

INSIDE: South Franklin Circle • Andrew Jackson House • Spotlight on Professional Services

November 2009/\$6.95

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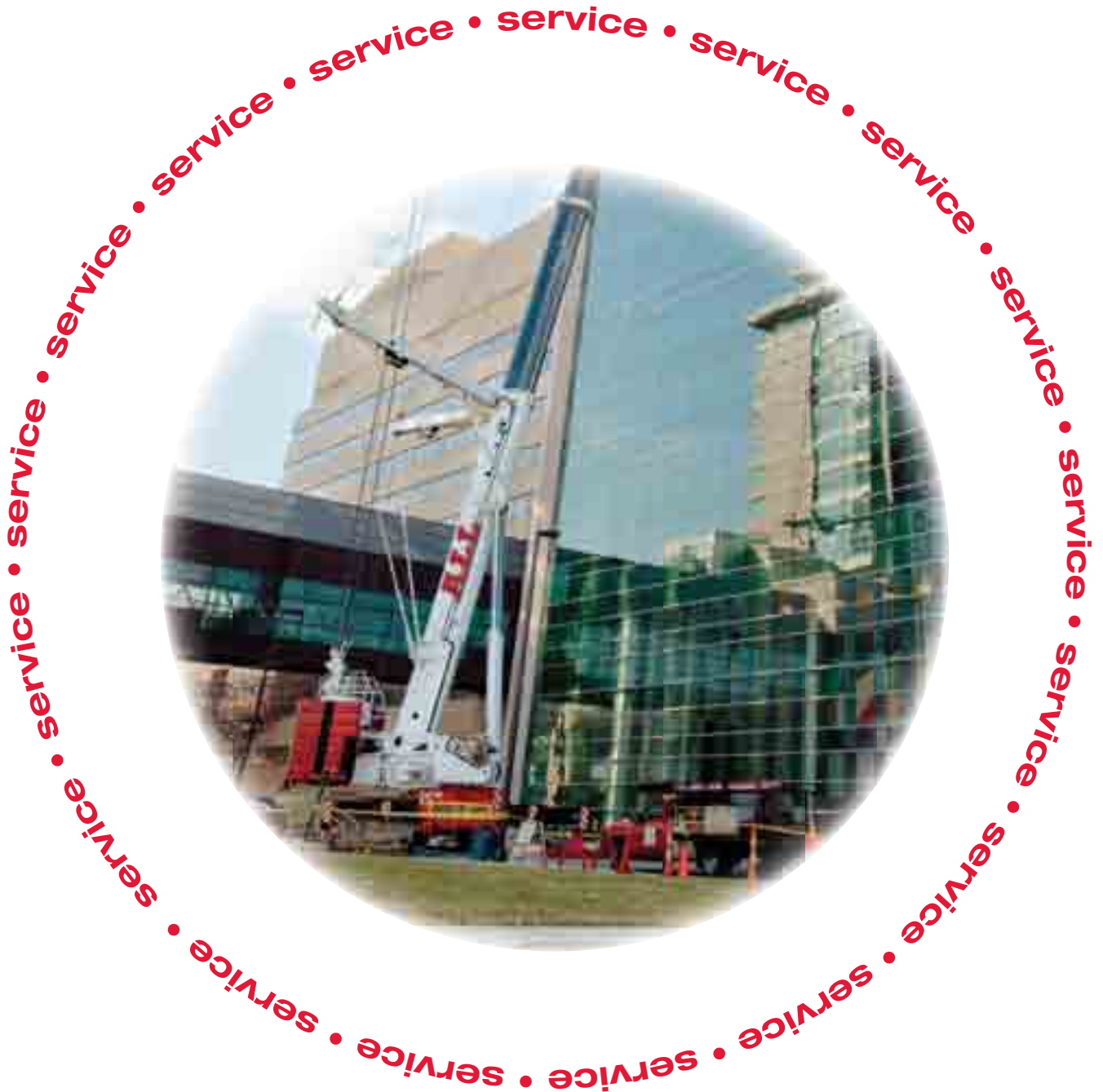
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November 2009

Health Matters



KEN KRYCH

Northeast Ohio and Cleveland are renowned for their medical facilities throughout the world and this month we bring you two of this year's best new projects in the health field, including Lake Health's TriPoint Medical Center in Concord Township and South Franklin Circle in Chagrin Falls/Bainbridge.

Our cover story this month focuses on TriPoint Medical Center, which is part of Lake Hospital System. The new \$155 million hospital is a beautifully designed and well appointed building with exquisite details and craftsmanship in millwork and carpentry, tile and stonework. Of course, it is also equipped with the latest in technical medical tools. The building was designed for patient comfort and to create a harmonious atmosphere throughout, which is achieved through the use of materi-

als, sound and color influenced by the natural wooded environment surrounding the facility. Of note, next month we will be presenting TriPoint Medical Center's recently finished "sister" building, the Concord Medical Center, which is attached to the facility by a walkway and a shared outdoor dining area.

Also featured this month is South Franklin Circle, which could well be Northeast Ohio's biggest and most complex project of 2009. This huge project is a hybrid of assisted living, independent



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Our third major feature this month centers on the renovation of the Andrew Jackson House in Akron. This is the latest endeavor by The Chesler Group, which has breathed new life into many historic mansions in the area over the years. This one is a real gem so we hope you enjoy it.

The theme of this month's special section centers on professional services. In it, we are happy to provide profiles and articles on important work done by eBlueprint, Delta Industrial Services, Skoda Minotti & Company and C&P Advisors.

Next month we will profile a variety of notable projects in the area, including Concord Medical Center, 27 Coltman Luxury Townhomes and the new InfoCision Stadium at the University of Akron, to name a few. We will also take a special look at the Construction Management project delivery method.

As always, feel free to contact us with your story ideas. I can be reached by phone at 216.251.0035 or by email at kkrych@propertiesmag.com.

Have a Happy Thanksgiving!



Kenneth C. Krych
Owner-Publisher

CORRECTIONS

In the September issue of *Properties*, a caption within the story "Brothers in Arms: LEED accreditation adds another weapon to John F. Gallagher Co.'s arsenal" (pg. 72) incorrectly stated that John F. Gallagher Co. completed the HVAC system at the Louis Stokes VA Medical Center addition. The company actually completed the plumbing for the facility.

On page 16 of the October 2009 issue, an ad ran for Gaede Serne Architects, but the architectural firm no longer exists by that name. In accordance with a shareholders agreement, the Gaede name was deleted one year after Mr. Robert C. Gaede's passing (April 16, 2008). In addition, the Gaede name was officially deleted in July of this year in the State's listing of architectural firms. The firm now operates under the name of Dale Serne Architects Inc. and is no longer located at 820 W. Superior as was stated in the ad.

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- 1 **Tom Logar, Mike Cacolici, Dominic Chef and Paul Roszak** (IMAGINIT Technologies)
- 2 **Stacey Simonton** (Sanctuary Software), **Frank Loughan** (eBlueprint), **Mandy Phelan** (eBlueprint) and **Brett Neff** (R.E. Warner)
- 3 **Gabe Sciarretti** and **Wayne Powell** (Middough Manufacturing)
- 4 **Brock Holtzapple, Joe Sarkauskas and Stacey Simonton** (Sanctuary Software)
- 5 **Bill Colt** and **Diana Ruegg** (URS)
- 6 **Roger Judson** and **Jim Flynn** (Precision Metalforming Association)

CES Fall Engineering Extravaganza

Cleveland Engineering Society members and guests gathered at LaCentre in Westlake recently for the association's third annual fall engineering extravaganza. The all-day event was designed to bring together the manufacturing and engineering communities to encourage networking and included educational breakout sessions on a variety of industry-relevant topics. Peter Buca, of Parker Hannifin Corporation, provided the opening keynote. Other speakers included Rosa Lee, of Saint-Gobain Crystals, and James Heppelmann, of PTC. **P**



- 1 **Hardy Hartzell, Mike Steve and Bob Miller** (Charles Construction Services, Inc.)
- 2 **Seth Herrnstein** (JHI), **Dr. Leilani Labianco** (Physician's Choice Hospital) and **Mel Miller** (JHI)
- 4 **Bob Beverage, Jim Manns and Kevin Anthony** (North Bay Construction, Inc.)
- 5 **Tim Krieg** and **Robert J. Martin Jr.** (R.J. Martin Electrical Contracting, Inc.)

ABC Excellence in Construction Awards

Approximately 175 members and guests of the Northern Ohio Chapter of Associated Builders and Contractors, Inc. (ABC) gathered recently at the Huntington Building in Downtown Cleveland for the 2009 Excellence in Construction Awards Banquet and Reception. The evening included cocktails and hors d'oeuvres and a full course dinner provided by Sammy's, followed by an awards ceremony (see full story, pg. 14). The 2009 Project of the Year was presented to Simonson Construction Services for its work at Salvation Army Ray & Joan Kroc Corps Community Center. **P**

Mars Electric Lighting & LED Expo

Mars Electric's Green Lighting and Energy Solutions department held its Lighting and LED Expo recently at the Embassy Suites in Beachwood, showcasing products and services that are new to market and engineered to meet and/or exceed today's standards for efficient building practices. Over 250 people attended the expo, which included educational seminars, prize raffles, vendor displays and more. The event helped promote awareness of Mars Electric's Green Lighting and Energy Solutions Department.

