** (Huntington Bank).
- 2 **Jay** and **Majorie Rosenbaum** (Tucker, Ellis & West, LLP) and **Marge** and **Dick Garrett** (Garrett Development Inc.).
- 3 Slider with **Jing Liu-Krych**
- 4 **Jerry Schmelzer** (Schmelzer & Associates) with **Ken Krych** (Properties Magazine)



- 1 **Ron and Kim Martinez** (Janitorial Services, Inc.)
- 2 **Tom Grdina** (Brotherhood of Locomotive Engineers), **Michael Rastatter** (Cleveland Thermal), **Seth Witney** (Cleveland Thermal), **Ray Abouhassan** (Mars Electric Co.), **Wanda Brown** and **Jim Brown** (Suntrol Co.), and **Joe Holop** (Cleveland Thermal).
- 3 **Mike Sexton**, **Bob Ensworth**, **Christine Ensworth** and **Christine Sexton** (Jones Lang LaSalle)
- 4 **Pat Osborne** (Jacobs Real Estate Services) and **Gino Costanzo** (The Brewer-Garrett Co.)

BOMA Annual Clambake

Over 100 members of BOMA (Building Owners and Managers Association) Greater Cleveland enjoyed a early fall evening in the park-like setting at The Manor in Euclid. The dinner and fun was enhanced with many prizes, games and a 50/50 raffle with proceeds going to the William J. Jennings Scholarship account. **P**



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August Construction Rises 2%

At a seasonally adjusted annual rate of \$429.8 billion, new construction starts in August advanced 2% from the previous month, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. The upward push came from nonbuilding construction, comprised of public works and electric utilities, which has shown an up-and-down pattern for much of 2009. Meanwhile, both housing and nonresidential building in August settled back slightly from the improved levels that were reported in July.

The August data lifted the Dodge Index to 91 (2000=100), up from July's 89 and June's 82. While heading upward, the pace of contracting in August was still 22% below the 117 reading for the Dodge Index for full year 2008.

"The volume of construction starts remains quite weak, but since March there's been growing evidence that activity has at least leveled off, and may now be gradually trending upward," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "Public works construction has seen the early signs of support from the federal stimulus funding, with more strengthening expected in coming months. Single-family housing apparently reached bottom in early 2009, and has now moved upward in six out of the past seven months. For nonresidential building, the positive development is that the rate of descent has eased from the severe declines witnessed in late 2008 and early 2009. At the same time, nonresidential building still faces considerable constraints, such as mounting vacancies, tight

bank lending standards, and eroding state fiscal health."

Nonbuilding construction

Nonbuilding construction in August jumped 13% to \$138.9 billion (annual rate). Highway construction climbed 12%, and for the first eight months of 2009 was up 4% compared to last year. While bridge construction retreated 9% in August, it was able to register a 7% increase for the first eight months of 2009 due to earlier gains. Water supply construction had a strong August, advancing 38%, which marked a change from the diminished contracting for this project type during much of 2009. Helping to lift the water supply category in August was the start of a \$113 million water supply main in Maryland and a \$74 million water treatment plant in Kansas. Sewer construction in August grew 12%, helped by a \$100 million water reclamation plant in Maryland.

Residential building

Residential building, at \$127.2 billion (annual rate), slipped 1% in August.

Multifamily housing retreated 13% from a July that had been aided by groundbreaking for two large multifamily projects valued each in excess of \$100 million. August did include several large multifamily projects, such as a \$98 million project in the Bronx, New York and the \$84 million residential portion of a \$250 million mixed-use project in Washington DC, but in general the number of large multifamily projects continues to be down considerably from recent years. During the first eight months of 2009, there were a total of 6 multifamily projects valued at \$75 million or more that reached groundbreaking, compared to 33 such projects in the same period of 2008 and 57 such projects in the same period of 2007. Single family housing in August grew 1%, marking the sixth gain in dollar terms out of the past seven months. The August level for single family housing remained 11% below last year's monthly average. By region, single family housing showed August gains in the Midwest (up 4%), the South Central (up 3%), and the West (up 2%); no change for the

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Northeast; and a decline for the South Atlantic (down 4%).

Nonresidential building

Nonresidential building in August fell 3% to \$163.6 billion (annual rate). Much of the pullback occurred in the institutional sector, which had been boosted in July by groundbreaking for several large hospital and medical center projects. Healthcare facilities construction in August plunged 59% after its strong July, returning to the weaker activity that's been present for much of 2009. Through the first eight months of 2009, the healthcare facilities category was down 31% from a year ago. Other August declines for institutional building were – public buildings, down 20%; churches, down 24%; and amusement-related projects, down 35%. Running counter in August was the educational building category, which climbed 9%.

Supporting the educational building rise was the start of a \$500 million medical research facility for the U.S. Army in Frederick, Maryland; a \$136 million university science building in Chapel Hill, North Carolina; and a \$102 million

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research center at Aberdeen Proving Grounds, Maryland. Also running counter in August was the transportation terminal category, increasing 160% as the result of \$680 million related to foundation work at the Fulton Street Transit Center in New York, New York.

The commercial categories in August included a moderate decline for warehouses (down 7%), but also gains for hotels (up 1%) and stores (up 15%), both of which still continued to be very depressed in terms of their level of activity. The office building category in August registered a surprising 63% gain, lifted by the start of four large projects. These included a \$500 million data center in Malden, North Carolina; a \$133 million public administration building in San Francisco, California; the \$130 million office portion of the \$250 million mixed-use project in Washington DC, and a \$110 million administration building at Andrews Air Force Base, Maryland. The manufacturing plant category also had a large percentage gain in August, soaring 206% from an extremely depressed amount in July. Boosting the manufacturing total in August was the start of a \$500 million upgrade to a semiconductor plant in New Mexico.

On an unadjusted basis, total construction during the January-August period of 2009 was \$274.8 billion, down 33% from the same period a year ago. The year-to-date declines have become smaller in recent months, and this trend should continue as the comparison is made against the steep slide in activity that took place during the fall of 2008.

By major sector, the largest shortfall continued to be shown by residential building, down 40% in the first eight months of 2009. Nonresidential building was not far behind with a 37% year-to-date decline, as the result of this performance by segment – commercial, down 52%; manufacturing, down 74%; and institutional, down 17%. Nonbuilding construction in the first eight months of 2009 fell 18%, with public works slipping 8% while electric utilities plunged 54%. By region, total construction registered this year-to-date pattern – the Northeast, down 37%; the South Atlantic and the South Central, each down 33%; and the Midwest and the West, each down 31%. **P**

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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.

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Melissa Johns
Communications Manager
BOMA Greater Cleveland

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[The New York Times]

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

Renewed Spirit

Restoration project preserves historical integrity of Shaker Heights church

By Dave Larkin | Photos courtesy of Frost Building Maintenance, Inc.

Plymouth Church of Shaker Heights is considered one of the best examples of Georgian Colonial architecture in our region. The sanctuary was designed by Charles S. Schneider and built in 1923. The chapel and classroom wings were designed by Garfield, Harris, Robinson and Schafer and constructed in 1952 to match the existing architecture. It is one of the five church locations provided for by the Van Sweringen brothers, Oris and Mantis, in their original design for Shaker Heights.

In 2007, the congregation embarked upon a major capital improvement on the exterior of the church's three buildings. Of a total cost of just under \$2.2 million, members and neighbors donated nearly \$1.2 million to fund the effort.

"Running a successful capital campaign gave us a sense of commitment," says Rachel Perry, director of operations & finance. "Our buildings really needed this. Steeple chunks were falling down, leaks were common from the crumbling masonry, and we had birds nesting everywhere."

Gaede Serne Architects, Inc., which specializes in the restoration of historic



buildings and has provided services to the church for several years, was retained to provide a detailed analysis of the scope of the project and estimated costs. According to Dale Serne, president of the Cleveland-based architectural firm, the goal was to preserve

TIMELESS TRADITION The congregation at Plymouth Church has worshipped for more than 90 years, and now has a secure home for generations to follow.

the "historic fabric of the church while providing a restored exterior that will be watertight for years to come, and one that will take less to maintain."

Phase I called for repairing the 158-foot steeple and diamond pattern cupola, slate roof replacement over the sanctuary, chapel dome and structural repairs under the front entrance. Phase II saw the completion of exterior repairs on the remainder of the building, including roof replacement on the chapel and education wings, masonry restoration, wood repair and window restoration.

Frost Building Maintenance was selected as the general contractor for both phases.

"Restoration services included masonry tuckpointing, cleaning and front entrance stone step replacement," says John Frost, company president. "While removing the front stone treads, we found that the supporting walls were constructed out of brick. Years of

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BACK FROM THE BRINK

Despite routine maintenance, the church was in dire need of restoration and repair. As part of the extensive exterior work, damaged portions of the steeple (far right, top) were reconstructed (far right, bottom).

snow, salt and rain had completely deteriorated the walls. They could be pushed over by hand."

The front step area, approximately 40 feet by 15 feet, was completely excavated to a full footer depth of over eight feet. New footers and walls were built, waterproofed and ventilation added to release trapped moisture.

The project was completed in June of this year, and the result is a beautiful landmark prepared to last into the next century. It has won the Cleveland Restoration Society – AIA Cleveland 2009 Stewardship

of a Sacred Landmark Award and the Shaker Heights Landmark Commission 2008 Restoration Award.

Rachel Perry concludes by saying that midway through the project, the church obtained a new pastor who

brought new life to the congregation as well as to the project.

The congregation is growing and the buildings are being used for many public programs that benefit the entire community. **P**



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Prepping Your Property for an Ohio Winter

Proper autumn grounds care combines tidy cleanup, future preparations

By Frank Monteleone | Photos courtesy of The Davey Tree Expert Company

As the temperature drops here in Northeast Ohio, a natural tendency is to move our attention indoors, but there are things that your grounds crew should do now to get a head start on an attractive landscape next spring. As you work with your grounds care contractor, you should agree on a timetable for completing these tasks, both to perform them when it is most advantageous for your plants and turf, and to take advantage of the different work pace of fall.

Most autumn chores have a dual purpose: they give your property a tidy look, while also anticipating the future needs of your plants and turf. Steps taken now can head off potential problems such as snow mold, bare spots in your turf and winter damage to valuable trees and shrubs.

Your grounds care contractor is familiar with your property and may suggest fall maintenance specific to your location, but here are some general tasks that are desirable for almost every property.

To give your grounds a neater look for the winter, and also to remove potential hiding places for diseases and pests to over-wintering, annual flowers – both plant tops and roots – should be removed and the soil tilled and raked. The clean bed will also make for quicker installation of your annuals next spring.

The perennial bed needs slightly different care because you are counting on those plants to re-emerge the next grow-



LAYING THE GROUNDWORK A bed prepared in the fall can provide a jumpstart for an attractive landscape in the year ahead.

ing year. Perennials should be cut back with care to avoid injuring the crowns and roots. A well-informed grounds crew will prune each with attention to its particular requirements. A growing trend is to leave seed heads standing over winter to serve as wildlife food. Frequent visits by birds to the seeds may be a desirable tradeoff for the resulting less than tidy winter landscape. If you choose this option, you should discuss it with your grounds management staff before they begin the cleanup.

Your shrubs and ornamental trees will also benefit from fall pruning. By per-

forming this task in the fall rather than waiting until spring, you also lessen the possibility of pruning away the buds of desirable spring blossoms. Beneath your trees, a regular schedule for removing dropped leaves will prevent them from forming dense mats that will smother your grass.

Turf should continue to be mowed as long as it is still growing, which may extend into late fall; however, the cutting height should be lowered to reduce the potential problem of snow mold. An application of low nitrogen fertilizer can also lessen the occurrence of snow mold.

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PREPARATION PAYS Shrubs and ornamental trees benefit from fall pruning.

Your grounds care manager can help you decide if your turf would be improved by core aeration or dethatching, which should be done if your turf has a build-up of decaying matter that is preventing oxygen and water from penetrating to the roots. Fall is also a good time to reseed bare spots in your lawn. Seeding now will mean spring germination will take place as soon as the weather is right, which may be in late winter well before it is possible to walk on the turf.

Autumn rain will provide all the moisture your turf needs, so as the need for irrigation disappears, make sure that it's in your plan to have your irrigation system winterized. Water that remains in the system could freeze and cause pipes to burst. This procedure really is an example of an ounce of prevention being more valuable than a pound of cure.

Attention to these chores now will pay off next spring. A prepared bed ready to receive annuals, healthy perennials, trees and shrubs, and turf that begins growth as soon as the temperature is right, will give you a jump start on an attractive landscape in 2010. **P**

Frank Monteleone is regional business development manager for the commercial landscape services division of The Davey Tree Expert Company. For more information, visit www.davey.com.

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Embracing the Big Picture

Capitol Theatre renovation signals development upswing for Detroit-Shoreway

By Lou Kren | Photos by Frank Salle

The Gordon Square Arts District, stretching from West 58th to West 73rd Street along Detroit Avenue in Cleveland, continues to build momentum. Latest among its accomplishments is the re-opening of the historic Capitol Theatre, primed to run mainstream and independent films.

The roller-coaster history of the Capitol mirrors that of its Detroit-Shoreway neighborhood. Upon its opening in 1921, Gordon Square Arcade, at West 65th Street and Detroit Avenue, was described as the finest building of its kind in Cleveland. It included a 72-stall farmer's market, hotel, 27 retail establishments, a 10,000-square-foot roller rink and the Capitol Theatre, a vaudeville and movie house then considered the finest facility of its type in the city. The 1,200-seat theatre featured a Wurlitzer organ – essential for scoring films of the silent era – and classic architectural details.

Fast forward to 1978. The building and theatre had fallen into disrepair. Also falling: a parapet wall on the West 65th Street side of the building, crushing

two cars and injuring their occupants, and also damaging the Capitol Theatre marquee. Without intervention, the entire structure might collapse, along with any chance to revitalize the historic Detroit-Shoreway neighborhood. In 1979, the six-year-old Detroit-Shoreway Community Development Organization (DSCDO) stepped up and bought Gordon Square Arcade, beginning a decades-long effort to save and revitalize the structure, and its surrounding area.