"This was a great way to show our customers and vendors how serious we are about providing these solutions in Northeast Ohio," says Ray Abouhassan, Mars Electric's Green Lighting and Energy Specialist. **P**



Attendees visit vendor displays at the Mars Lighting & LED Expo

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September Construction Slides 7%

New construction starts in September fell 7% to a seasonally adjusted annual rate of \$399.1 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building continued to weaken after its brief upturn in July, and residential building also settled back after recent gains. Meanwhile, nonbuilding construction (comprised of public works and electric utilities) retreated after its August surge, maintaining the up-and-down pattern that's been present for much of 2009.

The September statistics lowered the Dodge Index to 84 (2000=100), down from 91 in August. The Dodge Index had bottomed out at 80 in February, after a steady decline over the past year, and since then has shown slight yet hesitant improvement.

"The September decline for construction starts is one more reminder that the very modest upward trend that seemed to take hold during the spring will be uneven and at times halting," says Robert A. Murray vice president of economic affairs for McGraw-Hill Construction. "More of this uneven performance can be expected in coming months, given the divergent behavior from construction's main sectors. On the plus side, the steep decline for sin-

gle-family housing has reached its end, and funding from the stimulus act is beginning to have a broader impact beyond highways and bridges, encompassing more government buildings and more environmental public works. On the negative side, further employment declines and tight bank lending will drag down commercial building well into next year."

Nonresidential building

Nonresidential building in September dropped 7% to \$150 billion (annual rate). The major commercial categories showed more weakness in September, including stores, down 14%; hotels, down 19%; and offices, down 33%. The decline for offices was

relative to an August, which included the start of four projects valued each in excess of \$100 million. September did include groundbreaking for several large office projects, including a \$150 million data center in Lockport, New York; an \$82 million U.S. Army headquarters complex in South Carolina; and a \$57 million modernization of the Internal Revenue Service Center in Andover, Massachusetts.

While office construction remains at a very low volume, this year has seen groundbreaking for a number of substantial government service and military projects, as well as several large data centers. Warehouse construction, which has been extremely depressed during 2009, edged up 3% in September. The manu-

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facturing plant category has also been depressed for much of 2009, but it had a brisk September, climbing 61%. Large manufacturing projects that reached groundbreaking in September included a \$600 million upgrade to a semiconductor plant in Arizona, a \$367 million photovoltaic panel manufacturing plant in California, and a \$182 million nuclear reactor manufacturing facility in Virginia. Related to the widening impact of the stimulus act, the photovoltaic panel manufacturing plant was financed largely from a loan from the U.S. Department of Energy, under a program established by the stimulus act.

The institutional structure types had a mixed September. The educational category dropped 6%, resuming its downward trend after a brief upturn in August. Amusement-related projects in September fell 10%, while transportation terminals plunged 72% from an August that was boosted by foundation work for a transit center in New York, New York. Showing growth in September were healthcare facilities, rising 16% from a weak August with the help of a \$208 million hospital replacement in Castro Valley, California and a \$160 million addition to a specialty hospital in Buffalo, New York. The public buildings category in September advanced 21%, lifted by groundbreaking for a \$107 million U.S. courthouse in Austin, Texas, which had been designated to receive stimulus funding in the list of projects issued by the General Services Administration in late March.

September Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on September contracts for future construction in the metropolitan statistical area of Cleveland-Elyria-Mentor, consisting of Cuyahoga, Geauga, Lake, Lorain and Medina counties. An authority on the construction market, the firm produces Dodge Reports and Sweets Catalog Files. According to the Dodge Analytics unit of McGraw-Hill Construction, the latest month's construction activity followed this pattern:

	2009	2008	Percent Change
Nonresidential	\$101,720,000	\$118,998,000	-15
Residential	\$49,416,000	\$102,546,000	-52
Total Building	\$151,136,000	\$221,544,000	-32

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

	2009	2008	Percent Change
Nonresidential	\$481,671,000	\$1,197,131,000	-60
Residential	\$318,587,000	\$534,304,000	-40
Total Building	\$800,258,000	\$1,731,435,000	-54

- Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.
- Residential buildings include one- and two-family houses and apartments.

Source: McGraw-Hill Construction

The religious building category also posted growth in September, rising 7%.

Residential building

Residential building, at \$127.2 billion (annual rate), eased back 1% in September. The residential decline reflected diminished activity for multifamily housing, which fell 18% from the previous month. There were a couple of large multifamily projects that reached groundbreaking in September, including a \$106 million condominium tower

in Chicago, Illinois and a \$61 million apartment complex in New York, New York, but in general the number of large multifamily projects continues to be down considerably from prior years. Single-family housing in September edged up 2%, and has now seen dollar value gains in seven out of the past eight months. September's pace for single-family housing remained 9% below the average monthly rate for this structure type during 2008. By region, the pattern for single-family housing in September

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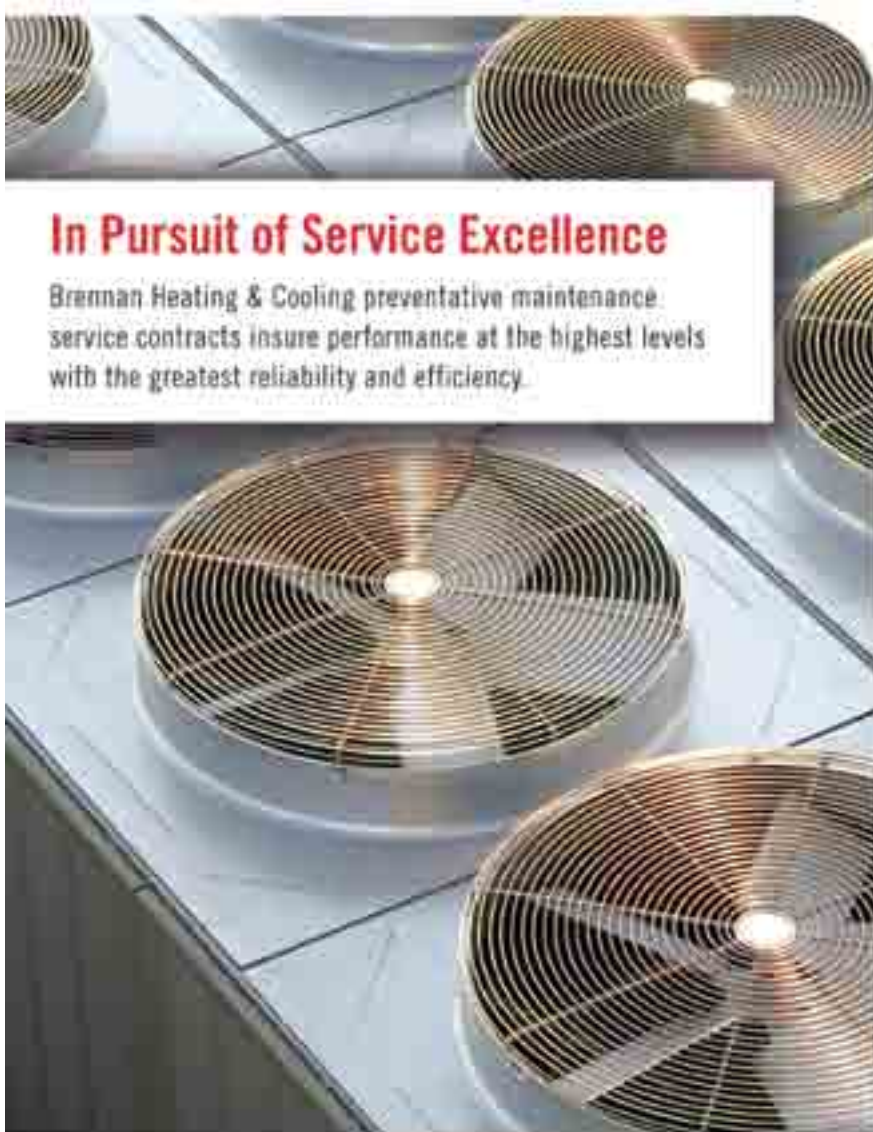
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was the following: the West, up 7%; the Northeast, up 6%; the Midwest, up 2%; the South Atlantic, up 1%; and the South Central, down 2%.

Nonbuilding construction

Nonbuilding construction in September dropped 13% to \$122 billion (annual rate), following the 13% increase reported for August. On the public works side, highway construction retreated 18% in September, slipping back after its elevated August pace, while water supply construction fell 17%. Despite the decline, the water supply category in September included \$176 million related to work on the third water tunnel currently under construction in New York City. Mass transit and site work dropped 9% in September; yet even with the shortfall the latest month included \$137 million for a rail project in Fremont, California. Sewer construction in September edged up 1%, helped by a \$140 million water reclamation facility in Utah, and bridge construction improved 3%. A large September gain was reported for the river/harbor development category, reflecting two very large levee reconstruction projects in the New Orleans area.

On an unadjusted basis, total construction during the first nine months of 2009 was \$310.4 billion, down 32% from the corresponding period last year. 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 occurred during the fourth quarter of 2008. By major sector, the largest reduction was still shown by residential building, down 38% year-to-date. Nonresidential building was close behind with a 37% reduction in the January-September period, due to this performance by segment – commercial, down 51%; manufacturing, down 71%; and institutional, down 18%. Nonbuilding construction in the first nine months of 2009 dropped 17%, with public works retreating 6% while electric utilities plummeted 56%. By geography, total construction in the first nine months of 2009 was the following – the Northeast, down 34%; the South Atlantic and South Central, each down 32%; the Midwest, down 31%; and the West, down 29%. **P**



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- Access to members only content on www.boma.org, BOMA International's information website

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Merit Shops Make Their Mark

Northern Ohio Chapter of ABC awards top projects of 2009

Last month, the Northern Ohio Chapter of Associated Builders and Contractors, Inc. (ABC) honored top projects and leading merit shop contractors and subcontractors at its 2009 Excellence in Construction Awards Banquet.

This year's awards program, which took place at the Metropolitan Grand Ballroom at the top of the Huntington Building in Downtown Cleveland, featured eight "Awards of Merit" and 15 "Awards of Excellence," recognizing projects in Northern Ohio that exemplify quality craftsmanship and innovation.

Winners include:

MERIT AWARD WINNERS

Clouse Construction Corp.

Project: Masters' Building

Owner: Wyandot County Fairboard

Architect: TFC Architects & Engineers

RJ Martin Electrical Contracting

Project: Oberlin College Burton Hall & Lord Saunders

Owner: Oberlin College

Architect: Clark & Post Architects, Inc.

Kuhlman Builders, Inc.

Project: ONU Affinity Housing Complex

Owner: Ohio Northern University

Architect: Miller – Lecky Architects

Bay Mechanical & Electrical

Project: Physicians Choice

Client: Janotta & Herner Inc.

Architect: Bay Mechanical & Electrical



Hancock-Wood Co-Op (Clouse Construction Corp.)

Clouse Construction Corp.

Project: Hancock-Wood Co-Op

Owner: Hancock-Wood Electric Co-Op

Architect: James Malcolm



Oberlin College Burton Hall & Lord Saunders (RJ Martin Electrical Contracting)

Cleveland Construction, Inc.

Project: Classic Auto's Luxury Car Campus

Owner: Classic Auto Group – Jim Brown Sr.

Architect: Anthony Pashevich and Associates

Northeast Structural Systems

Owner: Fairlawn Mennonite Church

Architect: Brett Lehman Architectural



Graham Chevrolet Renovation (Janotta & Herner Inc.)

Janotta & Herner Inc.

Project: Graham Chevrolet Renovation

Owner: Graham Auto Mall

Architect: Janotta & Herner Inc.



Charleston Stamping & Manufacturing (Preferred, LLC)

EXCELLENCE AWARD WINNERS

Preferred, LLC

Project: Charleston Stamping & Manufacturing

Owner: Park Corporation

Category: Specialty Contracting, Other Construction
More Than \$1 Million

Star Inc.

Project: NOMS Healthcare

Owner: NOMS Healthcare – Brad Smith

Architect: Star Architectural Group

Category: Healthcare \$10-\$25 Million



Union Bank (Kuhlman Builders, Inc.)

Kuhlman Builders Inc.

Project: Union Bank

Owner: Union Bank Co.

Architect: Technicon Design Group

Category: General Contracting, Commercial Less Than \$2 Million

Simonson Construction Services, Inc.

Project: The Salvation Army – Ray & Joan Kroc Corps Community Center

Owner: The Salvation Army

Architect: Brandstetter Carroll, Inc.

Category: General Contracting, Commercial \$5-\$10 Million

Charles Construction Services Inc.

Project: Ohio Northern University Inn and Conference Center

Owner: Ohio Northern University

Architect: Miller – Lecky Architects, Inc.

Category: General Contracting, Institutional \$5-\$10 Million



Physicians Choice (Bay Mechanical & Electrical)

Bay Mechanical & Electrical

Project: Physicians Choice

Client: Janotta & Herner Inc.

Architect: Bay Mechanical & Electrical

Category: Special Contracting, Electrical Commercial Less Than \$2 Million

Preferred, LLC

Project: Sherwin Williams Headquarters

Owner: Sherwin Williams

Category: Specialty Contracting, Exterior Finishes

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ONU Affinity Housing Complex

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Union Bank (Kuhlman Builders, Inc.)

Janotta & Herner Inc.

Project: Physicians Choice Hospital

Owner: Physicians Choice Hospital

Architect: Janotta & Herner Inc

Category: General Contracting, Healthcare Less Than \$10 Million

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Owner: The K & D Group

Architect: Berardi + Partners, Inc.

Category: \$10-\$100 Million

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Architect: North Bay Engineering

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Project: University of Findlay Animal Science Center

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Architect: NASA Glenn

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In addition to the presentation of Merit and Excellence awards, the 2009 program included the presentation of several awards recognizing workplace safety, an important initiative at ABC. North Bay won the Drug Free Workplace "Project of the Year" for its OARDC Replacement Feed Mill project. Lastly, Diamond Safety Awards were presented to several top member companies:

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Reviving a Relic

Renovation effort brings discarded Andrew Jackson House back to life in Akron

By Mark Watt | Photos by Bill Webb

When Michael Chesler first walked into the Andrew Jackson House in late 2006, the historic, Second Empire-style mansion was in rough shape—it had been vacant for close to 20 years. Located at 277 East Mill Street in Akron near the edge of the University of Akron’s campus, the building had enjoyed a compelling history – first as home to Akron lumber magnate Andrew Jackson when it was built in 1868 and later as home to the local chapter of the Independent Order of Odd Fellows beginning in 1910. But in recent decades, it had fallen into disrepair and was condemned by the City of Akron in 2006. Homeless men and women occupied the home and built fires on its floors, removing and burning pieces of the historic solid walnut trim and dimensional lumber to keep warm. There were no toilets, no running water and no working mechanical system. Rooms were stuffed with broken pianos, organs, furniture and other discarded items.

Just three years after Chesler first toured the Andrew Jackson House however, the 16,000-square-foot building has been fully renovated and updated by Chesler Construction LLC with the help of Dimit Architects LLC, of Cleveland. The ornate, five story structure boasts restored architectural details, a new ADA compliant hydraulic elevator and octagonal staircase, new restrooms, a new event kitchen serving a second-story ballroom and a highly efficient, state-of-the-art variable refrigerant HVAC system.

“From the moment I walked in, I knew it was a phenomenal building – despite the fact that it was in bad condition,” Chesler says. As the owner of The Chesler Group, Inc., development firm that specializes in the adaptive reuse of historic structures, he says he has seen many such structures and can recognize their potential immediately.

“We’ve done about 20 to 25 of these projects over the past 20 years,” Chesler says, noting that projects \$10 million and under are his company’s niche and that his team self-performs

much of the work. “You always wait for the other shoe to drop when you’re performing a complex historic renovation project but not this one. From the beginning I could see it was just a beautifully built building.”

House with a history

Fully revived under the ownership of The Chesler Group, the Andrew Jackson House is now serving as the new home of GAR Foundation, an Akron-based entity that provides grants to nonprofit organizations in the fields



OPEN FOR BUSINESS A renovation project launched in the late 1920s by the Independent Order of Odd Fellows included the conversion of seven second-story bedrooms into one large ballroom. The space has been updated to serve as a mixed-use office/meeting hall for GAR Foundation.

of education, health and social services, civic enhancement, and the arts. The foundation signed a lease in May 2008 and moved into the space last month, kicking off a new chapter for a building that has seen its ups and downs over the past 141 years.

The five-story brick house was constructed in 1868 as the personal home of Andrew Jackson, one of the founders of the Akron-based lumber firm Jackson, Buchtel and Co. It continued to serve as a private residence after John T. Johnson, a railroad superintendent, bought the house at the turn of the century.

In 1918, the Independent Order of Odd Fellows purchased the building

and eventually renovated and updated it to serve as the fraternal organization's meeting lodge. The second floor, which originally contained seven bedrooms, was converted into a grand meeting hall. The group also added a mezzanine level, providing access to a balcony overlooking the new meeting space. And wiring was installed to provide electricity in the building for the first time.

Seventy years later, the house was sold to an individual who attempted to convert it into a coffeehouse serving University of Akron students, according to Chesler. The renovation efforts were unsuccessful and much of the botched construction made the re-design far more challenging.

As Chesler explains, GAR Foundation had approached his group in 2006 with an interest in restoring an older structure in Akron to serve as its new home. Chesler suggested the Andrew Jackson House as a candidate and the foundation eventually agreed. After seven months of negotiations, Chesler purchased the building in June 2007 and enlisted Dimit Architects to assist in the planning.

"Directly thereafter, our entire staff and Scott Dimit and his staff worked 24/7 to put the renovation plans together in one week and went down to the Ohio Historic Preservation Office in Columbus for the first round of state historic tax credit applications," Chesler says. "There's a limited amount of projects that get accepted and it's on a first-come, first-serve basis.

We all slept in chairs on the sidewalk for 40 hours to get in line. Unfortunately, we were the next group in line when the state decided to suspend the project."

As Chesler explains, a lawsuit ensued as his group and four other developers statewide sought an Ohio Supreme Court order to force the Ohio Department of Development to restart the historic preservation tax-credit program. The effort was successful and several months later The Chesler Group and other developers in the queue were awarded with the tax credits.

Parker Hannifin partnered with The Chesler Group as its tax credit investor for the project, which complied with

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SHAPING UP The project included the construction of an octagon stair, comprised of 20 tons of steel and concrete that allows access to the second-floor ballroom.

historic standards set forth by the U.S. Department of the Interior. It would become one of the first projects in the area to receive both State of Ohio and Federal historic tax credits.

Working toward revival

Construction began in July of 2008 with Chesler Construction LLC serving as general contractor and self-performing much of the work, including carpentry, electrical and demolition.

"To make the building waterproof, we had to hand dig around the perimeter of the foundation," Chesler says. "All new drain tile was installed and new floors were poured in the basement, which originally had dirt floors. It all had to be done by hand."

As Chesler notes, the ceilings in the garden level were 10 feet from top to bottom, unusually high for buildings of this vintage. Those heights allowed the crew to install all systems needed to service the rooms above, including mechanical, electrical, sprinklers and plumbing ("The choreography of installing all of those systems was challenging," Chesler says).