In 1985, the Capitol Theatre closed its doors after an electrical fire damaged wiring. DSCDO completed renovations of 64 apartment units on the second and third floors of Gordon Square Arcade in the late-1980s, with the theatre mothballed. Predevelopment grants in 1997 enabled roof repairs on the Capitol

Theatre to prevent water damage and funded a market study to determine the viability of a restored movie house.

Renovation gets the green light

In 2006, DSCDO brought on Marous Brothers Construction, of Willoughby, to spearhead a design/build project to restore the 16,000-square-foot Capitol Theatre and Westlake Reed Leskosky, of Cleveland, with Bradford Watson as managing architect, to provide architectural services. Marous also self-performed site work, concrete, carpentry and interior finishing for the project.

Three years later, on October 2, the ribbon was cut and the Capitol Theatre reopened, boasting a main 420-seat theatre with the original balcony reconfigured for two 100-seat theatres.

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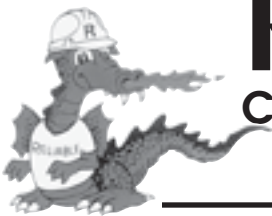
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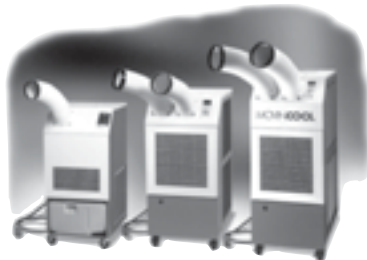
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Funding to cover the \$7.5 million renovation came from the City of Cleveland, Cuyahoga County, the Cleveland Foundation and the Ohio Cultural Facilities Commission. The project also received federal and state historic tax credits as well as a federal New Markets tax credit.

Newest movie theater on Cleveland's West Side

Properties magazine recently received a backstage pass and extensive tour of the Capitol Theatre with Jeff Ramsey, DSCDO executive director, and Lisa Kious McGovern, project manager with DSCDO. The original layout of the space has been modified to accommodate the two smaller theaters and a concession stand in the entrance lobby. Originally, Capitol Theatre boasted 800 main floor seats with 400 more in the balcony. The balcony was replaced by the two stadium-style 100-seat the-

With original and replicated plaster styling throughout the lobby and main theater, today's Capitol moviegoers will experience the architectural charms of a bygone film era.

aters, with rear seats on the main floor removed, thereby adding lobby space to house the concession stand – important as concessions are expected to provide 25-30% of theater revenue, according to Ramsey. Besides movie-house favorites such as popcorn and soft drinks, patrons will also have the opportunity to choose from a concession menu of wine, beer, specialty coffee and gourmet appetizers. A kitchen off the spacious lobby – columns in the center of the lobby indicate the location of the rear of the main theatre prior to its removal to accommodate the concession stand – can cater events and meetings. With original and replicated plaster styling throughout the lobby and main theater, today's Capitol moviegoers will experience the architectural charms of a bygone film era. Particularly impressive is the wagon-wheel chandelier and its plaster-detailing surround on the

FAST FORWARD The 88-year-old theater closed its doors in 1985 and had fallen into disrepair (above) before Marous Brothers Construction spearheaded a design/build project to restore the historic structure (below).

main theatre ceiling, repaired and restored just in time, according to Jared Freeman, project manager from Marous, who explained how a leaky roof almost ruined this treasure before renovation crews could stabilize the roof and stem the damage. Freeman also pointed out plaster renovations on the main lobby ceiling, resulting in seamless transitions between original and new details.

Curtains on the sides of the main theater screen act as sound baffles and, along with the ornate ceiling, project a regal ambience. Speaking of projecting, the main and secondary theaters boast state-of-the-art digital projection and sound technologies, including digital 3D capabilities and Wi-Fi technology that allows remote projection control.

The mezzanine lobby, serving the two smaller theatres, features a decorative fireplace and comfortable couch seating, with “lantern slides” of 1920s-era movie advertisements and other artwork on loan from the Cleveland Public Library adorning the walls. To prevent sound leakage across the three theaters, crews have installed heavy doors, acoustic panels and fabric curtains. For patron comfort, the theater boasts a high-efficiency furnace and new rooftop HVAC units that have helped the project earn LEED Silver points. The theatre originally employed a steam heat and chiller system, with air routed through huge grill panels in theatre



walls – both noisy and inefficient, so all that had to go.

Part of major area development

Teamwork among DSCDO, Marous Brothers Construction and Westlake

Reed Leskosky has resulted in a 12-month construction schedule and an on-time opening. Market studies have indicated that the Capitol Theatre must attract about 10% of independent/art-film fans from the west side of



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ADDING FLAVOR Additional lobby space allowed the addition of a concession stand – a first for the Capitol Theatre. Concessions are expected to provide 25-30% of revenue.

Cleveland and its western suburbs, and Ramsey expects to draw 100,000 patrons annually. Such attendance numbers will provide a huge draw for the Gordon Square Arts District as it continues its \$30 million capital campaign.

Besides the Capitol Theatre, the entire district – a collaboration of Cleveland Public Theatre, DSCDO and Near West Theatre – is busy with other projects. These include renovation of the Cleveland Public Theatre, construction of the Near West Theatre, streetscape improvements and increased parking for district residents and visitors.

Plans are being finalized for construction of a new \$7 million performance center for Near West Theatre, which will move to West 67th Street and Detroit Avenue from its old third-floor home in a church hall, and for the \$9.4 million renovation of Cleveland Public Theatre, near the West 65th-Detroit intersection. And parking has been added to the district, with more planned.

Pedestrian-friendly streetscape

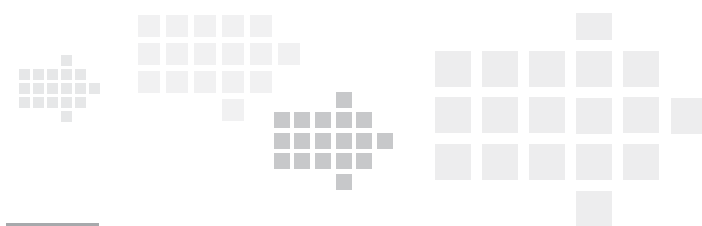
Most striking to visitors is the new pedestrian-friendly streetscape, a \$3.5 million redesign of Detroit Avenue

from West 58th Street to West 73rd Street. The makeover includes wider sidewalks, artist-designed benches and pavers, trees, new lighting and bike racks. Uniquely designed bus shelters are set to be installed.

“This streetscape signals that you are in a unique area of Cleveland,” said Cleveland Mayor Frank Jackson, speaking at the streetscape’s ribbon-cutting in September. “The Gordon Square Arts District demonstrates what can be done through imagination and collaboration, [transforming] this historic neighborhood into a community that will be sustainable far into the future with housing, entertainment and retail.”

Ward 17 Councilman Matt Zone, credited by DSCDO as a champion for the Gordon Square Arts District, also spoke at the ribbon-cutting. He echoed Jackson’s comments and reiterated DSCDO’s projections that district projects will result in hundreds of permanent jobs and more than \$250 million in economic activity. Within the past two years, 25 businesses have located to the district, with more expected following the opening of Capitol Theatre.

As part of the new streetscape, from West 58th to West 73rd streets, Detroit Avenue was repaved, with new sidewalks and curbs installed.



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REEL CHANGES The layout of the building has been modified to accommodate two new, smaller theaters with 100 stadium-style seats each.

From West 61st to West 69th streets, Detroit was narrowed to enable wider sidewalks and encourage pedestrian traffic and outdoor dining. Earth-tone pavers form the crosswalks at West 65th and Detroit and decorate the sidewalks at other locations in the district. Local environmental artist Susie Frazier Mueller drew inspiration from the topography of the nearby Lake Erie shoreline and the inner patterns of trees in the area to design the pavers, paver areas, benches and the

Gordon Square Arts District's signature "G" mark. The design consists of both laser-cut and sandblasted block pavers. Curved charcoal-gray precast concrete benches, in three different shapes and also designed by Mueller, will be lit from underneath at night to create a warm red glow. Two bus shelters, each made of a single sheet of stainless steel with a unique pattern of perforations designed to optimize lighting and wind conditions, will be internally lit at night, projecting

distinctive patterns on surrounding buildings and other surfaces. The shelters were designed by Robert Maschke Architects Inc., of Cleveland. Robert Maschke, principal of the firm, is also a resident of the district.

Other features include modern-design stainless-steel bike racks, approximately 40 Aristocrat pear and Valley Forge American elm trees, and new light poles with utility lines placed underground. A landscaped public plaza will be built at the northwest corner of West 67th





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Street and Detroit, adjacent to the future site of the new Near West Theatre.

Major funding for the streetscape project was provided by the City of Cleveland (\$1.9 million) and the Northeast Ohio Area-wide Coordinating Agency (\$1.6 million), with additional funding from the Greater Cleveland Regional Transit Authority's Transit Waiting Environments program (\$25,000). Besides Frazier, the design team included City Architecture Inc., of Cleveland, and Michael Benza & Associates Inc. (civil engineer), of Brecksville. Terrace Construction Co. Inc., of Cleveland, served as general contractor.

Studio Graphique was selected as the wayfinding consultant for Gordon Square Arts District. Expanding on the established brand identity for the district, Phase I signs, already installed, help direct visitors from major roadways into the heart of the district and to parking. Phase II signage, slated for a spring installation, will focus on pedestrian wayfinding and will be more artful to complement the other physical assets of this area.

Neighborhoods key to city's success

The streetscape and other ambitious plans of Gordon Square Arts District mesh nicely with the hopes of the City of Cleveland's Planning Commission and its ideas on how Cleveland can rebound in coming years. Authored by the commission and adopted in 2007, the Connecting Cleveland 2020 Citywide Plan stresses neighborhoods. In this, the plan is right on target. Cleveland, like many cities in the Northeast and Midwest, is a city of neighborhoods – a city of smaller cities. Many of Cleveland lifers don't realize what an asset that is, and can be. Charlotte? Nope. Atlanta? Large, bustling metropolises to be sure, but you won't find the classic neighborhoods. Why do young professionals – the backbone of long-term success for any urban area--flock to those locales? One big reason is weather – and we'll never compete on that front. So what can Northeast Ohio do to lure and keep this vital demographic?

The Connecting Cleveland 2020 Citywide Plan (available through city.

cleveland.oh.us) offers strategies for doing just that.

"More and more Americans are tiring of 'sprawl,'" reads the plan. "They are tired of living in communities with so little character that it is difficult to distinguish one from another. They are tired of living in communities where there is nowhere to walk. Many long for the time when neighbors gathered together at town centers – shopping, learning, working, playing, praying and living, as members of a community."

Noting that suburban projects have sought to mimic the urban-neighbor-

hood feel, Cleveland's city planners are fighting back.

"Cleveland has the real thing – architecturally distinctive, walkable, mixed-use 'places' that grew organically from roots that tap deep into the lifeblood of the city.

"The Connecting Cleveland 2020 Citywide Plan advocates that Cleveland enhances these mixed-use urban districts," planners continue, "and preserves their distinctive architecture as its principal strategy for creating competitive places in every city neighborhood." **P**

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Natural Expansion

Thorson Baker Richfield addition pursues LEED Gold Certification, offers showcase of engineering capabilities

By John Elliott | Photos courtesy of Thorson Baker & Associates Inc.

Not many buildings receive Leadership in Energy and Environmental Design (LEED) gold certification, but principals Gordon Baker and Mike Thorson of Thorson Baker & Associates Inc. figured being full service engineering consultants gave them good reason to be one of the select few when they designed their new addition to their Richfield Township headquarters.

The firm is still in the process of relocating some of their 70 or so employees into the new addition on their 12-acre site on Route 303 between I-271 and Route 21 near the verdant Cuyahoga Valley National Park. Upon entering the 46,500-square-foot site, it's impossible to distinguish the 22,400-square-foot addition from the older building. The partners tracked the original manufacturers to get the same brick for the addition.

The single-story building serves as a showcase for environmental efficiency in structural, mechanical, electrical, civil engineering and landscape architecture design services. Founded

as a two-person consultancy in 1993, Thorson Baker specializes in creative design solutions, attention to detail and economy of design.

The company belongs to the Cleveland Green Building Coalition and the U.S. Green Building Council (USGBC). Clients include schools, universities, hospitals, health care systems, corporate, commercial and retail.

A sensible location

The principals selected the building, a former plastic surgery center, in 1998 when they realized they wanted one facility to house the growing company, following a series of relocations. "We

wanted to be together," explains principal Gordon Baker. The 12,000-square-foot building, originally built in 1985, was a perfect choice for Thorson Baker, which served clients from both Cleveland and Akron.

As the company grew, the building was not large enough to accommodate it. In 2001, they doubled the building.

The company expanded into landscape architecture in 2004, and it again became obvious that another addition was needed.

In seeking LEED Gold certification, the company incorporated numerous sustainable design concepts. Certification is based on a point system including the

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TOP TO BOTTOM There are floated ceilings (above left) throughout the building that mix with areas which expose roof structure and mechanical systems. Aesthetically, the angular shapes are tempered by serpentine patterns in the carpet (above right), which mimic patterns in the landscaping outside.

following considerations: sustainability, energy efficiency, water efficiency, atmosphere, the use of recycled and regional materials, high efficiency mechanical systems, water conservation utilizing water efficient fixtures and landscaping with native plants, and locally harvested building materials.

Thorson Baker self-performed all engineering services and tapped Akron-based Hasenstab Architects Inc. as architect and Akron-based Seese/Sveda Construction Co. as general contractor.

A laboratory in efficiency

The building is a laboratory for energy efficient design. This was a learning experience, beginning with the construction process.

The 174 parking spaces include areas that are designated "efficient vehicle only" and others that are reserved for carpoolers. "You're encouraging car pooling and fuel efficient vehicles," Baker says.