KW Lang, of Solon, installed a Mitsubishi variable refrigerant HVAC system that provides the "same efficiency as a geothermal system without needing to dig wells," according to Chesler, who says it's among the first of its kind in the region. The system uses ambient air temperature and transports warmer or cooler air from



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one portion of the house to another as needed.

The building now has a fully automated sprinkler system, supplied by a pump installed in a new service room built beneath the house's front porch. Although most of the house is served by a typical "wet" sprinkler system, the loft and mezzanine levels utilize an ethylene glycol system. "The Mansard roofline created interstitial spaces between the outside of the roofline and the drywall," Chesler says. "Because there are a lot of soffits that breathe air, we were concerned that sprinkler heads could freeze up there. The ethylene glycol system prevents that from happening."

A new five-story Schindler commercial hydraulic elevator was added, a process that required a creative solution. "We had an eighth of an inch of tolerance for the 60-foot shaft and we knew that if we built it from the bottom up there would be shifting," Chesler says. "So we built it from the top down, using old-fashioned shoring techniques and put the concrete in at the end. It was a bizarre approach but we needed to do it."

An octagon stair, constructed of 20 tons of steel and concrete, was added as well and serves as the primary method of accessing the second-floor meeting hall. The structure is secured on steel girders buried in the surrounding walls that extend through the basement floor. "The stair was difficult," Chesler says. "It gave us fits."

To make room for the stair, a fireplace in the existing first floor space was preserved and moved to an office on the southeast corner of the building.

Additional work on the first floor included the restoration of original



RECONDITIONED ROOMS Extensive work took place on the house's garden level, which was transformed from a dark, dirt-floored space into a set of comfortable, contemporary meeting rooms.

first-growth walnut doors from the 1868 building. "The woodwork in the house was impressive," says Daniel Weaver, owner of Weaver Window & Woodcrafts, of Middlefield, which restored doors throughout the house. "From the doors to moldings and casings, it makes you wonder how they went about making these finely detailed pieces." Some doors feature original cast bronze hinges, Chesler notes.

On the second floor, the 2,500-square-foot ballroom was restored. Furniture selected by Dimit Architects' Senior Designer Analia Nanni Dimit allows the space to be staged for office use or as a comfortable, open meeting area. Chesler notes that the wooden trussed supported ceiling over the ballroom was in great condition and was not sagging at all, which highlights the quality of

construction completed during the 1918 renovation by the Independent Order of Odd Fellows. A fully operational caterer's kitchen is situated at the rear of the floor as well.

The mezzanine level has been updated to provide an office space and filing room.

Finally, the loft space is currently unoccupied but has been updated to provide office space for a tenant in the future. The 2,500-square-foot space is now available for sub-lease.

Another tenant, Akron-based staff of the John S. and James L. Knight Foundation, has offices on the garden level. These spaces include original stone walls, which contrast with contemporary office furnishings.

Work on the exterior was minimal, requiring some tuckpointing and paint-



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ENTRY FROM THE PAST Throughout the house are several original solid-core walnut doors, some with original cast bronze hinges.

ing, Chesler says. The previous owner had restored cornice work.

"The exterior was in good shape already and we were thankful for that," Chesler says.

Now that the project is complete, Architect Scott Dimit says the project team is happy with the results. "We have enjoyed working with the Chesler Group over the years and this project was a continuation of that," Dimit says, noting that Chesler recently received a Preservation Award of Merit from the Ohio Historic Preservation Office for his work in preserving historical buildings in Northeast Ohio. "We also enjoyed worked with GAR Foundation. Our visions for the space were aligned and that made it a pleasure overall."

Christine Amer Mayer, chief operating officer and legal counsel for GAR Foundation, says her group is excited to be headquartered in the restored Andrew Jackson House, which is listed on the National Register of Historic Places.

"It has turned out swimmingly," she says. "We are thrilled. It's a beautiful place to work and now we have a space where we can host our grantees. It opens up a whole new world for us."

Chesler says he's pleased with the finished product as well. "It feels good," he says. "I'm happy the tenants are enjoying the space." **P**

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Natural Home for Healthcare

TriPoint Medical Center merges modern technology, earthy design elements

By John Elliott | Photos by Scott Pease

As health care becomes more important to aging baby boomers, progressive caregivers are responding with facilities that offer better quality care and greater efficiency in aesthetically pleasing environments. Case in point is the \$155 million TriPoint Medical Center in Concord Township. The state-of-the-art hospital sits on 44 acres of land visible from I-90 in Concord and is easily accessible from the Route 44 interchange. The four-story, 300,000-square-foot, full-service hospital is redefining the health care experience for patients, families and the community.

A first-time visitor might easily mistake the four-story, 119-bed hospital for a nature preserve upon arrival. The natural earthstone quartz-colored stone building sits amidst lush woods, elegant gardens and ebulliently landscaped parking areas.

TriPoint replaces Lake East Medical Center in Painesville, from which 50 patients recently relocated to the new facility. Lake Health has opened a temporary quick care center in downtown

Painesville to provide Painesville residents with non-emergency care.

TriPoint becomes one of the only hospitals in Northeast Ohio to offer all private rooms. The hospital will employ about 850 people and is expected to serve 40,000 patients per year.

From the elegant interior filled with natural light and private patient rooms with views of natural greenery and streams to the healing gardens and dedicated family areas, everything about

TriPoint is designed to increase comfort and safety and to speed healing.

Hospital needed to grow

Steve Karns, senior vice president of administrative services at Lake Health, says the hospital board decided in 2002 to build a new hospital, at which point land acquisition, planning and land use permitting began. The Painesville hospital's eight acres did not have room for expansion. The community was



ENVIRONMENTAL ENERGY The building's wooded surroundings influenced the design at TriPoint Medical Center in various ways. A man-made stream (left) runs through many of the facility's outdoor areas. Inside, earthen tones, potted greenery and nature-influenced artwork (right) create a peaceful, nature-inspired atmosphere.

underserved and some surrounding communities are experiencing double digit growth.

The Concord property was owned by Avery Dennison Corp. and offered a location convenient to the Lake, Ashtabula and eastern Cuyahoga county communities. The site needed to be rezoned, which was accomplished by ballot initiative that voters passed by a wide margin.

Before construction began in 2007, the hospital conducted environmental studies. A key aspect of the design initiative was to preserve nature, which plays a big role in the healing process.

A group of Lake Health executives conducted field and literary research, which included visits to other hospitals.

The hospital selected Columbus-based Karlsberger Architects Inc., which specializes in hospital design for medical space planning, exterior design and site work.

Dave Mooney, project manager for Gilbane Building Co., the construction manager for the project, says the

designer, owner, contractor and township acted as a team throughout the process. "Everybody treated it as if they might be here some day as a patient," notes Mooney, who was born at LakeEast, the hospital TriPoint is replacing.

Ed Kroskie, president of structural engineering consulting firm Paul J. Ford and Company, concurs, noting the high level of care put into the architecture of the facility. "We've been involved with healthcare projects around the country and this one stands out because of an innovative design that emphasizes patient comfort," Kroskie says.

Stream becomes theme

The environmental studies uncovered the existence of a stream, which had to be altered but preserved. Working with the Army Corps of Engineers, the design team was able to reroute the stream without affecting its flow rate. About 100 yards of stream was rerouted with 50-foot setbacks on all sides.

The stream became a unifying design theme that aids way finding inside

the building and enhances the healing environment. A stream design can be found in many floors. Several hallways and waiting areas feature a wall-mounted, wood-framed mosaic with a stream design.

In addition, the project created several acres of wetlands. The site's water table was two feet higher than expected, Mooney says, which required an under slab drainage system. Instead of a storm water sewer beneath the parking lots, the design team opted for a more ecological solution, "bioswales." These are landscape elements designed to remove silt and pollution from runoff water. They consist of gently sloped parking lots that direct water to a swaled drainage course filled with vegetation, stones and small boulders.

An imitation stream was created throughout many of the outdoor areas by using pebbles and rocks. The imitation stream "feeds" the real stream in one of the courtyard gardens.

A garden outside the emergency entrance on the south side features

cherry trees, boxwoods, beach pebbles and a copper fountain sculpture, surrounded by a stone walkway.

On the opposite side of the building, another garden with a two-tiered waterfall borders an outdoor dining courtyard with teak wood tables, benches and rocking chairs. Pavers in the patio carry the names of donors engraved in them, surrounded by meticulous landscaping by Mentor-based JTO Inc. This garden is aptly named, "Gratitude Garden."

The nature theme carries on to the building's "green" roof, where six-inch planters were installed over the steel deck, rubber membrane roof.

The state-of-the-art air conditioning system utilizes high-efficiency chillers. This maximizes efficiency and comfort for patients, staff and visitors. The system reduces airborne pathogens, lowering infection rates.

Nature greets visitors

Nature greets visitors at the main entrance with a cascading waterfall and a garden with three sculpted trees fabricated from stainless steel with multi-colored resin "leaves." The trees are 11-, 13- and 16-foot tall and, being a trio, convey the TriPoint theme.

"We want the healing experience to start as soon as you turn into the main drive," Karns says.

Bob Grundey, project manager for Karlsberger, the architect, notes that the first-floor lobby uses a lot of natural materials, such as wood and stone, a self-contained, tall glass waterfall and a lot of natural light. "By bringing in the natural light and colors and natural materials it helps you relax," Grundey says. "[Lake Health was] looking for the Ritz Carlton feel."

Nature art is pervasive throughout the building. More than 300 pieces of art comprise the "TriPoint collection," including original paintings, photographs, metal and glass sculptures, textiles and outdoor sculptures created mostly by Ohio artists, including works by Lake Health physicians and team members.