During construction, all debris was recycled rather than hauled to a landfill.

LEED points were also based on using regionally harvested and manufactured materials. "You get points for keeping it as local as you can," Baker says.

The white brick exterior and white roof reflect the sun, minimizing the amount of energy needed for cooling. The roofing material is a composite called TPO. "You spend more money cooling than you do heating," principal Mike Thorson says.

The addition marked the first LEED project for Akron-based Seese/Sveda Construction Co., a long-time Thorson Baker partner that acted as the general contractor for the project. Seese/Sveda

worked on one of Thorson Baker's first major projects, the Ellett Community Center in Akron. "[LEED is] pretty interesting – a lot of it is just common sense," says Greg Sveda, vice president of the company.

Sveda notes concrete fly ash, a recycled product, was part of the cement mix.

The most challenging aspect of the project was the weather, Sveda says. It was necessary to enclose areas they were working on in the new addition and use temporary heat in order to place the concrete floor slab and the interior partitions and drywall. The entire process

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BRIGHT IDEAS There are few completely enclosed rooms anywhere in the building. Interior walls are broken up by numerous large windows and the color palette is composed of mostly warm earth tones, enhancing light.

took 12 months. “Mother Nature was tougher than [meeting] LEED [requirements],” Sveda notes.

Sveda says the construction team was surprised to encounter groundwater, given the high elevation they were working at. “You still have your common project issues,” he says.

Jeff Zunt, P.E., a company principal, notes an integral part of the mechanical system is a four-foot energy recovery wheel in the roof

top mechanical unit that circulates recovered exhaust air throughout the building. The mechanical system relies on a somewhat typical variable air volume (VAV) system. With the incorporation of the energy wheel and heat recovery system, this system is very efficient.

Zunt also noted increased wall and roof insulation also reduces energy needs.

A “commissioning agent” was hired to oversee the mechanical systems to

make sure materials were installed according to specifications.

The paint, carpet adhesives and sealants all use low volatile organic compounds (VOCs).

Light sensors enhance efficiency

There are sensors in all common areas of the building that automatically dim the lights when natural light increases.

The building is secured by a computerized, card-activated access control system.

“The electrical systems played a major role in meeting our LEED goals for this project,” says Baker. “Our success was dependent on Dial Electric’s ability to install the electrical components as required to optimize energy performance. Daylight harvesting was a big part of the solu-

tion from a LEED perspective and also to provide the comfortable and enjoyable work place we envisioned for our staff. Site lighting design and light location was another key component to meet the light pollution reduction guidelines.”

Water is conserved with low-flow, automatic faucets and low-capacity toilets. “All those things help reduce your water usage,” Thorson says.

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Retention basins were installed to catch runoff storm water and direct it to nearby ponds. The basins are bordered by garden beds planted with low-maintenance grass and wildflowers.

The exposed structural and mechanical systems throughout the building enhance the sense of openness and at the same time serve an educational purpose for entry-level employees.

"We use our building as a learning tool for less experienced engineers," Baker says. Pointing to one section, he explains, "Here you can see where the fire dampers are for the mechanical systems."

Greg Chaplin, project architect for Hasenstab Architects Inc., notes the company "wanted to let their clientele see what they do."

Chaplin says some firewalls were added in the addition that are not obvious. The goal was to maximize work space and have a cohesive design for the entire building.

"[Thorson Baker] had a pretty good idea what they wanted and how they wanted it to look," Chaplin says.

There are few completely enclosed rooms anywhere in the building. Interior walls are broken up by numerous large windows. Interior colors are mostly warm earth tones, enhancing light. The new addition features a central open office area with an elevated clerestory roof.

Hasenstab Architects Inc. picked some additional colors for the addition, such as purple, copper and tan, for much of the flooring and columns. Chaplin, the project architect, says some of these colors were then added into the main building.

Cubicles are outlined by partial walls, many of which feature stepped shapes to add interest.

There are floated ceilings throughout the building that mix with areas which expose roof structure and mechanical systems. Ceilings are paneled with floating ceiling clouds that attenuate sound.

All offices have big windows that overlook the main areas inside the building. Most areas have windows overlooking the lush outdoors and the courtyard in the center, which features a curvilinear walkway. Employees have views of the exterior from any point inside the building; they don't have to be standing at a window for a view of the outdoors.

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LEADING BY EXAMPLE The single-story building serves as a showcase for environmental efficiency in structural, mechanical, electrical, civil engineering and landscape architecture design services.

Corridors have cable track lighting in the ceiling; lights can be added and positioned anywhere within the dual cables, providing both function and aesthetic interest.

Open work area

The new addition includes a large open workspace in the center of the building surrounded by a series of office cubicles. The clerestory ceiling extends several feet above the rest of the building.

One wall in the open workspace features a huge steel "X" brace, to

resist lateral loads; this "X" brace also communicates a sense of control. There are also some inverted V-shaped braces.

"Because we're engineers, we wanted to highlight some of our engineering design element," Zunt says.

The perimeter of the open work area is outlined by a series of vertical, rectangular-shaped, yellow-colored columns covered by round-shaped, purple-colored, drywall enclosures.

The ceiling in the open office area has a series of suspended lamps supported by square-shaped fixtures that

reflect light upward. These fixtures reflect light from the clerestory upward to the ceiling, which reflects it back down into the room.

Another central space is the library with a kiosk in the center and additional shelves along the perimeter.

A conference room features wall-mounted digital screens for PowerPoint presentations and video conferencing.

Other sections have portable tables and chairs for meetings.

The gold colored carpeting throughout has big curved swatches that mimic the landscaping outside. The only tiled sections are the restrooms and break areas.

Interior amenities include locker rooms and showers, as well as an exercise room.

All employees will now have their own individual workspace.

A landscaping showcase

The redesign of the site and landscaping was a major undertaking to showcase the capabilities of the company's newest division: landscape architecture. Lawn areas were removed to minimize the maintenance and establish natural areas. These areas were replanted with hardy native grasses, wild flowers and peren-



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GROWING EXPERTISE The redesign of the site and landscaping was a major undertaking to showcase the capabilities of the company's newest division: landscape architecture.

nials such as purple cone flower and Black-Eyed Susan. There are a total of 50 plant species; 60 trees were planted.

Islands in the parking areas were planted with perennials, which require less maintenance than lawns.

The reed grass, for instance, resembles wheat. "We take our cues from nature," says Michael Stamas, ASLA, another company principal. "Red Rays Switch Grass sways in the breeze and enlivens the space as opposed to conventional shrubs," says Stamas.

Stamas explains it was necessary to restore half of the natural habitat as a condition of receiving the LEED certification.

The drought resistant plants reduce watering requirements and eliminate the need for an irrigation system.

Both of the two onsite ponds have been stocked with fish, where employees are invited to fish.

The exterior landscaping includes outdoor seating areas with barbecue

grills to encourage outdoor gatherings in the warm weather months.

"People who are more comfortable when they're working perform more efficiently and are happier employees," Baker says.

There is a 25-square-foot garden on the south side where employees can plant their own garden.

The company replaced the septic system with a drip mound system in accordance with Environmental Protection Agency requirements to manage the increased occupant demand. The drip mound system is pressurized, forcing liquids into the topsoil before percolating into the earth.

One outdoor area has been land-banked for future parking allowing for a total of 176 possible parking spaces.

The addition marks a new beginning for Thorson Baker, with a state-of-the-art comfortable workspace that showcases its many engineering capabilities. **P**

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Watch Your Step! Supreme Court Navigates Intersection of Premises Liability & Ohio Building Code Violations



DAVID W. WOODBURN



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You may have noticed the days getting shorter and a certain briskness in the air that inevitably pervades Ohio this time of year. Yes, fall is here, and shortly thereafter winter. And along with pumpkins, turkeys, leaves and snow, slip and fall and other accidents tend to occur with great frequency. Although typically associated with personal injury law and the insurance industry, these types of accidents can also involve legal issues relating to the real estate and construction industry.

Recently, the Ohio Supreme Court rendered a decision that provides a good summary of the intersection of personal injury accidents and the real estate and construction industry. In *Lane v. Holly Hill Motel, Inc.* (2009), 122 Ohio St.3d 120, the Ohio Supreme Court reviewed a situation where a hotel guest tripped on a step and broke his hip. He died a few months later, and his estate sued the hotel for negligence based on the fact that the step was several inches higher than the requirements set forth in the Ohio Building Code. The hotel then sued the builder that constructed the hotel.

The hotel and builder argued that even though the step may have been constructed in violation of the Ohio Building Code, the step was nevertheless an “open and obvious” condition, of which the hotel had no duty to inform or protect guests. The trial court found in favor of the hotel and builder, and the estate appealed to the court of appeals, which affirmed the trial court. The estate

then appealed the Ohio Supreme Court because there was conflict among courts in Ohio as to whether Ohio Building Code violations preclude the use of the “open and obvious” doctrine as a defense to a negligence action. Essentially, the question before the Supreme Court was whether an Ohio Building Code violation that causes an accident automatically constitutes negligence without showing a duty or a breach of that duty.

The Ohio Supreme Court first outlined the typical elements that a plaintiff must prove to prevail in a negligence cause of action: (1) the defendant owed a duty of care to the plaintiff; (2) the defendant breached that duty; and (3) the defendant’s breach proximately caused the plaintiff to be injured. In the situation in the case, the hotel guest was considered a “business invitee,” and the Court concluded that the motel had a duty to exercise ordinary care and protect the guests by maintaining the property in a safe condition.

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The Court described the “open and obvious” doctrine and stated that “[w] here a danger is open and obvious, a landowner owes no duty of care to individuals lawfully on the premises.” *Id.* at 123. However, in a previous case, the Ohio Supreme Court concluded that a violation of a statutory duty, namely a violation of the Ohio Landlord Tenant Act’s requirement to keep residential rental property safe, is not negated by the “open and obvious” doctrine, and establishes the duty and breach of duty elements as a matter of law.

Consequently, the estate argued the same reasoning should apply to a violation of the obligations imposed by the Ohio Building Code. The Supreme Court disagreed, however, and concluded that because building standards are created and imposed by administrative agencies, not elected officials (unlike statutes, which are passed by the Ohio legislature), they should not constitute conclusive evidence of negligence, which involves a public policy determination. In essence, the Court concluded that a violation of the Ohio Building Code does not automatically constitute negligence as a matter of law.

Nevertheless, the Court did warn builders and property owners that “a violation of the Building Code may serve as strong evidence that the condition at issue was dangerous and that the landowner breached the attendant duty of care by not rectifying the problem.” Additionally, the Court specifically noted that the estate did not challenge the determination that the step was open and obvious, but only challenged whether or not the doctrine applied.

As the foregoing case demonstrates, it is important that property owners, business owners, and property managers be aware of the conditions existing on the properties they occupy or manage, especially if the properties are open to the public. It is also important that

builders insure that work is conducted in accordance with the Ohio Building Code, or otherwise risk exposure to not only a breach of contract cause of action, but also a personal injury cause of action. Although a violation of the Ohio Building Code does not automatically mean that a plaintiff will prevail in a negligence action, it will constitute “strong evidence” of negligence. **P**

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

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Taking Control



ALEC J. PACELLA

The past 18 months have not been very kind to retirement accounts. The tumultuous financial markets have played havoc with the values of 401(k)s, IRAs and SEP accounts, wiping out years of gains in the process. As a result, more and more investors are seeking to take control of their retirement accounts via a vehicle generally known as self-directed IRAs.

While there is no formal legal distinction between a normal IRA and a self-directed IRA, there is a fundamental difference between the two. A normal IRA offers various choices for the holder to invest in, typically a variety of mutual or index funds. But with a self-directed IRA, the investment choices are much greater and can include individual stocks, commodities and real estate. That's right, I said real estate. How can an investor do

that? Why would an investor want to do that? For the answers to these questions and many others, read on.

Doesn't the IRS prohibit real estate investments in an IRA?

In a word, no. In fact, the types of investments permitted by the IRS are actually very broad and, in addition to real estate, include gas and oil rights, foreclosed properties, options, even race

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horses. But the critical component is that an investor cannot own the property personally – it must be owned by the plan and controlled by a qualified administrator or custodian. And that's where the rub comes in. While the IRS permits real estate, many custodians do not offer this as a choice. So the first task for an investor is to find a custodian with an account agreement allowing for true self-direction, including real estate.

Are there specific types of IRAs that allow self-direction?

This is another easy one. No. So long as the account agreement permits it, an investor can use any type of IRA to hold real estate, including Traditional IRAs, Roth IRAs, SEP IRAs, Health Savings Accounts and 401(k)s. However, an investor does need to adhere to the annual contribution limits associated with each of these types of IRAs as stipulated by the IRS.

Are there any limitations or rules that an investor needs to follow when holding real estate in an IRA?

Although any type of real estate is fair game, there are several rules that need to be followed. Some of the more

Daus, You Know?

VALUE PLAY Ten years ago, Columbia-Detroit center was a premier strip center. It was anchored by Topps Supermarket, included a CVS Drug Store and a KeyBank and catered to an affluent and growing population in Westlake. Crippled by the loss of both Topps and CVS, the center was sold last month for \$37 psf. –AP

noteworthy include: (1) The investor cannot personally receive any cash distributions or sales proceeds from the asset. All of the proceeds need to be re-invested back into the IRA. (2) The investor may not live in a part of the property nor lease a part of the property. It is critical to demonstrate to the IRS that an investor receives no benefit from their IRA other than as the primary beneficiary of the IRA. (3) All of the property expenses and debt service payments must be made through the plan. (4) Any debt secured against the property must be non-recourse, with no liability back to the plan. (5) The investor cannot take any type of fee (such as a management fee or leasing commission) for activities associated with real estate held in an IRA. Similar to #3, there must be no conflicts of interest between an investor's IRA and his other business activities. (6) The investor cannot buy a property from himself, his immediate family or key business partners to hold in his IRA. The IRA considers these people 'disqualified persons' and are pro-

hibiting from dealing with an investor's IRA or benefiting from its investments.