The ground level has a meditation room with a relaxing water feature; a donor recognition wall composed of fused art glass, called "Landscapes"; gift shop; rotating community art gallery; coffee shop; and a balcony overlooking the Gratitude Garden and outdoor dining area. There is also

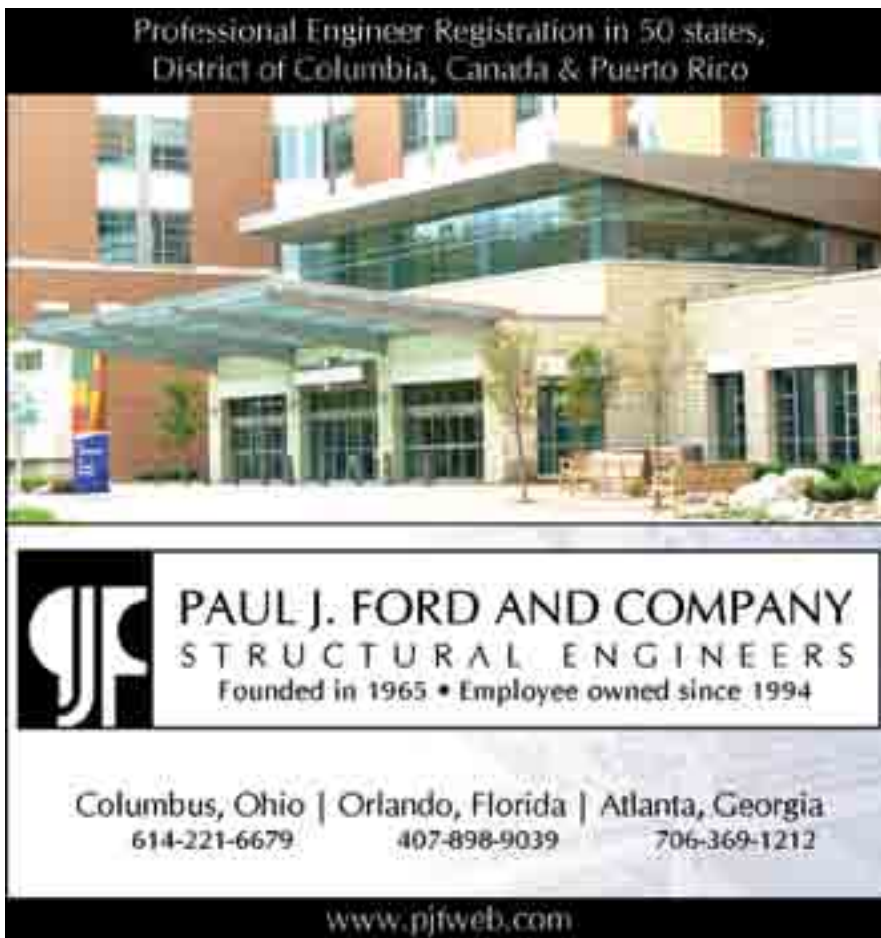


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SERENE SETTING Wood, stone and glass are featured prominently in the design of the first-floor lobby. "By bringing in the natural light and colors and natural materials it helps you relax," says Architect Bob Grundey.

The emergency department has 22 private treatment rooms, separate entrances for walk-in patients and ambulances, and staff communication devices to reduce noise. The emergency department was built with patient treatment and family support as a top priority.

In an effort to efficiently care for patients, the emergency department features a "thru care area" where patients are promptly seen and, through clinical testing, taken to the appropriate area of the department. This process ensures that both high- and low-acuity patients are treated immediately. The staff determines which of three tracks an incoming patient will be directed to, based on the level of care required.

There are dedicated rooms for trauma, orthopedic care and psychiatric care in the emergency department.

For the hospital staff, one of the most intriguing additions to the emergency department is a six-bed clinical decision unit that allows doctors to care for patients whose clinical diagnosis isn't confirmed. Patients are monitored in the unit for 23 hours and are either admitted to an inpatient bed or sent home, based on how their condition changes over time.

Recognizing the importance of friends and family in the healing process, the emergency department has a visitation wing where patients can visit with loved ones.

The ambulance entrance on the south side of the building has a portico to protect as many as 60 ambulances at once.

a separate discharge area for patients to ensure privacy.

State-of-the-art safety

A secluded but amply staffed command control center adjacent to the emergency room entrance monitors security cameras that overlook all parts of the building. Cameras can zoom in for close inspection.

The digital technologies and the electronic health record system are consistent

with systems already under development at other Lake Health facilities.

The electronic health record system replaces the traditional hospital chart and streamlines patient care at every encounter, enhances physician's decision making, and helps prevent errors at every level. The patient medical history, medications, notes, orders and test results are now a secure digital file accessible instantly by physicians and caregivers at any location.

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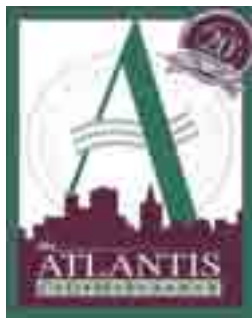


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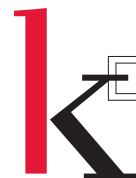
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Photo by Frank Salle

CLEVER CONCEALMENT In patient rooms, oxygen, dialysis machine connections and other vital systems are concealed within custom-built cabinetry.

A helicopter landing is located 150 feet from the ambulance entrance for the emergency helicopter.

Visitors feel welcome

The main visitor's entrance offers valet service and has an expansive light-filtering canopy that can shelter three cars at a time. The entrance has an air conditioned, carpeted vestibule.

Once inside, a concierge desk in the main lobby assists visitors. The lobby leads to the outpatient testing area, where visitors can go to an attended registration desk or register themselves at a self-serve kiosk called a "Medi Kiosk."

The outpatient registration area faces the grand staircase leading to the garden level and a fireside seating area. Gracing the wall next to the grand staircase is a two-story, three-dimensional tree by sculptor Tom Moberg, an artist from Des Moines, Iowa. Wall-mounted spotlights illuminate the wall design from above.

On patient floors, space has been maximized by replacing the traditional central nurse's station with smaller workstations, each located between two rooms. These workstations bring caregivers closer to their patients with unobstructed views and access to computerized medical records, resulting in enhanced safety, faster response and more efficient care. "It's a quick view and assessment," Karns explains.

Light pendants outside of each patient room indicate care status by means of color code to anyone standing in the corridor. "You know where the care givers are just by glancing down the hall," Karns says.

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SMOOTH OPERATION

Integrated, user-friendly technologies in surgery rooms augment the skills of the medical staff with efficiency and safety in mind.

Patient rooms have three zones: patient, caregiver and family. The patient has a full view of the bathroom, a safety feature: he or she can see where they need to go before they leave the bed. The bathroom automatically lights up when someone enters and it contains a shower, toilet, sink and nurse call.

Each patient room has a 42-inch, flat panel LCD screen, allowing TV, movies, relaxation and educational videos, and room service menus. The television doubles as a digital picture frame for soothing artwork. "We wanted to bring art into the patient's room," Karns explains.

Each room also features a prominent sink near the doorway for hand washing

when caregivers enter, reducing infection risk.

A marker board on one wall allows clinicians to make notes. "As you're sitting in the room, you know what's next," Karns says.

Cabinetry next to the bed contains air and oxygen feeders, suction tubes and a

connection for a dialysis machine, all of which can be concealed within the cabinet when not needed. "As each day goes by, I see a room that looks more like home," Karns explains.

Intravenous "smart pumps" wirelessly monitor settings and sound an alert to prevent dosage errors.



Photo by Frank Salle



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ID bracelets are bar-coded, along with every dose of medication and every lab specimen taken at bedside. Everything is scanned and wirelessly matched at each patient encounter to ensure safety.

Wireless workstations on wheels (WOWs) allow clinicians to access patient medical records, digital images and lab results, at bedside. "Monitoring the patient is never interrupted," Karns points out. "Our whole network is based on the premise that we want to have the right information at the right time."

Digital wireless communications all but eliminate overhead paging, while acoustic design muffles equipment clatter and the inevitable noise of a busy hospital.

All patient rooms have sound dampening materials and floor-to-ceiling windows offering natural light and views of nature so every patient enjoys less stress, more privacy without a sense of isolation, and better quality sleep.

Along with 24-hour unrestricted visitation, every patient room includes a "family zone" with sleeper sofa for a

visitor and Internet access, and every floor offers "nourishment nooks" and glassed-in respite areas with furniture where visitors can relax, renewing body and spirit amid natural light and outdoor views. Sunlight cascades into these areas at different angles during the day. "It brings an essence of light into the corridor," Karns notes.

Top technology

Digital and wireless technology is also incorporated throughout the peri-operative department, which includes six integrated operating rooms, 26 private pre- and post-surgery rooms, 12 post-anesthesia care unit rooms, a cardiac catheterization lab, and a family waiting area.

The new state-of-the-art operating rooms have user-friendly, integrated technologies that augment surgeons' skills and help the entire surgical team work more safely and efficiently. LED lights are used, thereby minimizing heat.

LCD screens are positioned near the operating tables, displaying reference material for surgeons performing procedures. Vertical booms allow surgeons to administer medical gases.

A central storage area near the operating rooms houses sterile equipment.

A consultation room with desk, chairs and marker board is available near the operating rooms.

Touch-panel technology enables one nurse to control audio, video and medical equipment, surgical lights and room lights. Digital images (X-rays, magnetic resonance (MRI) and computed tomography (CT) scans) taken before surgery can be accessed from radiology and viewed on monitors in the operating room.