Does an IRA have to be the sole owner of a property or can there be partners?

An IRA can own a partial interest in a property and there are no restrictions as to who owns the remaining interest. Partners can include an outside investor(s) and/or an outside IRA(s). In fact, an investor could even individually partner with his IRA, owning a share personally and a share within his IRA. Just keep in mind that the potential conflict of interest will be very high and certainly raise a red flag with the IRS, so detailed record-keeping is a must in this instance.

Now that we've gotten the primary questions out of the way, it's time for some examples.

Typical purchase: An investor is eyeing an apartment complex that he can buy for \$250,000, which is a 10 CAP deal. A local bank is willing to lend him 90% of the purchase price with no recourse at 6% interest and a 20-year amortization schedule (pretend this is October 2007, not October 2009). He funds the \$25,000 down payment with his SEP IRA, which will enjoy a cash-on-cash return of almost 23%. Just like any SEP IRA, there is no tax due on this cash flow until the mandatory IRA distributions begin.

Value-added purchase: A rehab investor buys a house out of foreclosure for



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\$50,000 and then spends an additional \$35,000 on repairs and improvements to the home. All of the expenditures are made from his IRA. Four months later, he sells the property for \$110,000. Although the IRA has to fund an additional \$7,000 in hold and sale-related costs, the \$18,000 net profit from the sale is rolled right back into the IRA, free from any short-term tax consequence.

IRA partnering purchase: An investor is approached with an opportunity

to partner on a shopping center. He contributes \$200,000 out of his IRA, which equates to a 5% share of the LLC that buys the center, with the outside partner owning the remaining 95%. As cash is distributed, the investor's plan receives its 5% share. After eight years, the partnership decides to sell the center.

At this point, the investor has some choices. His IRA can re-invest into the next deal with this same partner or he can have his share of the sale proceeds invested in some other vehicle within

the IRA, with no need to contemplate a 1031 tax-deferred exchange (remember, the sale proceeds are not subject to capital gains tax within the IRA).

Vacation/retirement home purchase:

An investor has the dream of retiring in 20 years, at the age of 60, to Hawaii. He purchases a home there for \$750,000, of which he finances \$600,000 for 20 years and funds the remaining \$150,000 out of his IRA. For the next 20 years, he is able to rent the home to vacationers, with the rental income roughly equal to the mortgage payment, real estate taxes and maintenance costs each month.

When the magic 6-0 finally arrives, the IRA owns the house free and clear, with no mortgage encumbrance. He then begins to take a regular distribution from the IRA, not in the form of cash but in the form of shares of the home. Aloha. **P**

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

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Cleveland Clinic's JJ North Building Receives LEED Certification

Bostwick Design Partnership recently announced the completion of Northeast Ohio's first LEED-certified project for a healthcare institution according to the U.S. Green Building Council's (USGBC) certified project list. The project, completed for Cleveland Clinic, is the JJ North Administrative Office Interiors and has been certified as a LEED-Silver building under guidelines outlined in the USGBC's LEED for Commercial Interiors rating system. The project is also the first LEED-certified facility for the Cleveland Clinic.

The JJ North Administrative Offices, designed by Bostwick Design Partnership of Cleveland, provides office and work space for more than 500 Clinic employees and covers approximately 80,000 square feet on six floors of the Administrative Office Building on the main Clinic campus.

The flexible, efficient, open-plan office space presenting both a sense of vitality and a highly designed exterior façade to the neighboring streets surrounds two sides of a parking garage. The combination of 237,000 square feet of office functions and parking for 2,400 patients, families and employees in one location maximizes the use of precious campus land.

"We're excited to have earned Northeast Ohio's first LEED Certification for a healthcare institution," says Christina Ayers, director of the Office for a Healthy Environment at Cleveland Clinic. "This is an important milestone in Cleveland Clinic's commitment to building healthy, green buildings for our employees to work in and our patients to heal in."



JJ North Building at Cleveland Clinic

Perspectus Architecture Promotes Huffman to Director of Operations

Perspectus Architecture, a Cleveland-based professional design firm, recently announced it has appointed Timothy E. Huffman, AIA, NCARB as director of operations. Prior to his promotion, Huffman served as the firm's director of retail planning and design. With more than 30 years of experience with a wide range of building types and projects, including more than 200 retail sites in the United States, Huffman's areas of focus include planning, design and project management.

Huffman has worked on various healthcare, retail, educational, senior living and commercial projects. Most recently, he has led the Perspectus team assigned to



Timothy E. Huffman, AIA, NCARB

the Veterans Administration Medical Center's transformation in Cleveland.

Huffman holds a bachelor of science in Architecture from The Ohio State University and a master's degree in business administration from John Carroll University. A resident of Strongsville, he is vice chairman of the Strongsville Architectural Review

Board and chairman of the Strongsville Town Center Commission.

ALL Wins Transportation Safety Awards

The ALL Family of Companies, headquartered in Cleveland, has received two awards for transportation safety performance at the 2009 Specialized Carriers & Rigging Association (SC&RA) Annual Conference. Dawes Specialized Transport (DST) of Milwaukee, Wisconsin was a winner of one of eight Zero Accident Awards for having no recordable accidents during all of 2008. ALL Sunshine Crane Rental of Orlando, Florida, was one of 14 winners earning a Fleet Safety Improvement Award by showing a reduction in their accident frequency rate

for miles traveled, compared to their previous year accident frequency rate.

The awards contests are part of SC&RA's efforts to encourage its members to transport, lift, and erect oversize and overweight items safely. The ALL Family of Companies has been involved with SC&RA since 1948, when "family member" Dawes Rigging & Crane Rental was one of the founding members of SC&RA.

Michael Liptak, president of the ALL Family of Companies, says, "We thank SC&RA for recognizing our efforts. Safety is one of the most valuable services we offer our customers. We instill it as a company culture and enforce it as an everyday expectation for every employee."

Scott Maloney Receives NAIOP 2009 Developing Leaders Award

Scott Maloney has been named as one of the recipients of the 2009 Developing Leaders Award, presented by NAIOP, the Commercial Real Estate Development Association. Maloney, a LEED Accredited Professional and registered architect, is a co-director and founder of mbi | k2m Architecture, Inc., a high growth entrepreneurial firm specializing in architecture, interior design and procurement. A NAIOP member since 2003, he has chaired several committees, served on the Corporate Board of Directors since 2004 and was the 2008 NAIOP Northern Ohio president. In addition to Maloney's extensive commitment to NAIOP, he is

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also a member of American Institute of Architects, Entrepreneurs Organization, Lake Norman Chamber of Commerce and Cleveland Green Building Coalition. Maloney graduated from Kent State University in Ohio and volunteers with Habitat for Humanity, where he has spent hundreds of hours providing design solutions for multiple properties owned by Habitat of the Lower Florida Keys.

This year, the Developing Leaders Award was bestowed upon 16 up-and-coming professionals from around the United States who have distinguished themselves in their profession and show great promise as future leaders of the commercial real estate industry.

Day Ketterer Offers Free Lecture Series

Personal and business-related legal issues are oftentimes complicated. To help provide practical, cutting edge answers, attorneys from the regional law firm of Day Ketterer Ltd., have announced a series of free legal conversations on business law, estate planning and workplace issues. Hudson estate planning and business attorney David Umbaugh, who joined the firm last year as a member, are presenting the lecture series entitled Can We Talk? Neighbor to Neighbor, with his colleagues Rob Roland, Stuart Larsen, Rick Arnold, John



David Umbaugh

Prelac, Jill McQueen and Bob McBride. The first lecture event took place in September and two additional events remain.

The discussions take place from 6-7 p.m. with coffee and dessert at the North Flood

Room of the Hudson Library and Historical Center. Legal issues to be discussed at the remaining events include Estate Planning (October 21) and Employment Law (November 18).

There is no charge to attend these seminars. For more information or to make a reservation, email dkseminar@day-ketterer.com or call Day Ketterer's Hudson office at 330.650.6608.

Local NAWIC Member Becomes President-Elect of National Association

Debra Gregoire, CIT, of The Brewer-Garrett Company, who has been past president of the National Association of Women in

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Construction's (NAWIC) Cleveland Chapter #156 and Region 4 Director, was recently installed as president-elect of National Association of Women in Construction, at the association's 54th Annual Meeting and Convention at the JW Marriott Desert Ridge Resort & Spa in Phoenix.

Toni Walker, executive assistant at the Construction Employers Association and president of the National Association of Women in Construction, Cleveland Chapter #156, was recognized during the 54th Annual Meeting as the 2009 Master Recruiter Award Recipient for consistently recruiting new members



Debra Gregoire, CIT

into the association. Walker first earned her Red Rose Recruiter jacket in 1980 and this year received her ninth star. For her efforts, Walker received the exclusive gold Master Recruiter Jacket. Since 1988, she has recruited over 180 members for the association.

Legacy II Selects Grubb & Ellis for Hospital Facility Disposition

Real estate services and investment firm Grubb & Ellis Company recently announced that it has been selected by Legacy II, LLC to assist in the disposition of 200 E. Market St. in Akron, which is a fully leased Select Medical Specialty Hospital. The asking price for the 54,448-square-foot hospital facility is \$22.3 million.

Terry Coyne, SIOR, CCIM, senior vice president, Industrial Group; Stephen J. Latkovic, Esq., CPA, associate, Investment Group; and R. Scott Pollock, vice president, Investment Group, are representing the seller.

"The structure and credit of the current tenant, ideal location within Akron's Biomedical Corridor and the term of the lease all make this an excellent opportunity for potential investors," Latkovic says. "We anticipate a strong response to the offering."

Built in 2008, the institutional-quality asset is the home of Select Medical Specialty Hospital, a free-standing long-term acute hospital operated through a joint venture among Select Medical Corporation, the country's largest provider/operator of long-term acute care hospitals, as well as two of Northeast Ohio's largest healthcare systems, Summa Health

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TDA Welcomes Marketing Associate

ThenDesign Architecture (TDA) recently announced that Lauren Sabol has joined the firm as a marketing associate. Her primary roles include providing graphic design, photography and business development support.

Sabol brings valuable experience to TDA having worked as a marketing coordinator for another local architectural firm, as well as Stern Advertising. She is also an active member in the Northeast Ohio Chapter of the Society for Marketing Professional Services, and is

currently the membership committee chairperson.

"Given our recent growth, it's important that we continue to enhance our marketing efforts," says Robert A. Fiala, managing partner of TDA. "Lauren's abilities help to build upon our firm's strengths in a very competitive marketplace."

A graduate of Kent State University, Sabol earned a Bachelor of Science degree in photo illustration, as well as a minor in art history.

John MacFarland Joins Resource Title's Commercial Division

Independence-based Resource Title Agency, Inc., one of the nation's leading

independent real estate services firms, recently added its sixth experienced commercial executive. John MacFarland, an industry veteran of over 20 years, has joined Resource Title as senior vice president of the firm's national commercial division. MacFarland will spearhead the division's growth into the commercial Real Estate Owned (REO) and default market segments, and take part in developing and servicing more traditional commercial and investment transactions as well.

Resource Title is an independent, family-owned agency, which has provided traditional title insurance services since 1984. The com-

pany has been servicing the commercial market nationwide for 25 years, recently opening a second office in Chicago to serve its commercial customers. The company also offers non-traditional services in the relocation, default and Real Estate Owned (REO) fields. MacFarland's arrival will enhance an already considerable national commercial presence.

"John is a well-regarded and respected industry leader," says Andrew Rennell, executive vice president. "He comes to us with a well-rounded background, a wide-ranging network and, most importantly, an outlook and approach that perfectly fits our aggressive growth strategy." **P**



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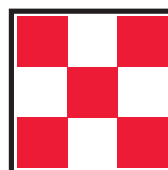
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Incentives for Going Green



DIANNA HOSTA-STICKNEY

The U.S. Office of the Federal Environmental Executive defines green building as “the practice of 1) increasing the efficiency with which buildings and their sites use energy, water and materials, and 2) reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance and removal – the complete building cycle.”

Sustainable properties are the future of the real estate industry. Consumer demand and government policy are making it happen. Many real estate professionals and property owners are already taking steps towards greening their properties.

Existing construction represents the greatest opportunity for the greening of the built environment. According to the U.S. Green Building Council or USGBC, the commercial real estate community commands more than 67% of the existing buildings market, representing significant potential to bring green building to communities through businesses large and small.

Government incentives and policies are increasing the number of green commercial buildings and retrofits as well. The McGraw-Hill Construction 2009 Green Outlook Report shows that 25% of all new construction projects in the U.S. are LEED-registered, and the number of states with green building policies, standards, legislation, and pro-

grams increased from 13 to 31 between 2005 and 2008.

If the growing green movement is not convincing you enough to go green, consider these reasons:

Environment

Implementing green practices into offices helps to reduce waste, conserve natural resources, improve air and water quality, and protects ecosystems.

Savings

Green systems and materials reduce energy consumption, which in turn reduce energy bills. They also increase asset value and profits and decrease marketing time, making your dollar go further for longer.

Health

Sustainable design and technology enhance quality of life by improving air/water quality and reducing noise pollution.

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for commercial (as well as residential) green building incentives at the federal, state and local level, the Northeast Ohio Chapter of the USGBC reports that Cleveland area building owners can take a tax deduction for new or renovated commercial buildings by decreasing energy costs. The deduction is related to the three systems: lighting; building envelope; and heating, cooling and water heating equipment. To qualify, buildings require compliance with the ASHRAE 90.1-2001 Standard and placement into service January 1, 2006 and December 31, 2013. The deduction is available on two different levels. First, a tax deduction of up to \$1.80 is available to owners of commercial buildings that save at least 50% of the heating and cooling energy of a building that meets the ASHRAE Standard 90.1-2001 Standard. Second, partial deductions up to \$0.60 per square foot can be taken for measures affecting any one of the three systems. The building may require certification by a qualified individual (a licensed engineer or contractor) as meeting the energy cost savings goal.

As the green movement gains momentum, occupants will urge property owners to green their buildings. Organizations such as CABOR can provide guidance towards the education, tools, resources and training needed to prepare for the future in commercial real estate in Northeast Ohio. **P**

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

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Cost Segregation Strategies

Property owners can utilize the IRS to improve cash flow

By Roger T. Gingerich, CPA/ABV, CVA

If you have purchased, constructed or invested in real estate in the last few years, you may have heard the term “Cost Segregation Study” (CSS). Although the overall concept of a CSS has existed for a while, it is still not widely utilized, nor is it completely understood how it can enhance cash flow and be the cornerstone of a property owner’s overall tax plan.

A CSS operates on the same principal that most good tax planning relies on – by decreasing current income through depreciation, you defer income taxes to a later tax period and gain financially due to the time value of money related to the taxes deferred. Simply put, a tax deduction today is worth more than a tax deduction next year, and worth a lot more than a tax deduction 27.5 to 39 years from now (the length of time it takes to depreciate a building). This usually saves the real estate owner \$75,000 or more.

The premise is to think of your overall real estate acquisition or new construction not just in terms of land and building, but also in terms of tangible personal property and land improvements.

Cost segregation defined

Cost segregation is an Internal Revenue Service-approved method of reclassifying components and improvements of

Property Type Reclassified	Average % Eligible for Reclassification
Office Buildings	15-30%
Manufacturing	25-75%
Auto Dealers	35-60%
Hotels	25-40%
Apartments	18-35%
Industrial Buildings	22-60%
Shopping Centers	25-40%
Restaurant	25-60%
Healthcare Facilities	35-50%
Leasehold Build-Out	50-80%

Table A

commercial and larger residential real property from real estate to personal property. The process allows the assets to be depreciated over five, seven or 15 years instead of the 39- or 27.5-year depreciation lives for real property.

Cost segregation is not a tax shelter, nor is it often challenged by the IRS if executed and documented prop-

erly. In fact, the Internal Revenue Service has essentially approved the process as long as it is properly backed with an engineering-based study. The study must follow specific guidelines that the IRS has laid out in a series of court cases, authoritative pronouncements and its own Audit Techniques Guide published at www.irs.gov. Since a CSS is a combination of both tax law and construction knowledge, you should make sure the firm you work with has both areas of expertise.

Some examples of what qualifies

The following are examples of types of properties that qualify for cost segregation:

Personal property – items such as carpeting, cabinetry, decorative lighting, generators and other fixtures

Land improvements – landscaping, sidewalks, site preparation, and paving

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Illustrated in *Table A* are the types of buildings eligible for potential reclassification as well as the typical percentage of the building that can be reclassified.

Is my property the right fit?

An investor can utilize cost segregation when constructing a new building or acquiring an existing one. In addition, a provision exists that allows you to “catch up” depreciation on a building you have already owned for several years by taking the entire accelerated deduction in the current year – in other words, no amended returns. “Catch-up” cost segregation studies yield the greatest immediate tax savings.

Cost Segregation studies are applicable for nearly any real estate placed in service after 1986, however for practical purposes, buildings placed in service after 1993 will yield the greatest economic results.

The starting threshold for a study to make economic sense is about \$500,000 in hard building and

Facility Cost	\$2,100,000
1st Year Increased Cash Flow	\$49,000
Net Present Value of Increased Cash Flow	\$168,000
Benefit-to-Cost – Net Present Value	24:1

Table B

improvement costs. For build-outs and leasehold improvements the threshold amount is reduced. In addition, recent changes in depreciation tax law regarding Qualified Leasehold Improvements, Bonus Depreciation, and Section 179 expensing can dramatically increase your savings. For example, if you built a building in 2008, the IRS allows you to write off half of your land improvements, such as landscaping and paving.

A sample project

Table B (above) details a cost segregation study conducted on a newly constructed self-storage facility.

How to get started

It is simple:

1. Identify real estate holdings that you feel may qualify. You should also consider buildings that you or your tax advisors feel have already been “segregated,” because you may have left tax dollars on the table.
2. Get a copy of your tax depreciation schedule (not Form 4562, but the schedule that supports it).
3. Get your building’s address.
4. Contact an experienced Cost Segregation Specialist who has both tax and construction knowledge.
5. Most Cost Segregation Specialists will prepare a projection of your potential tax savings at no charge.
6. Weigh the potential benefits against the cost of having the study performed. **P**

Roger T. Gingerich, CPA/ABV, CVA is a partner in Skoda Minotti’s Real Estate and Construction Group.

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Inside Mission

Redesigned headquarters reflects Chelm Properties' relaxed, yet professional corporate mindset

By Diane DiPiero | Photos by J. Quinn/sunartist.com

It can be tricky, and sometimes next to impossible, to create a corporate interior that is professional yet relaxed, to present to visitors a space that says, "We're established; we're not going anywhere; and we're glad you're here." The Solon headquarters of Chelm Properties manages to say all of that within a renovated 3,500-square-foot space.

Chelm Properties has been in the real estate management and development business since 1956. Kerry and Keith Chelm, president and vice president of the company, respectively, took over for their father in the early 1990s. The company currently owns about 50 buildings in Northeast Ohio, which amounts to nearly six million square feet of space. Chelm's reputation as a solid management and development company has been recognized several times with awards like 1997 Developer of the Year and Best Office Development (for Renaissance

Centre in Mayfield Heights) from the National Association of Industrial and Office Properties (NAIOP).

Kerry and Keith and project manager David Perlberg frequently meet with building clients in their Solon offices. Last year, the men decided that the Chelm headquarters was ready for a new look.

"The space was inefficient; we wanted to open it up," Kerry explains. Specific areas that needed attention: The reception area, which called for more architectural definition; the conference room, which was at the very back of

the space; and the kitchen, which had a closed-in storeroom feeling to it.

Creating visual appeal in the reception area, relocating the conference room to the front of the office while infusing it with color and enhancing the kitchen with furnishings and artwork greatly enhanced these spaces. Other areas of Chelm Properties' headquarters also got a facelift. In fact, says Kerry, "There's only one office that the walls remained the same; mine!"

The biggest challenge of the renovation, according to Perlberg, was "living in the space during construction. We

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PULLED FROM THE PAST The décor at Chelm Properties was inspired by the color scheme from an old company business card.

had five phases. We'd move people out and relocate them to work on an area."

Chelm Properties worked with Terry Muth, project manager/estimator of Neshkin Construction Co., Inc., who was the general trades contractor for this project. Neshkin's expertise came through, especially in the reception area where a curved ceiling soffit lends definition to the space and guides visitors to the rest of the offices. Neshkin Construction Co., Inc. has worked with Chelm Properties many times before, and this jelling of minds helped to make the project a reality.

The décor created by interior designer Nancy Benjamin, of Pepper Pike, captures the understated elegance that the Chelms wanted to create. She took inspiration for the color scheme from an old business card belonging to Kerry and Keith's father.

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LETTING LIGHT IN Transoms above office doorways bring natural light into the hallway. The office door sidelights have a middle section of frosted glass to lend privacy while still creating a bright feeling.

“The Chelm logo was in a greenish-blue, and I said we have to keep the integrity of the company and use that color,” she says. “Everything was created around that.”

Benjamin paired an aqua hue with browns and other earth tones, a throwback to the 1950s, but also a popular combination for today’s interiors. She used these colors for reception seating, the conference room and an informal meeting area just off the kitchen.

The Chelms wanted a sense of light throughout the headquarters, even in the middle of winter. Transoms above office doorways bring natural light into the hallway. The office door sidelights have a middle section of frosted glass to lend privacy while still creating a bright feeling.

In addition to being subtly sophisticated, the renovation also had to be environmentally friendly, according to Keith. Throughout the renovation, blonde bamboo cabinets, Interface carpet tiles, high-efficiency lighting and low-VOC paints were employed. These only add to the appeal of the space. Bamboo cabinets in the conference room add a subtle dash of color and texture.

Throughout the headquarters, Italian granite is used: for the reception desk,

windowsills, countertops in restrooms and the employee kitchen. “The granite really ties with everything else in the space,” says Anthony Fimiani, president of Firenze Stone, which fabricated and installed all stonework.

New artwork was acquired for the renovation, and it melded nicely with the new look. A drawing that architect Richard Fleischman made for Chelm several years ago contained shades of blue, so Benjamin placed it above two aqua-and-brown chairs in the informal meeting area off the kitchen. A series of photos of Lake Erie during each season adds intrigue to the kitchen area. Outside the main conference room hangs a black-and-white photograph that Benjamin’s husband Jay took while sailing on Lake Erie.

In fact, there are two pieces of artwork in the office that are standouts. Behind the reception area, the Chelm logo is displayed in Starfire kiln slumped clear glass against a sheet of grouted bamboo tile. On the right wall of the reception area, an installation piece by Michigan artist Kaiser Suidan is comprised of ceramic rectangles, squares, Ls and orbs. Kerry discovered the piece at a show in Chicago and bought it before

the renovation. When the artist came to Chelm Properties to install the piece, he was surprised to see it would need to be installed horizontally.

“I always imagined it vertically,” Suidan told Kerry. But undaunted, he attached the ceramic pieces to the wall one by one until he was pleased with his horizontal masterpiece.

A dedication wall to Kerry & Keith’s dad serves as its own work of art in the reception area. The brown wall is lined with awards and newspaper articles and adds to the welcoming atmosphere.

Chelm’s ten employees endured six months of transferring from one area of the office to another during renovations. Now that everyone has settled back into their proper places, the verdict is unanimous: “They all love the space,” David says.

With its subtle sophistication, attention to detail and green design, Chelm Properties’ headquarters sets the right tone for the company and the clients it welcomes. Contemporary yet timeless, it is a look and ambiance that is meant to last. “The redesign will be good for the next 20-30 years,” Benjamin says, “probably longer than Kerry & Keith want to work.” **P**

Safety in Numbers

Today's myriad security technology options maximize protection

By Bruce Levin

When considering a security system for your property, do not assume that there is a “one size fits all” solution that is available to protect your important assets. Instead, your security provider should be able to design a system that best suits your specific needs.

Since 9/11, the demand for security solutions has led the market to improve by leaps and bounds year after year. Today there are myriad options available on the market and each has its own strengths, so it is integral that you select a contractor familiar with the ever-changing landscape of security technology.

Open circuit video systems

One of the greatest areas of growth and change in security technology since 9/11 lies in the video market, particularly with CCTV (Closed Circuit Television) technology. In fact, CCTV has evolved from a typically closed circuit system into open circuit video systems. These systems were once relegated to a closet, somewhere that was difficult to access, perhaps uncomfortable and not conducive to forensic exploration. Today's advances now permit remote viewing of cameras from PC's anywhere and even today's web-enabled phones like the iPhone or Blackberry, thus optimizing the usability and versatility of our mobile devices – as opposed to being tethered by a cable and a computer.



Discreet camera design

The types of cameras have evolved too from the traditional box-style cameras to aesthetic minidomes, discreet and able to provide 360 degrees of deterrent. There are “lipstick” cameras that are so thin and unobtrusive they go virtually unnoticed and come in matching colors to suite many décors. The wide variety of cameras for varying applications has expanded to permit excellent images in virtual darkness with IR (infra-red) illuminators

for low-light applications or “twilight” color cameras which use and amplify available light to produce startling color images even on the darkest night with tremendous forensic detail. There are dynamic range cameras that produce vivid images with dark foregrounds and bright backgrounds that were traditionally difficult to reproduce usable images from, but thanks to manufacturing techniques and technological advances no longer pose a problem.

There is a lot of hype surrounding the issues of traditional or NTSC cameras and the newer IP (Internet Protocol) technologies. Both offer their own unique virtues. For example, IP cameras can take advantage of a building's existing (CAT5) wiring infrastructure and may minimize the actual total cost of ownership. IP cameras offer one of the latest and greatest features: megapixel technology. A one megapixel camera can do the job of three to five conventional cameras by capturing five times the amount of pixel (picture elements) than a conventional NTSC camera. Although megapixel technology is more costly than the traditional approach, having to invest in fewer devices offsets the cost tremendously. Before long even better five to 10 megapixel cameras will be available and affordable.

Video recording systems

Our ability to record and archive all of this ever-evolving video has been further enhanced through the use of varying types of digital video recorders (DVRs) and network video recorders. With no tapes to break or change, the potential for human error (forgetting to “change the tape”) is no longer a concern. Digitizing an image also allows for quick and intuitive retrieval of video



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events as well as the dissemination or sharing of forensic images for prosecution or evaluation. These images are watermarked or authenticated, making sure that the integrity of the recording is an absolute and unadulterated copy that is admissible in a court of law.

Ensuring the right size hard drive allows for storage as long as you require it. As of this writing, it is not uncommon for manufacturers to offer as much as three terabytes of on-board storage at a very affordable cost. Just three years ago, the very thought of providing such storage was virtually inconceivable. Those advancements combined with today's improved compression technology (such as H.264, an advanced form of MPEG 4) have made video storage dramatically more affordable.

Video analytics

Using advanced software techniques we call video analytics further aids in identifying suspicious events and maximizing camera systems to automatically respond to specific "rules" or conditions. An example of this is "package left behind," software that alerts operators to packages left in suspicious areas that ordinarily may take hours to realize. Analytics are used in airports to indicate the flow of the pedestrian traffic. This software is so advanced it is able to interpret the difference between human and animal movement. It is another enhancement that allows us to get the most of our CCTV investment.

Access control systems

Integration of CCTV with access control and security brings the highest level of security and life safety systems to combat assaults and property protection. Access control ensures that only those with proper credentials are admitted into secured areas. Some systems use cards, while others offer key-fobs. A full log of every event is kept to ensure the integrity of the system. When integrated with video, a snapshot can be "tagged" with the event to provide visual verification that the right individual is using the proper credential. Biometrics is an advanced form of controlled access that

uses iris scan, finger print analysis, voice recognition and facial recognition into the mix to ensure the highest degree of protection is used where applicable.