Patients being examined in the diagnostic department relax to simulated nature sounds beneath a ceiling with illuminated, sky-like imagery.

Elsewhere, a dedicated women's diagnostic center provides digital mammography, bone densitometry, and biopsies using stereotactic imaging or biopsies guided by ultrasound. The department provides MRI imaging and breast biopsies guided by ultrasound, X-Ray and MRI. An image can be sent to a radiologist as soon as the exam is complete. "We can give you almost instantaneous results," Karns says.

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Every mammography patient also has a private changing area connected to her exam room.

The third floor contains the Tim and Sandy Weaver Family Birthing Unit that includes 14 private rooms, designed specifically to enhance the safety, comfort and convenience of moms, newborns and families.

Mothers stay in the same room through labor, delivery, recovery and post-partum. These rooms have wider doors and larger family zones.

The unit also includes a family lounge, two operating rooms for Cesarean sections, three beds for pre-term testing, two private ante-partum rooms, a newborn nursery and a six-bed special care nursery.

The special care nursery has six private rooms, each with a sleeping area set up for one parent. Mothers often stay at the hospital when their baby needs special care, so the unit offers showers, a lounge with a TV and a special family center with a washer and dryer. Mini nurses' stations between each pair of rooms in the special care area allow nurses to remain near the babies in their care.



CREATING CALM Patients relax to simulated nature sounds beneath a ceiling with illuminated, sky-like imagery in the diagnostic department.

To protect infants, the family birthing unit is locked at all times. A greeter allows entry to appropriate visitors. In addition, the hospital has installed a sophisticated infant security system.

Overall, the security system at TriPoint is an upgrade from the pre-

vious facility, with an increased number of access control card readers and closed circuit television cameras. The state-of-the-art system assists the work of Atlantis Security, which has provided Lake Health with security personnel for the past 17 years, according to Atlantis Security President/CEO Brian K. Whitaker. "Lake Health has always placed a strong emphasis on the safety and security of their employees, visitors and patients," Whitaker says.

TriPoint, along with the recently opened University Hospitals Concord center (see *Properties*, September 2009), is changing the character of what's long been known as the "Auburn-Crile" corridor, Concord officials note.

"The two [medical facilities] complement each other," says Jack Nettis, Concord Township administrator. "It's very important. It really creates a lot of opportunity for development in this corridor that has seen very little development over the last 40 years since it was created." **P**



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WELCOME COMPANY Developers Diversified Realty President and Chief Executive Officer Dan Hurwitz (right) welcomed over 100 NAIOP members and guests to a recent green building program and reception at his company's new headquarters in Beachwood.

NAIOP Promotes Green Growth

Tom Bisacquino, national president of commercial real estate association NAIOP, kept good on a 2009 promise to members for delivering professional development outreach, education and programming when he traveled to the Greater Cleveland area recently to participate in an exclusive green building-focused program and reception for NAIOP members and guests. The event, held by the association's Northern Ohio chapter, was hosted by Developer's Diversified Realty in the company's newly constructed headquarters in Beachwood.

The event christened the four-story, 177,000-square-foot state-of-the-art building. Tours were available for all to see the new headquarters. Cleveland's Premier Development Partners was the developer and general contractor for the project. The architect was Cleveland-based Richard L. Bowen & Associates.

Addressing a crowd in the building's auditorium, Bisacquino highlighted NAIOP's commitment and ongoing responses to the credit and capital crisis and its straightforward economic reports on news that affects the industry. He also discussed the NAIOP Research Foundation that has produced new studies that will enable the industry to identify tomorrow's development trends and how to be positioned for capitalizing on ensuing business opportunities.

The program offered attendees insight into numerous leading initiatives and green building advocacy. A dynamic panel discussion, moderated by long-time Cleveland green building champion Tom West, of CRESCO Real Estate, also included Michael Berning, director of sustainability at Heapy Engineering (over 125 LEED certified projects nationwide); Holly

Childs, executive director of the Green Building Alliance of Pittsburgh; and Robert Reichenberger, program director, REIT & Landlord Solar Program, Sun Edison LLC.

On display for attendees to visit and learn more were displays from landscape architect Craig Cawrse, showcasing his use of porous pavers, rain gardens and bio-swales. Michele Kilroy, executive director of the Northeast Ohio Chapter of the United States Green Building Council, was on hand to discuss sustainability initiatives and the local chapter's exciting involvement and ongoing efforts, visioning, and partnership with the City of Cleveland through the Sustainability 2019 Summit.

NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate. NAIOP comprises 18,000 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy. To Join NAIOP or to be involved in future programming visit naiop.org/NORTHERN_OHIO. **P**

Just the Facts...

A McGraw-Hill Research study of Industrial Advertising found that three years after the 1981-1982 recession, companies "that kept advertising through the dark days had sales that were up 275% from the base year, while those that had cut their budgets were up only 19%"

[The New York Times]

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HOWARD LICHTIG

New Tax Rules Aid Commercial Credit

The IRS has just released a new tax rule that will allow commercial real estate borrowers to discuss possible modifications to securitized loans that are at risk of default, without triggering tax penalties.

The new rules will apply to commercial loans placed in what's called a REMIC structure, or Real Estate Mortgage Investment Conduit. The rules will provide much needed flexibility for owners with properties utilizing REMICs, an estimated 60% of U.S. commercial mortgages in 2007.

Previously, conduit loan (CMBS loans) borrowers were not allowed to talk to their loan servicers. They instead had to wait until either "default" or "imminent default." Now, borrowers can talk before there is a problem and try to work it out.

Given the current severe downturn in lending in the commercial real estate (CRE) market, this added flexibility will trickle down and make a difference for every market participant. Before the Senate Subcommittee on Financial Institutions last month, FDIC Chair Sheila Blair cited "as of June, CRE loans backed by nonfarm, nonresidential properties totaled almost \$1.1 trillion, or 14% of total loans and leases." This level of debt contributes to the credit crunch we are experiencing.

CABOR and real estate associations across the nation have been working the

past two years to get these rules changed so that borrowers have the ability to work with their servicers to restructure or modify securitized loans that are at risk of default. The announcement by the IRS should help prevent further loan defaults and represents another important step forward in the fight to restore liquidity and stability in the commercial credit markets.

The Federal Reserve also recently announced that it is opening up a review of the exposure that smaller banks have to commercial loans. In his August speech before the Senate Subcommittee on Banking, Housing and Urban Affairs, Daniel K. Tarullo, member of the Board of Governors for the U.S. Federal Reserve System, stated they are "monitoring carefully the effect that declining collateral values may have on CRE exposures and assessing the extent to which banking organizations have been complying with CRE guidance. At the same time, we have taken actions to ensure that supervisory and regulatory policies and practices do not inadvertently curtail the availability of credit to sound borrowers."



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Federal bank regulators are currently working towards issuing guidelines to encourage lenders to rework troubled commercial real estate loans. All of these considerations, along with the change in tax rules, show that regulators are listening to realtors and continuing to respond to the vital needs of our industry.

CABOR is dedicated to taking concerns to regulators and legislators this year towards recovery in the commercial market, and to providing its members and the community with the industry information and a voice in Columbus and on Capitol Hill. **P**

Dianna Hosta-Stickney is the 2009 Chairwoman of the Board for Cleveland Area Board of Realtors (CABOR). CABOR is the voice of real estate in Northeast Ohio, serving the community, real estate professionals who sell real property, and businesses that work in or with the real estate industry. CABOR provides a variety of services to its professional members including education, insurance, affinity programs and legislative representation, as well as membership in the Ohio Association of Realtors (OAR) and the National Association of Realtors (NAR). For more information, visit www.CABOR.com.



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ADA Architects Wins State Award

ADA Architects, Inc of Lakewood recently was awarded the Ohio Capital Corporation for Housing's Award of Excellence 2009 for Excellence in Senior Housing.

Frank Cook Senior Housing, a project for the Partnership for Income Restricted Housing Leadership (PIRHL), consists of a 60-unit independent living facility located on Baker Street in Zanesville. The three-story structure includes a 1,400-square-foot, first-floor community room and kitchen, while the second floor contains a meeting and exercise room. The third floor has a lounge, business center, community area and spacious roof deck.

The facility is comprised of two floor plan options, six of which are accessible units and 54 adaptable units. Each living unit has a spacious living area, dining area, two bedrooms and a bathroom with tub or roll-in shower.

Additionally, the full kitchen includes energy efficient appliances, including an under-counter dishwasher, stove and refrigerator. Each unit has a gas-fired residential furnace with air conditioning (minimum 13 SEER) and energy efficient water heater. The building was completed in December 2007.

The Ohio Housing Council, based in Columbus, is a statewide association of affordable housing professionals whose goal is to increase production and preservation of affordable housing in the state of Ohio. ADA Architects, Inc., is a full service architectural firm specializing in retail, supermarket, elder care, educational, commercial and urban architecture.



Frank Cook Senior Housing

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Braun & Steidl Architect Joins National AIA Board

Charles Schreckenberger, AIA, NCARB, President of Braun & Steidl Architects, recently was elected to serve on the American Institute of Architects (AIA) National Board of Directors as an Ohio Valley Regional (OVR) Director. The AIA OVR is comprised of members from Indiana, Kentucky and Ohio, and is allotted two directors to represent the region on the AIA National Board. One of these directors must come from Ohio, while the other can come from any of the three states in the region. Each director serves a three year term, and is elected by the Ohio Valley Regional Council.