UL-certified fire systems

Life Safety and security wouldn't be complete without the implementation of UL certified fire systems that save many lives every year. There are many specific requirements – some that vary city to city – which must be taken into account. Blueprints need to be provided and submitted to the local AHJ (attorney having jurisdiction) for accuracy, compliance and approval. The ultimate in life safety and security ties or integrates all of these security disciplines into a system that works together to not only detect danger and report it, but open critical doorways for egress while documenting all of these events simultaneously on video for forensic review.

Remember, all of this technology is fascinating, but the proper use and ability to effectively manage the information these systems provide is paramount. Too often, each element of security is relegated to separate companies, thus leaving the end-users with multiple sub-systems that do not work in concert to provide the most intelligent and thought-through systems. Instead, consider a single-source security provider that is capable of designing fully scalable systems that address a single camera installation up to a 1000-camera installation.

Remember: there is no one-size-fits-all solution. Your consultant should be asking a lot of questions that will point in the direction that best suits your particular needs and budget. Do not let someone tell you what you should have, rather you should be able to have a discussion about your concerns and several pathways should be explored to ensure the right equipment for your needs is considered. **P**

Bruce Levin is a CCTV design engineer with Power Alarm, which recently conceived and designed a 50+ camera system for a Parma shopping mall and is currently working on several projects in Nevada, Kentucky and other Midwestern states. For more information, visit www.poweralarm.com or email bruce@poweralarm.com.

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Sending Safety Signals

Is your facility meeting the minimum requirements for notifying employees in the event of an emergency?

By Keith M. Riggs

Will your facility pass the minimum qualifications for emergency notification within your facility should an emergency arise? Many facility managers are simply not aware of the minimum requirements of notifying their employees in the event of an emergency.

Facility managers should have an action plan in place for emergencies, and should have such a system in place to reasonably notify the employees in the event of the emergency. These can include notification emergencies such as toxic spills, hurricanes, tornados, blizzards, fire, and even security breaches. The employee should be able to recognize the message or tone, and take immediate action within seconds of the message activation.

OSHA (Occupational Safety and Health Administration) requires that

any facility with 10 or more employees is required to have a means of communicating emergencies to employees. These systems can be something as simple as an air horn, phone system, paging system or facility communications system.

There are two different types of systems available for use, one being unsupervised, and the other being supervised. In an unsupervised system, the integrity of the system can be compromised and the system would show no signs of failure until the system is used and does not operate. A supervised

system will activate a trouble indication on a panel showing the trouble that is present on the particular emergency notification system. There are regulations based around non-supervised systems such as the phone systems or paging systems. These requirements are covered under section 1910.165, and states, "the employer shall insure that all Employee Alarm Systems are maintained in operating condition. The employer shall insure that a test of reliability and adequacy of 'non supervised' employee alarm systems is conducted



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every two months. Spare alarm devices and components of the system shall be on hand in sufficient quantities for prompt restoration of the system, and a log book to be on hand for recording the inspections."

As for supervised communications systems, the requirement states the system can be tested annually, with the same condition in place regarding the logbook. For a more in depth understanding of the requirement please refer to www.osha.gov.

Any business facility can be inspected at any time. The OSHA agency enforces Federal Safety Regulation in half of

OSHA requires that any facility with 10 or more employees is required to have a means of communicating emergencies to employees.

the buildings in the United States. At the last count, there were over 6.5 million business facilities recorded that had been inspected by these agencies. Two thousand three hundred inspectors are on the job daily.

In 2009, OSHA is conducting an initiative called Site-Specific Targeting 2009 (SST-09). It focuses enforcement efforts on nearly 4,000 high-hazard worksites for comprehensive safety inspections. The program helps OSHA direct enforcement resources to workplaces, such as manufacturing facilities and nursing homes, where the highest rate of injuries and illnesses occur. **P**

Keith M. Riggs, system design, NICET Level IV Cert. 104324, is with Safety Technologies Incorporated. Safety Technologies Incorporated, based out of Medina, can assist in designing an emergency employee communications system that would meet the critical requirements as well as ensure a system to properly notify the employees in the event of a critical emergency. For additional information, call 330-723-9795 or visit www.safety-technologies.net.



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Who's Minding the Store When You're Not There?

A look at the benefits, latest developments in closed-circuit security camera systems

By Doug Williams

One thing is certain: you can't be in more than one place at a time. But a video surveillance system can get you pretty close, provided that the system is properly thought out and designed before you purchase one. The most important step is working with an experienced company or designer.

As property owners become more concerned about protecting their investments and the people who use them, there has been a renewed interest in closed-circuit camera systems. These systems are designed to view areas of concern on a premise and provide live viewing or playback of recorded events that have occurred. Best of all, dependable video systems have become more affordable, allowing them to be used in the smallest convenience store application to the demanding needs of Fortune 500 companies and everywhere in between.

The increased popularity of camera systems has been driven as a result of property owners and managers who are more familiar with technology and how it can help identify and deal with potential risks, coming in part due to the effects of the struggling economy. Additionally, camera systems are being utilized in situations where liability for an incident is questioned, providing a recorded view of what did, or did not, actually occur such as in "slip and fall" cases. And there is no doubt that apprehension of criminals has been assisted because of what a camera system was able to provide to law enforcement personnel. The ability to review events is also helpful with employee training, performance and developing effective response procedures.



There is plenty of new technology being released at a fast pace, but the components of a properly designed surveillance system remain basically unchanged, consisting of a recording device, camera, monitor and cable. Because of what is shown on popular television programs, it is important that a client and system designer develop an open relationship from the onset that allows a clear understanding by the designer of the intended and expected performance of the system and that the customer understands the capability and limitations of the equipment.

Whether the system is a simple, four-camera design or one that involves multitudes of cameras at various locations, a crucial element of the design is how much money a client wishes to invest. Many clients feel that disclosing the budget is an invitation to receiving a proposal that surprisingly comes

in just under the maximum amount available, but any reputable designer will use this information to seek out the best result for the money and not just what will be most profitable. Some clients want a complex system but have limited funds to spend, so it is important that the designer knows what the financial parameters are in order to return an affordable solution. And some clients just don't have a concept of what it will cost to address a concern and the designer should be able to give an educated opinion of a starting point. Consider selecting a designer or contractor that will deliver a solution that is customized to address your concerns, not the "everyday package we install everywhere for everyone" sales pitch. This may cost a little more, but the end result will be worth it.

With the arrival of digital video recorders (DVRs), long gone are the days of circulating days and weeks worth of traditional video tape and viewing hours of fuzzy images in order to get an idea of what happened during an incident. Digital recorders can be programmed to deliver an image during playback that rivals that of a live view and to record only when there is activity within the camera's view. Simple search capabilities can take you directly to the date and time that needs to be reviewed, then easily transferred to a computer or video disc for safe keeping or use in prosecution. More sophisticated recorders allow an intelligent search by knowing when an object has been removed from a scene, speeding up the search process even more. And the recorder's storage capacity can be designed to meet the client's specifications and needs. Most digital recorders can be connected to a network or the Internet for viewing and operation from

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remote locations, just as if you were on-site. Another great advantage is the ability to view cameras from multiple locations on one screen, perhaps where a central office or guardhouse is responsible for monitoring activity.

Today's cameras include sophisticated electronics that can deliver amazing high-resolution pictures, even in less

than desirable lighting conditions. Just as if a human was looking at an area or object, proper lighting is important to give the best result. But in cases where lighting is a problem, cameras with low-light capability or LED illuminators can be selected. When determining the design for your surveillance system, the type of camera to be used will become

an important aspect. Keep in mind that all cameras are not created equal, but there are some that fit most needs without affecting the overall goal of a usable image. Some cameras are capable of being connected directly to an internal network or Internet modem; some have "megapixel" quality; some contain video analytics and the list goes on. Your designer must be qualified to determine the best type of camera and system that best addresses your needs.

Camera surveillance systems have become a part of "the norm" and are here to stay. You see them everywhere; from street corners to cafes, from the

There is plenty of new technology being released at a fast pace, but the components of a properly designed surveillance system remain basically unchanged, consisting of a recording device, camera, monitor and cable.

mayor's office to the White House. And the systems play a vital role in deterring crime and verifying events, proving to be one of the most effective solutions to your security concerns – before, during and after the fact. A video surveillance system should be included in your overall security and risk-management program. Doing it correctly from the start will have you agree that the money you spent was well worth the investment. **P**

Doug Williams is president of Securitec Security Systems, serving commercial, industrial, institutional and residential properties in Northeast Ohio since 1990. Securitec employs professionally trained and experienced consultants, designers and installers to provide its clients with customized security solutions. Securitec can be reached at 800-860-7413 or at www.securitec1.com.

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Fire Safety Solutions

Property protection relies on prudent preparation

By Alan H. Gillmore IV

Every October, those of us in the life safety industry rally around fire prevention month. While many buildings have fire alarm systems, most companies and commercial property owners remain unaware of the true dangers of fire and the amount of property damage even a small flame can cause. The latest data from the National Fire Protection Association claims that in recent years fires were responsible for almost \$15 billion in property loss annually.

Immediate fire protection and occupant safety goes beyond having a building well-equipped with fire detection methods such as smoke alarms and sprinkler systems. A thoughtfully designed fire prevention plan is also a safety necessity. Having an updated fire alarm system and a comprehensive plan can also help lower insurance rates and improve a building's resale value.

Incorporate life safety solutions early in the new construction process

In order to effectively protect your property from fire damage, it is important to be mindful of fire safety during the new construction process. New construction and remodeling efforts require structures to be brought to all current local and national fire codes. This can be a confusing part of the construction process because fire codes are extremely varied and are dependent upon building use groups. A third-party fire consultant can help building owners navigate through fire codes to create a system that matches the building's purpose.

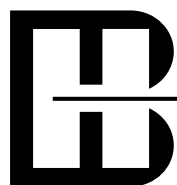


The best way to ensure a smooth timeline for moving into a new space is to integrate your security and fire prevention plans into your building design process as early as possible. Many property owners do not realize that failing to meet current fire codes can hold up building occupancy and can create higher cost retrofit installations that are both time consuming and detract aesthetically from the final build-out of a new space. It is also important to have discussions with your design team to make sure that non-proprietary equipment, such as panels that are widely available to servicing entities, are specified as the control equip-

ment. This will ensure that a greater number of service providers can monitor and service the building's fire prevention system, which drives down long-term maintenance costs.

Research the equipment

When planning for and installing fire detection equipment, make sure that the correct type of device is used and that it is installed properly to meet all prevailing fire codes. There are a multitude of devices to choose from including smoke detectors, heat detectors, pull stations, low temperature sensors and duct detectors. Notification appliances also play an integral role in alerting your building's occupants in the event of a fire through the use of horn/strobes and strobe lights, devices which can provide both visual and audible notification. These devices play a crucial role in detecting and notifying occupants of potentially hazardous situations. However, false alarms can occur if these devices are installed improperly or placed in an inappropriate location. Hostile environments such as

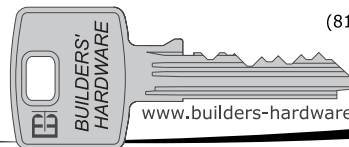


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garages, for instance, should not have high sensitivity smoke detection equipment due to the nature of the space and likelihood for false triggers due to fumes and particle buildup.

While detection and alarm notification are important for sensing and alerting occupants of a potential fire, building owners should also consider installing a sprinkler system even if they are not required by fire codes. A sprinkler system can add the assurance that should a fire occur, water will flow to extinguish the flames and potentially save lives. It is important to understand the nature of each type of system as fire alarm systems are designed to detect and notify, while sprinkler systems are designed to slow and extinguish the spread of an actual fire.

Maintain your system

Installing a sprinkler or fire alarm system in a newly constructed or existing building is an excellent first step

towards achieving improved fire safety. These systems will periodically require maintenance in order to effectively protect your building and reduce potential for false alarms. Once a system is installed, it is important to schedule regular inspections to make sure that all equipment is in good working order. It is also mandated by code that these systems are inspected and tested at various intervals throughout the year.

Gillmore Security recommends working with reputable providers to install, monitor, maintain and inspect these fire alarm systems. A knowledgeable company can help owners navigate fire codes, determine frequency for inspections and develop an integrated fire safety solution that incorporates the physical installation as well as the personnel protocols necessary for an effective fire plan.

Educate your tenants

Once your building has the necessary equipment installed for fire detection,

it is important to communicate your plans to all who enter. Make sure your organization has a comprehensive fire prevention plan that details how to react in an emergency, how to safely exit the building and where to head in case of a fire. In your plan, include information that incorporates a designated exit for all locations within the building and establish a point person to conduct a head count of all building personnel. Educate your employees or tenants on this plan, hold regular fire drills, coordinate with your local fire authorities and review your plan regularly. These simple steps will help ensure that when you need everything to work, it will, because lives could depend on it. **P**

Alan H. Gillmore IV is the vice president of sales at Gillmore Security Systems Inc. Gillmore Security Systems is a family owned vendor of residential and commercial security solutions and maintains its own Cleveland-based, UL-approved monitoring center. For more information, visit www.gillmoresecurity.com.

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Due to Economic Downturn, Burglaries on the Rise Nationwide Experts offer tips on how to select an electronic security company

As media reports across the nation confirm a rise in residential burglaries, homeowners are urged to take the necessary precautions to ensure the safety of their family and personal property. To assist, the National Burglar & Fire Alarm Association (NBFAA) is offering all homeowners tips on how to select the electronic security company that best fits their individual needs.

“Due to the very challenging economic crisis, we are seeing confirmed news reports across the nation of an increase in residential burglaries,” says NBFAA President Mike Miller. “Electronic security systems not only give homeowners peace of mind, they also act as a primary deterrent against criminal activity which was authenticated by a recent study conducted by the Rutgers School of Criminal Justice.”

For consumers seeking the services of a reputable and experienced security company, the NBFAA has the following recommendations:

- Ask your insurance agent, friends, family or neighbors for referrals.
- You can also visit the NBFAA website at www.alarm.org for a list of NBFAA member companies throughout the United States. Members of the NBFAA have agreed to maintain a high level of conduct under its National Code of Ethics.
- Call several companies and ask if their employees are trained and/or certified by the NBFAA.
- Ask the companies for proof that they have the appropriate required state and/or local licenses.
- Ask the companies if they conduct any pre-employment screening. The NBFAA strongly advocates the development and enforcement of effective state licensing laws that require pre-employment background checks.
- Contact your local police department's Crime Prevention Department, state licensing agencies, Consumer Protection Agencies, and the Better Business Bureau regarding any past interactions with, or history on, the perspective security companies.
- After you've narrowed the field to three or four alarm companies, ask for the name of the person who will call on you.
- When he/she visits, ask to see some company identification.
- Ask each alarm company representative for an inspection, recommendation and a quote in writing. Use a checklist to compare different packages and price quotes.
- Don't feel pressure to sign anything. Be cautious of those who push you to sign a contract quickly or who knock on your door and offer unusual deals. **P**

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NBFAA, a non-profit 501(c) 6 trade association, is the nation's oldest and largest organization dedicated to representing, promoting, and supporting the electronic life safety, security, and systems industry. Member companies specialize in a wide spectrum of services to commercial and residential consumers, including security and fire alarms, video surveillance, access control and monitoring. In cooperation with a federation of state associations, NBFAA provides government advocacy and delivers timely information, professional development tools, products and services that members use to grow and prosper their businesses. The NBFAA may be reached at 888.447.1689 or on the web at www.alarm.org.

Tired of Wires?

Wi-Fi technology puts new twist on old security system approaches

By Nic Shumaker

In a mobile world, there needs to be a push for better technology in every facet of life. Security should be no exception when it comes to this growing technology. For the most part when alarm systems are considered, wires are the main catalyst for communication. Just about everyone has had an experience with security systems that entail labored installation and a phone line that needs tapped into. This method has been the standard until now. There is a new technology in portable wireless security that can make a call in six-tenths of a second. This technology makes wired security obsolete because there is nothing tying you down and no installation necessary. With a wired security system it is possible for the phone line to be cut and power to be turned off; having a wireless system eliminates these problems.

A wireless system has the ability to send a wireless data packet and notify a monitoring station, which will call the proper authorities and any contact numbers you provide along with sending an email and text message. Limitations with a wired security system don't stop

with that; there is a range issue when you are limited by wires. To protect something that is a significant distance away from your central unit is impossible if the sensors are wired down. A wireless system can protect anything anywhere within a half a mile radius from the base unit or further if necessary, ensuring a secure perimeter.

The base unit that exemplifies all of these wireless qualities is a Tattletale portable alarm system. This security system is a D.I.Y. (do it yourself) system that is designed to be easy to use. The

wireless technology can thwart thieves before they even have a chance to access the base unit. You can utilize all of the sensors typically found in a conventional wired system, wirelessly and have it ready to protect in 60 seconds. All of this, plus the added benefit of outdoor motion detectors that aren't triggered falsely and can do perimeter and equipment protection from up to a half-mile away.

The base unit has its own motion sensor, siren, strobe and keypad so it really is a complete security system



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in a sealed box. There is also gyro sensor within the box that will cause an instant alarm if disturbed, making a Tattletale tamper-proof. With additional accessories like the outdoor dual beam motion detector and border guard motion detector, the trespasser will be seen and the base unit will alarm. The dual beam technology ensures there are no false alarms, because both beams must be broken simultaneously. Tattletale also offers sensors that do more than detect motion. These sensors are perfect for higher trafficked areas and special equipment. The Rattler is a sensor that is sensitive to movement and vibration and it can be placed on top of the item(s) to be protected. It can also be attached to any metal object with the integrated magnets. Also, there is a sensor called the Loop that acts like an electric bike lock. When the line is cut or broken in any way the base unit goes into alarm. With sensors like these, there is no reason to invest in a wired security system ever again.

A security system should be durable and able to withstand a beating. A wired security system is not going to handle a thrashing compared to the patent sealed and tamperproof technology of a Tattletale Portable Alarm System. With a wireless security system there is room for durability, which in a trade like construction management is essential. The Tattletale base unit has been hit with a pick-axe, a sledgehammer and shot with a shotgun... twice. It has also been lifted into a deadly tornado in Texas. The similarities between all of these situations are that the Tattletale unit still made the call and in the instance with the tornado, it even made a low battery call 10 hours later.

In the world we live in today there is no reason not to protect your assets with the latest and greatest technology. Leave the wires behind. **P**

Nic Shumaker is with Columbus-based Tattletale Portable Alarm System. For more information, visit www.tattletalealarm.com or call 888-835-5668.

Trial by Fire

When planning a building project, don't let fire protection become an afterthought

By Damon G. Lewis, SET

Many people do not realize that during the planning and initial design phase of a new construction project, and in many cases, during the renovation of an existing space or building, fire protection is almost an afterthought. There are always last minute surprises and unexpected costs associated with trying to get a business open on time. Fire protection should not be one of them.

It is understood that as a business owner or manager, you have enough to concern yourself with in the daily operation of your company. That is why you turn to architects, engineers and construction management firms when it comes time to plan your new facility or space. Even with these experts in place, there are many instances in which the planners fail to carefully research exactly what will be required in a given tenant space or building with regard to fire protection. Here in Ohio, the Ohio Building Code dictates what is required for each of

the many different types of uses for spaces, or what's known as "Use Groups."

Certain use groups may require full coverage water sprinkler systems, others, minimal fire alarm system installation. Of course there are some that require nothing at all, other than maybe fire extinguishers.

Sometimes there is lack of careful code research by facility designers, and failing to meet with the local building and fire officials in order to facilitate a complete and code compliant design. These few important steps can save major head-

aches later. To have code information in-hand, then to consult with the local officials to ensure compliance with any local city ordinances and requirements, should almost guarantee that the plans sail through the fire protection plan review and permit process trouble-free.

This little bit of work in the initial design phase should also address a budget allowance for such work. There have been instances of a business having to spend last-minute funds on a fire alarm system that is required to be installed before their business is allowed to open.



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Early knowledge and planning of what is required cannot be stressed enough. Also, this becomes important for all the trades involved so that coordination runs smoothly and the work of one will not impede or change the performance of another contractor.

Another item that has to be addressed is the off-premises monitoring of your

fire system. In Ohio, all required fire protection systems must be monitored for alarm, trouble, and supervisory conditions. The National Fire Codes, specifically, N.F.P.A. 72 dictates the requirements for the types and methods for the transmission and reception of such signals. Two methods or paths of off-premises monitoring must be uti-

lized. One is an emergency backup to the other. The most widely used and accepted method is over two separate phone lines. Recently, cellular backup for the second line is becoming more desirable, especially in more rural settings or in areas that experience frequent phone carrier problems.

Now that you know what is required in your building and the associated costs, hopefully a qualified fire protection company is employed to provide quality equipment and labor to accomplish what is needed.

We must remember that there is a reason for the code system, and to have fire protection systems in a given building only increases the safety of the people who are in it and can help minimize product loss and operational downtime.

There are businesses that elect to exceed basic system coverage requirements or decide to install a system that is not required at all. Your insurance carrier needs to be advised of the type and size of your fire protection system(s) as most can offer some form of premium cost discounts for this coverage. **P**

For further information, visit www.lifesafetyllc.com or contact Damon G. Lewis, operations manager at Life Safety Systems, LLC at 216-391-4840.

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If Fire Strikes, Will You Be a Survivor? Or a Fatality?

By Richard Watson

A look at the statistics regarding fires in the United States reveals sobering information and underlines the importance of proper preparation to prevent property damage, injury and even death – in fact there are over 3,000 lives lost in the United States due to fire.

Annually there are over 1.5 million fires reported in the United States, about 80% of these fires are residential. In 2008, \$15.5 billion dollars in fire damages were reported. Statistics from 2008 showed that every 45 seconds an outside fire started burning. Every 61 seconds a building caught on fire, every 82 seconds a home caught on fire and every 134 seconds a vehicle caught on fire. In the United States a civilian fire death occurred every two hours and 38 minutes. The total number of civilian deaths was 3,320. It was also reported that 16,705 civilians were injured in 2008 due to fire.

The U.S. has the worst fire death rate in the industrialized world. New York City has more fires than the country of

Japan. Statistics show us that most of these fatalities happen at night between the hours of 11:00 pm – 6:00 am.

The National Fire Protection Association tells us that many of these lives and/or properties could have been saved if a fire safety or evacuation program had been in place.

1. Have a fire evacuation plan - Include fire drills using your fire alarm system to evacuate all employees from your building. Time everyone to see how fast they get out, 2 minutes or less is good for a two story building, for buildings three stories or higher add 30 seconds per floor. *Always* use the stairwell, *never* use the elevators.

When evacuating from your building always close the doors in back of you to stop smoke, heat, and toxic fumes from spreading. This also cuts down the flow of fresh air, which fire needs to grow.

2. Know where your fire extinguishers are located and know how to use them. Almost all fires start small and can be extinguished with in a few seconds. In most cases you have 15 seconds to extinguish a fire, if the fire is still not extinguished, evacuate to the nearest exit.
3. Where smoke is present, *stay low* and crawl. In most fires smoke, heat and toxic fumes rise, forcing the oxygen



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down close to the floor where you can breathe fresh air.

4. At home make sure you have a fire extinguisher, smoke detectors, and a fire evacuation plan as well. Check and change the batteries in your smoke detectors and carbon dioxide detectors every six months. When installing a smoke detector, install one per floor and in the hallway outside the bedrooms. Keep lighters and matches away from children. Always keep your bedroom door closed at night for extra protection from smoke and fire. Try and have two ways out of your home. Have a fire drill with your family at least once a year. Designate a meeting place outside of your home for family members to meet. Remember, always call the fire department from outside of the fire area, give them your name, address, phone number, and describe

Fire Starters

The National Fire Protection Association (NFPA) categorizes these fires into two types, industrial and residential. The top 10 causes of fires are as follows:

Industrial:

1. Equipment malfunction
2. Arson
3. Open flames
4. Welding, grinding, and friction
5. Electrical
6. Smoking
7. Flammable liquid spills
8. Heating equipment
9. Air conditioning equipment
10. Spontaneous ignition & combustion

Residential:

1. Unattended cooking
2. Electrical
3. Fire places & wood burning stoves/chimneys
4. Heating equipment
5. Kerosene space heaters
6. Smoking
7. Wild fires/forest fires
8. Children playing with matches and/or cigarette lighters
9. Candles
10. Extension cords

the type of fire if possible. Lastly, never re-enter a burning building.

5. In your work place, make sure your building fire alarm, sprinkler system, and fire extinguishers have been serviced and certified by a factory

approved fire protection company. This equipment could save your life.

In closing, people who stay calm, cool, collected, and have a fire safety plan... survive. **P**

If you have any questions regarding this article, or need help creating a safety plan, please contact Richard Watson at ABC Fire, Inc. by phone at 440.237.6677 or by e-mail at richwatson@abcfireinc.net.

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Safety by Numbers

Statistics show surveillance systems mitigate crime, says local security firm owner

By Michele Jackson

It's too obvious the economy has had direct impact on businesses' and individuals' budgets. Owners and consumers struggle to determine and prioritize which costs must be reduced in order to remain financially competitive and viable. For some, protecting capital resources like buildings, equipment and valuables have taken an evaluative priority of keeping the status quo with existing security, surveillance and fire alarm systems. This includes forgoing implementation, system check-ups and system upgrades when budgets are reviewed and allocated.

As technology advances, there are times when decisions are delayed to ensure that the latest and greatest technology is purchased. Some owners prefer to remain with an older system for "just a little longer," justifying the delay as being financially savvy and waiting for a price decrease in the technology or waiting to determine whether a security, surveillance or fire alarm technology will be significantly replaced within a year or so. Such delays can be a mistake.

According to the Federal Bureau of Investigation's statistics, non-residential burglaries alone exceeded 550,000 across the nation during 2008. Other national property crime data reported by the FBI (http://www.fbi.gov/ucr/cius2008/offenses/property_crime/index.html):

- There were an estimated 9,767,915 property crime offenses in the nation in 2008.
- The two-year trend showed property crime decreased 0.8% in 2008 compared with 2007 estimates. The

five-year trend, comparing 2008 with 2004, showed a 5.3% drop in property crime.

- In 2008, the rate of property crimes was estimated at 3,212.5 offenses per 100,000 inhabitants, a 1.6% decrease when compared with the rate in 2007. The 2008 property crime rate was 8.6% lower than the 2004 rate and 14.2% under the 1999 rate.
- Larceny-theft accounted for 67.5% of all property crimes in 2008. Burglary accounted for 22.7% and motor vehicle theft for 9.8%.
- An estimated \$17.2 billion in losses resulted from property crimes in '08.

Of the figures presented, non-residential crimes (stores, business, etc.) made up 30% of the total reported property crimes in 2008. In Northeast Ohio, property crimes have experienced a similar trend.

"We believe that the statistical trend decrease is due to individuals

and business owners taking preemptive measures to implement and upgrade security, surveillance and fire alarm systems," says Darrell Jackson, owner of Image Audio and Security. "When you compare the value of your home or business to the value of quality security and surveillance systems, there really is no comparison. Also, the technological advances in devices whether overt or stealth helps to make peace of mind simply priceless."

In recent years, apartment property owners and management companies are experiencing a trend in increased liability for crimes occurring on their premise when access control systems for the building are faulty and inconsistent. For builders, residential new construction has posed investment issues including financial losses when properties are slow to be sold. Property management companies that regularly review their security and surveillance systems help mitigate risks of loss by ensuring that systems are working properly and

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being upgraded or replaced to meet the changing dynamics of their properties. Unfortunately for some, attempting to mitigate risks and loss through minimalist surveillance strategies by only partnering with local law enforcement, without hardwired security alarm and surveillance systems to supplement law enforcement's "rounds" in the neighborhood has resulted in vandalized properties stripped of aluminum siding, hot water tanks or plumbing.