AIA Ohio Honors Bialosky + Partners

Bialosky + Partners Architects was recently honored with the American Institute of Architects (AIA) Ohio Gold Firm Award. The firm, based in Cleveland, accepted the award at a ceremony held in Paul Brown Stadium in Cincinnati recently.

The Gold Medal is the highest distinction that the AIA Ohio can bestow on an architectural firm, awarded annually to only one firm in the state. Bialosky + Partners is the fifth Cleveland firm ever to earn this distinction, and the first such in 15 years. The selection process values significant depth and breath of work with an enduring effect over time; the demonstration of a collaborative

environment; the quality of work as acknowledged by those who use, teach and practice architecture; a scope of work that transcends specific areas of expertise; and advancing the professional practice of architecture.

Celebrating its 60th year in business, Bialosky + Partners currently has two offices, one in Cleveland at 2775 S. Mo-

CEA Elects Officers

Recently, the Construction Employers Association (CEA) Board of Directors announced it has elected new officers effective October 1, 2009. Anthony Panzica, of Panzica Construction Company, is now presi-

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BILLBOARD



Anthony Panzica

dent. Charles Izzo, of Infinity Construction Company, Inc., is vice president. Serving as secretary is Malcolm Donley, of Donley's Inc. Rick Semersky, of VIP Restoration, is now treasurer. CEA's Past President is John Arsena, of Acme Arsena Company,

Inc. Also, Jim Fox, of The Great Lakes Construction Company, was elected as the CISP Chairman.

ASID Ohio North Chapter Announces 2010 Board of Directors

The Ohio North Chapter of the American Society of Interior Designers (ASID) 2010 Board of Directors took office recently. Heading into 2010, the board will work to promote the value of the interior design profession, support interior designers' right-to-practice and encourage, motivate and enhance resource and services for industry professionals and consumers. The nine member board includes

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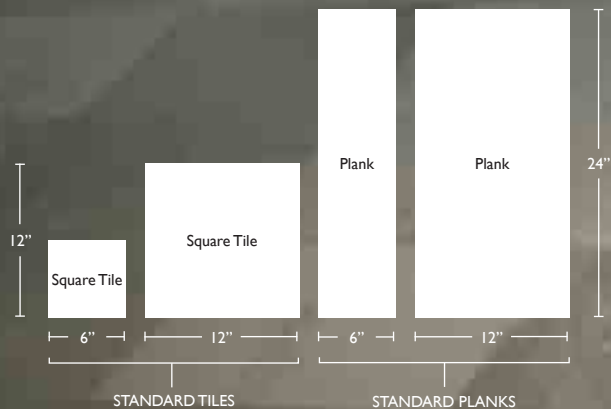
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President Laura Gills, ASID (of Mentor); President Elect Sandra Varelmann, ASID (of Mayfield Village); Membership Director Rita Amonett, ASID (of Akron); Director At Large Francesca Ionta, Industry Partner Representative (of Westlake); Financial Director Shannon Kraustok, Allied Member ASID (of Lakewood); Professional Development Director Ann Lahiff, Allied Member ASID (of North Royalton); Communications Director Sin-Jin Satayathum, Allied Member ASID, LEED AP (of Lakewood). Student Representatives to the Board include Megan Preputnik (of Reminderville) and Barbara Stowe (of Bay Village).

Gehry-Designed Cleveland Clinic Facility Makes Progress in Las Vegas

Construction continues for the Cleveland Clinic's Lou Ruvo Center for Brain Health in Las Vegas. The



Lou Ruvo Brain Institute in Las Vegas, Nevada

\$100 million facility is scheduled for completion in the first quarter of 2010.

The facility brings together Cleveland Clinic and the Lou Ruvo Brain Institute, which have collaborated to create a highly specialized clinical center to advance the research, early detection and treatment of neurological diseases including Alzheimer's, Huntington's, Parkinson's, and Amyotrophic Lateral

Sclerosis (ALS). The goal of the Cleveland Clinic Lou Ruvo Center for Brain Health is to prevent the disabling symptoms of chronic brain diseases and to prolong healthy, vital aging in people at risk for dementia or cognitive disorders.

Designed by Frank Gehry, the Los Angeles-based architect behind the Guggenheim Museum in Bilbao, the Experience Music Project in

Seattle and the Weatherhead School of Management at Case Western Reserve University, the \$100 million facility will house clinical space, a diagnostic center, neuroimaging rooms, physician offices and laboratories devoted to clinical research. Whiting Turner is the builder for the project, which is poised to be a catalyst for more area development.

IFMA Elects New Board of Officers

Recently, International Facility Management Association's Northern Ohio Chapter (IFMA) elected the following Board of Officers for 2010: President Patrick Waitkus (American Interiors), Vice President Sal Parella (Office One Furniture), Secretary Jaime Shoens (ServiceMaster by AmeriSteam), Treasurer Bill McCary, CFM (Allstate).

The Northern Ohio Chapter of IFMA is com-

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*Source: Advance Internet Monthly Statistics, April 2009



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Kevin Cole

Wheaton & Sprague Announces New Hire

Wheaton & Sprague Engineering, Inc. (W&S) recently announced the hiring of Kevin Cole, P.E., as senior staff specialist. Cole will be providing senior technical leadership in design, consultation and engineering for building envelope systems for the clients of Wheaton & Sprague Engineering.

Cole brings 26 years of experience in the design,

engineering, fabrication, assembly, and installation of custom and standard curtain wall and window systems for high-rise, mid-rise and low-rise buildings. Cole was formerly director of design for Minnesota-based Enclos Corporation, one of the largest specialty contractors in the U.S. His duties for W&S will include work on all aspects of curtain wall and cladding system performance, including air, water, thermal and structural (wind and blast) considerations.

Justice & Company Receives Small Business Award

Justice & Company, Inc. was honored to receive the 2009 Small Business Enterprise Award at the 2009 Medina County Business Awards recently. The awards were sponsored by Westfield Bank in conjunction with the Medina County Economic Development Corporation Autumn Speaker Series.

Justice & Company, Inc., serving Medina County for more than 20 years, offers many unique and one of a kind architectural products in including a new Cast



NAWIC officers include (back row) Nancy Janke, CIT; Pia Foss, CIC; Amy Hewis; Bethany Criscione, CIT; Ruth See; Robyn Sedlak; Denise Simerale; and Judy Adelaar, as well as (front row) Dawn Chuma; Denise Cole, CIT; Toni Walker; Betty Kearney; Peggy Vura; Meg Webster.

Stone Shop. Justice & Company's recent expansion of its showroom makes it one of the most comprehensive design centers in Ohio offering Karastan Carpeting, Viking Appliances, several cabinetry lines, custom woodworking and a large selection of tiles along with over 60,000 square feet of granite slabs including many exotic pieces.

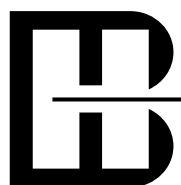
NAWIC Installs 2010 Officers

The National Association of Women in Construction, Cleveland (NAWIC) Chapter #156 recently held its installation of Officers

and Board Members for 2009-2010 at the Holiday Inn on Rockside.

Over 100 members and guests were in attendance as President Toni Walker, executive assistant at Construction Employers Association, was presented the gavel by past president Pia Foss, CIC of the Oswald Companies.

Walker's vision this year is to continue the education of its members with educational workshops, tours and seminars with her theme: NAWIC – Your Pathway to Success. The Cleveland Chapter has 113 members and is recognized as the third largest in the country. **P**

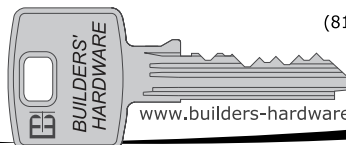


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ALEC J. PACELLA

Busting a CAP

A few weeks ago, I ran into a colleague. After exchanging the usual pleasantries, he asked, “why are you always bashing CAP rates in your *Properties* column?” In response to his question, let me publicly state, in these very pages, that I do not hate CAP rates. I will even go one step further and say that I think a CAP rate can be a very useful and insightful measure. What I hate is how this term is so often thrown around with reckless abandon. This month, we will discuss the origination of the CAP rate calculation, talk about the advantages and disadvantages associated with a CAP rate analysis and actually show a process of building a CAP rate with a useful concept known as “bands of investment.”

The CAP rate calculation actually dates back to the 1950s, when a mathematician by the name of L.W. Ellwood published a book entitled “Ellwood’s Tables for Real Estate Appraising and Financing.” The algebraic formula was designed to build up a CAP rate based on a variety of factors, including the investor’s equity yield requirement, the loan-to-value ratio, the total change in income over the hold period and the mortgage constant (to see the actual formula in all its mathematical glory, google “Ellwood’s formula”). A decade later, another mathematician

by the name of Charles Akerson modified Ellwood’s formula. He used many of the same components but instead of employing an algebraic formula, he used a series of simplified arithmetic steps. Over the proceeding decades, the concept continued to be refined and simplified, resulting in the formula commonly used today:

$$\text{CAP rate (R)} = \frac{\text{Net Operating Income (I)}}{\text{Property Value (V)}}$$

One of the primary advantages of the modern CAP rate analysis is the simplicity of calculation coupled with

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the use of common components. An investor can literally determine a CAP rate on the back of a napkin. Another advantage is that Net Operating Income inherently incorporates both a vacancy loss and operating expenses. Finally, the term "CAP rate" is universal in its connotation – most real estate people understand that a 7 CAP property is very different than a 12 CAP property.

However, it also has some disadvantages. A CAP rate does not consider any financing implications and will quickly be skewed if using an unstablized NOI (i.e., if there is moderate to significant vacancy in place). But perhaps most importantly, a CAP rate analysis is a static analysis. It relies on a one-year income forecast and does not consider future changes in either NOI or Property Value. Figure A (above) is a great example of this last point.