As building continues in this region and across the country, it is important for investors to deter potential loss through the use of flexible and cost effective security and surveillance measures, such as closed circuit television surveillance, access control systems, motion detectors and lighting. **P**

Darrell Jackson can be reached at 216-798-1227 or imagescience@msn.com.



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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

DETAILS:

(216) 566-5455 FAX (216) 566-5458
Approx. 30,000 SF; new building will anchor the new municipal complex off Detroit Road; sitework; concrete; masonry; thermal and moisture protection; plumbing; electrical; HVAC; doors and frames; windows; fire suppression; carpet; flooring; finishes.

PN-U0914061

BUILDING ADDITION

Olmsted Township, OH (Cuyahoga Co.) 8559 Jennings Road

CONTRACTING METHOD: G.C. Bids

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

OWNER: The West Side Irish-American Club
8559 Jennings Road
Olmsted Township, OH 44138
(440) 235-5868 FAX (440) 235-3169

DETAILS: 3,688 SF addition for a multi-purpose room; trades could include sitework; thermal and moisture protection; foundation; concrete; metals; wood and plastics; HVAC; electrical; mechanical; plumbing; finishes; specialties; windows and doors; flooring; specific details to be announced.

PN-T0221065

LIBRARY EXPANSION

Amherst, OH (Lorain Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect; project is on temporary hold at this time.

OWNER: Amherst Public Library
221 Spring Street

Amherst, OH 44001
(440) 988-4230

ARCHITECT: Holzheimer Bolek + Meehan Architects - Chagrin

7227 Chagrin Road
Chagrin Falls, OH 44023
www.hbmarchitects.com
mail@hbmarchitects.com
(440) 247-9800 FAX (440) 247-9801

DETAILS: Additional space for library members and growing collection of materials; SF and specific details to be determined.

PN-U0914055

NEW LAW SCHOOL BUILDING

Akron, OH (Summit Co.)

ESTIMATED AMOUNT: \$17,925,000

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services RFQs due Tuesday, October 23, 2009 at 2:00 PM (To Owner)

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

DETAILS: Project No. UAK100008
Building will comprise approx. 99,600 SF, including administrative and faculty offices, admissions office, classrooms, external programs, legal clinic, legal information center, seminar rooms, and student areas; selected site is a sloped parcel between Wolf Ledges Parkway and the CSX railroad tracks, south of University Avenue, the Buckingham Center for Continuing Education (BCCE)

NEW AVON LIBRARY

Avon, OH (Lorain Co.)

ESTIMATED AMOUNT: \$10,500,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect; owner will seek a November 2009 bond issue.

OWNER: Lorain Public Library
351 Sixth Street
Lorain, OH 44052
www.lorain.lib.oh.us
(440) 244-1192 FAX (440) 244-4888

ARCHITECT: Van Dyke Architects
812 Huron Road
Suite 413
Cleveland, OH 44115

PN-U0618032



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currently occupies this site and will be demolished in the first phase of construction of the new Law School; the west side of the building will attach to an existing pedestrian bridge which spans the CSX tracks and Connects to the College of Business Administration, the east side of the building may extend as far as the ROW of Wolf Ledges Parkway; when Wolf Ledges Parkway is realigned in the future, the existing street will be landscaped as a pedestrian walk; the façade will include red brick and stone masonry; glass and aluminum elements to match other University buildings; demolition and clearing; sitework; thermal and moisture protection; windows and doors; wood and plastics; metals; HVAC; electrical; mechanical; plumbing; finishes; specialties; flooring; landscaping.

PN-U0212062

NEW FIRE STATION NO. 2

Akron, OH (Summit Co.) 952 E. Exchange Street

ESTIMATED AMOUNT: \$6,213,328

CONTRACTING METHOD: Public Bids

UPDATE: Bidding to advance mid October 2009.

OWNER: Akron Bureau of Engineering
166 South High Street
Akron, OH 44308
ci.akron.oh.us/engineering2
(330) 375-2355 FAX (330) 375-2288

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

DETAILS: Demolition of existing station; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; bathroom facilities; landscaping.

PN-U0909054

HOTEL AND CONFERENCE CENTER

Kent, OH (Portage Co.)

CONTRACTING METHOD: To Be Announced

STATUS: Owners and developers are in the process of reaching a development agreement; project is in discussion; no plans have been submitted.

OWNER: Kent State University
Kent, OH 44242
www.kent.edu
(330) 672-3000

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

DEVELOPER: Fairmount Properties
2618 North Moreland Blvd
Cleveland, OH 44120

(216) 514-8700 FAX (216) 514-1484

DEVELOPER: Pizzuti Companies

2 Miranova Place, Suite 800
Columbus, OH 43215
solutions@pizzuti.com

(614) 280-4000 FAX (614) 280-5000

ARCHITECT: Glavan Feher Architects Inc.

2 Miranova Place
Columbus, OH 43215
http://www.glavan.com

(614) 228-3400 FAX (614) 228-3337

DETAILS: Hotel is to have 120 beds and the conferences center will have 15,000 - 20,000 SF of conference space as well as a visitor center; sitework; thermal and moisture protection; foundation; concrete; metals; windows and doors; wood and plastics; finishes; specialties; flooring; painting; carpeting; HVAC; electrical; mechanical; plumbing; landscaping; specific details to be announced.

PN-T0722033

METROPOLITAN CAMPUS RESTROOM & LOCKER ROOM RENOVATION

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$250,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing adjusted Architect; project is in design; bid schedule to be announced.

OWNER: Cuyahoga Community College
700 Carnegie Avenue



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Cleveland, OH 44115
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Mark Green, District Director of Design & Planning

ARCHITECT: Ralph Tyler Companies
1120 Chester Ave #200
Cleveland, OH 44114
http://www.ralphytyler.com

DETAILS: Project No. C20094126
Renovate the men's and women's locker rooms in the Recreation Center and 4-6 toilet rooms on the campus. A priority listing has been made for the toilet rooms that will be considered for renovation. The project will cover the upgrade of interior finishes, new or refurbishment of existing partitions, and new or repositioning of existing fixtures and accessories. ADA issues will be addressed in some rooms.

PN-U0421043

SECOND MOCK COURTROOM

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Project is in design development; construction possible 2010 with completion planned for January 2011.

OWNER: Cleveland-Marshall College of Law

1801 Euclid Avenue
Cleveland, OH 44115
http://www.law.csuohio.edu
(216) 687-2300

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

DETAILS: SF to be determined; courtroom will resemble today's modern courtrooms, with possible web of audio-visual and information technology; such as a "sympodium" between counsel tables featuring a touch-screen device that allows attorneys to "mark up" anything displayed on a flat-panel plasma evidence screen positioned opposite the jury box; touch screen on the witness stand allows the witness to annotate digital evidence at the instruction of attorneys; sitework; thermal and moisture protection; foundation; concrete; metals; wood and plastics; finishes; specialties; flooring; windows and doors; HVAC; electrical; plumbing; mechanical.

PN-U0501073

MUNICIPAL SERVICE CENTER RENOVATIONS

Beachwood, OH (Cuyahoga Co.) 23550 Mercantile Road

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Design/Build team.

OWNER: City of Beachwood
25325 Fairmont Boulevard
Beachwood, OH 44122
www.beachwoodohio.com
(216) 464-1070 FAX (216) 595-3736

ARCHITECT: KA Architects, Inc.
1468 West 9th Street
Suite 600
Cleveland, OH 44113
www.kainc.com/
(216) 781-9144 FAX (216) 781-6566

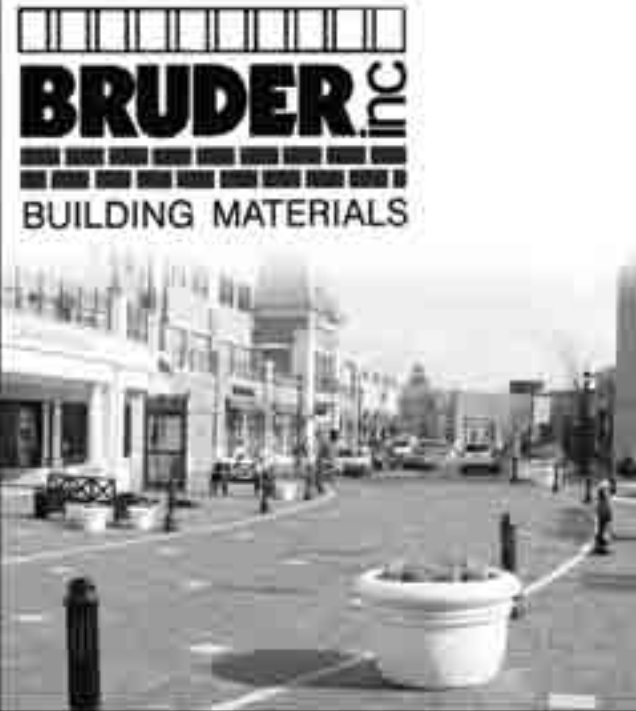
G.C.: Panzica Construction Co.

739 Beta Drive
Mayfield Village, OH 44143
www.panzica.com
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DETAILS: Renovations of an existing building to serve as the municipal maintenance and service facility; specific details to be announced.

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AIA.....	76	HMH Restoration Ltd.....	22
All Erection Crane.....	2	Image Audio & Security.....	72
Allied Contractor Security LLC.....	66	Infinity Construction.....	71
Alphonso & Sons, Inc.....	52	J.V. Janitorial Services, Inc.....	65
American International Construction.....	36	K Company, The.....	33
American Security Alarms.....	70	Kern Landscaping, Co.....	30
American Turf Landscaping.....	74	Kurtz Bros.....	75
Apple Mobile Leasing Inc.....	6	Life Safety Systems.....	67
Architectural Millwork & Cabinetry.....	52	Lisco Heating & Cooling, Inc.....	45
Art Window Coverings, Inc.....	11	M & S Connection Landscaping, Inc.....	7
Authentic Flooring.....	52	Marous Brothers Construction.....	21
Bassett Sprinkler Protection.....	65	McConnell Excavating, Ltd.....	16
Beyer's Snow Biz Inc.....	33	McGraw-Hill Construction Network.....	59
BOMA Greater Cleveland.....	44	Mid State Restoration, Inc.....	62
Brennan & Associates.....	47	N. Benjamin Interiors.....	50
Bruder Building Materials, Inc.....	76	NAIOP.....	35
Buckeye Protection Service, Inc.....	64	Nelson Contracting.....	39
Buckeye Sweeping, Inc.....	75	Neshkin Construction Company.....	50
Builders' Hardware & Specialty Co.....	61	North Coast Paving.....	77
Cabinet Systems.....	30	Northern Ohio Lumber & Timber Company.....	68
Calfee Halter & Griswold.....	57	Novatny Electric, Co.....	26
Carey Roofing Corporation.....	10	Ohio Lock.....	73
Carpet Warehouse.....	11	Patriot Security Systems, Inc.....	70
Carron Asphalt Paving, Inc.....	80	Pease Photography.....	56
CertaPro Painters.....	42	Pete & Pete Container Service.....	48
Chagrin Valley Steel Erectors.....	23	Power Alarm.....	55
Chas. E Phipps Company, The.....	70	Precision Environmental Co.....	79
Cleveland Chemical Pest Control, Inc.....	71	Pring Roofing.....	37
CNC Construction News Corp.....	18	RAF Building Maintenance.....	47
Columbia Building Products.....	11	Reliable Construction Heaters.....	22
Conneaut Lake Park.....	63	Reliable Snow Plow Specialists.....	7
Construction Employers Association.....	9	S.A. Comunale Company.....	73
County Fire Protection Inc.....	66	Salle, Frank Photography.....	27
Courtad Inc.....	63	Schulz, Charles Building Company.....	54
Cunningham Paving Inc.....	45	SecuriTec One Inc.....	59
Damschroder Construction, LLC.....	12	Seese Sveda Construction.....	28
Davey Tree Expert Company, The.....	19	Service-Tech Corporation.....	40
Day-Ketterer.....	19	Skoda Minotti.....	3
Delta Industrial Services, Inc.....	68	SMPS Northeast Ohio.....	37
Dial Electric.....	30	Sobol Sales Co.....	49
E Blueprint.....	15	Space Comfort Co.....	21
EA Group.....	4	Stark Group, The.....	34
Educational Equipment.....	32	STI Safety Technologies.....	57
Euclid Glass & Door Inc.....	7	Stout, R.B. Inc.....	78
Farrow Group Restoration Services.....	64	Studio Graphique.....	24
Final Coat, The.....	47	Suncrest Gardens.....	35
Firenza Stone.....	52	Suntrol Co.....	25
Frost Building Maintenance Inc.....	14	Tallmadge Asphalt.....	31
Gaede Serne Architects.....	16	Thorson Baker & Associates, Inc.....	28
Gallagher, John F. Co.....	38	Warren Roofing & Insulating Co.....	17
Giambone Masonry, Inc.....	42	Wave Landscape Development, Co.....	40
Gillmore Security.....	62	Wilson Feed Mill.....	45
Great Lakes Financial Group.....	39	Zinner & Co. LLP.....	43

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION required by Act of August 12, 1970: Section 3685, Title 39, United States Code. Title of publication: *Properties Magazine*. Frequency of issue: monthly (12 per year). Annual subscription price \$24.95. Company mailing address: P.O. Box 112127, Cleveland, OH 44111-8127. Publication owner: Kenneth C. Krych, same address, Publisher/Editor: Kenneth C. Krych, same address, Managing Editor: Mark Watt, same address. The purpose, function and nonprofit status of this organization and the exempt status for federal income tax purposes has not changed during the preceding 12 months. Average for each issue during the past 12 months: total copies printed, 5,000; total paid and/or requested circulation, 4,275; free distribution, 30; total distribution, 4,305; copies not distributed, 695. For September 2009: total copies printed, 5,000; total paid and/or requested circulation, 4,218; free distribution, 30; total distribution, 4,248; copies not distributed, 752. —Kenneth C. Krych, Editor/Publisher



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