In this example, Property A would have a CAP rate of 10% (\$100,000 NOI divided by \$1,000,000 Initial Value), while Property B would have a CAP rate of 5 percent and Property C would have a CAP rate of 15 percent. So if an investor were to evaluate these alternatives exclusively on a CAP rate basis, he

PROPERTY A	PROPERTY B	PROPERTY C
Initial Value: \$1,000,000	Initial Value: \$1,000,000	Initial Value: \$1,000,000
NOI: \$100,000	NOI: \$50,000	NOI: \$150,000
Future Value: \$1,000,000	Future Value: \$1,050,000	Future Value: \$950,000

Figure A

would most likely chose Property C, as it has the highest CAP rate. But remember, a CAP rate analysis is a snapshot in time and does not consider changes in NOI or value over time. And look what happens when we broaden out the analysis to include the future value. Property

A has neither a gain nor a loss of value, so the overall yield is 10%, the same as the CAP rate. Property B has a \$5,000 gain of value so the overall yield is also 10% (\$5,000 in NOI plus \$5,000 in gain divided by \$1,000,000). And Property C has a \$5,000 loss of value so the overall



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yield is again 10% (\$15,000 in NOI less the \$5,000 loss divided by \$1,000,000). As a result, Property C is not quite as attractive, considering its overall yield is equivalent to the yields of both Property A and Property B.

Now that I have torn down the CAP rate analysis a bit, I need to build it back up again. And I'm going to do this, literally, using a concept known as "bands of investment." The formulas that were developed by Ellwood and Akerson both utilize characteristics associated with the debt and equity components and we can incorporate some of these concepts into the modern CAP rate calculation. Using Property A from our example above, suppose we obtain a loan to purchase this property with the following terms: 6.5% interest, 75% loan-to-value and a 20-year amortization. So the \$750,000 loan would have an annual payment of \$67,102. If we divide the payment into the loan amount, we arrive at a "loan CAP rate" of 8.9%. This is commonly known as a loan constant and is the debt band or portion of the overall CAP rate. To find the equity band or portion, we first need to determine the cash flow after debt service (\$100,000 NOI less



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Daus, You Know?

SIGNS OF LIFE? As we head toward the end of the year, I've noticed a marked increase in investment properties being brought to the market. This is particularly true among those owned by REITs. Maybe these guys know something the rest of us don't or maybe they are just tired of doing nothing but actually seeing some transfers would make me feel better about 2010. —AP

\$67,102 annual payment = \$32,898 cash flow). We then need to determine the initial equity (\$1,000,000 initial value less \$750,000 loan = \$250,000 initial equity). Finally, we divide the cash flow into the initial equity to arrive at an "equity CAP rate" of 13.2%. This is commonly known as the cash-on-cash return. So the 10% CAP rate associated with Property A is composed of an 8.9% debt CAP rate (aka debt constant) and a 13.2% equity CAP rate (aka cash-on-cash return).

Circling this all the way back to the beginning, do I hate CAP rates? Certainly not, but I do think that investors that rely strictly on a CAP rate alone may not see the whole picture. By folding in additional measures, such as yield and bands of investment, an investor can get a more accurate picture of the property and ultimately make a better, more informed decision. **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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Subleasing 101



DAVID W. WOODBURN

It is no surprise that, given our current economy, the amount of vacant commercial space available for rent continues to grow. As a result, landlords are continuing to struggle to find tenants for their vacant space and are looking to make deals wherever possible. Similarly, existing tenants are often finding that in an effort to control their costs, they must reduce their usable space and seek to sublease space where possible. The combination of all these factors makes for a unique real estate market where the sublease is growing more and more common.

As is the case before entering into a base lease agreement, it is advisable to consult with an attorney so as to understand the provisions of a sublease contract. There are many potential pitfalls of which a prospective subtenant (or a prospective sublandlord) should be aware. This article is designed to highlight key items in a typical sublease agreement that you should think about when negotiating the same.

Rent obligations

The concept of rent seems simple enough and is usually the first term to be negotiated. However, most commercial leases require that the tenant pay certain common area maintenance costs, insurance costs and a proportionate share of taxes. The same holds true for sublease agreements. One must be careful to make sure that these items of "additional rent" are specified clearly in the sublease

agreement and that they relate proportionately to the amount of sublease space which the subtenant will be using.

Utility charges

A subtenant is often required to pay its share of utilities for its subleased space. In that instance, the subtenant should inquire as to whether the subleased premises will be separately metered or whether they will simply bear a proportionate share of utilities for the base lease space. Often times, the ability to submeter a space is cost prohibitive and is not feasible. In those instances, the subtenant should be careful to understand how much utility usage the sublandlord may be using in the remaining space. If the nature of the sublandlord's business is such that it requires use of machinery that generates high utility charges, the subtenant will want to negotiate these terms carefully

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and avoid simply paying a proportionate share of the utility charges.

Indemnification provisions

A sublandlord will want to insist on having indemnification language in the agreement, which specifies that the subtenant will hold it harmless and indemnify the sublandlord against costs and damages that may be incurred from the use of the subleased premises. More so, the sublandlord will want protection in the event that the subtenant fails to abide by additional provisions of the base lease which could result in the base landlord coming back against the sublandlord to enforce the same. Likewise, a subtenant will want the sublandlord to indemnify it to the extent that it commits a breach of the base lease, which could cause the base landlord to seek an eviction or termination of the agreement. Although such language often seems oppressive, it is necessary and common in agreements of this type.

Acceptance of the base lease

A subtenant should expect language in the sublease agreement that requires it to abide by the terms and provisions of the original base lease. Because the interest being conveyed is not a “fee simple” interest, a subtenant is not able to assume complete control and dominion over its new premises. Accordingly, the subtenant will be required to abide by the overall terms and provisions of the base lease, subject to minor changes with respect to the financial requirements of the sublease. Given the necessity of complying with the base lease, it is incumbent upon a subtenant to review the base lease and be familiar with its terms and provisions. Failure to do this could result in harsh surprises and problems when the base landlord seeks to enforce certain provisions of which the subtenant may not have been aware.

Landlord approval

In virtually every commercial lease ever drafted, there is language that requires the sublandlord to obtain approval from its landlord before any sublease can be effectuated. A sublandlord and subtenant should be sure to discuss the provisions of a potential sublease with the base landlord before going too far down the road of negotiating the

sublease. If the landlord is unwilling to accept a proposed sublease, significant time and legal fees could be incurred before one discovers that the sublease will not work. Accordingly, both parties should save themselves time and money by discussing the deal upfront with the landlord after a letter of intent or similar terms have been agreed to by the parties.

Obviously, there are more provisions to a sublease than those identified herein. That being said, these provisions are simple items that often get overlooked

when a sublease is being negotiated. It is always advisable to consult with your attorney before entering into any such arrangement. Doing so can ultimately save you significant money. **P**

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



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Photo by Focal Plane

Creating Community for Active Adults

South Franklin Circle brings unique senior living to Bainbridge Township

By Lou Kren | Photos by Frank Salle

Consider this: Within the next five years, the population of senior citizens – aged 65 and older – in the United States may increase by 40%. According to data from the U.S. Census Bureau, this demographic accounts for 12.3% of U.S. population, but nearly 15 million baby boomers are aged 60 to 64. By 2013, those boomers could swell senior ranks to nearly 52 million. And as baby boomers have aged, they have shown the tendency to maintain mobility and independence. As it is, current seniors are living longer and staying more active than their predecessors.

The pages of *Properties* have chronicled a number of assisted-living, nursing-home and senior-living projects within the past few years as developers understand the need for increased senior residential units. This month we chronicle an expansive senior-community project located on the Bainbridge Township-Chagrin Falls border. In September, Judson Services Inc. opened South Franklin Circle, a \$177-million mixed-use development boasting stand-

alone cottages, two-story townhomes, garden duplex homes and apartments on 89.7 acres. With Phase One complete, South Franklin Circle comprises 40 assisted-living suites and 199 independent-living homes, which includes 143 apartments, 16 garden homes (duplexes), 13 townhomes and 27 cottages. These independent-living options range in size from 1,100 to 3,000 square feet. Phase Two, to commence as market conditions warrant, will add 80 additional homes,

the mix of which will reflect the most popular options.

“South Franklin Circle is a new lifestyle model for people seeking an alternative to a traditional retirement community,” says Cynthia Dunn, president and CEO of Judson Services, which also operates Judson Park and Judson Manor, known collectively as Judson at University Circle. “A community within a community, it connects the best Northeast Ohio has to offer



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CENTER OF ACTIVITY South Franklin Circle is anchored by an 84,000-square-foot community center with plentiful amenities, such as an indoor pool, whirlpool spa, sauna, art studio, restaurant, market bistro, pub, auditorium, woodworking shop, spa salon and business center.

including both the Chagrin Valley and the cultural and educational hub of University Circle.”

Centered on South Franklin Street in Bainbridge, South Franklin Circle is anchored by an 84,000-square-foot community center, complete with a striking open lobby with a whole-wall fireplace. Amenities located here include a 75-by 35-foot indoor pool, whirlpool spa, locker rooms/saunas, art studio, exercise

studio, weight room, restaurant, market bistro, pub, auditorium, woodworking shop, guest rooms, spa salon, business center (many of the residents are still active in their careers) and clinic. Residences and community facilities are nestled among three ponds, trees, meadows, wetlands, walking trails and gardens. Residents can take advantage of the woodland setting, an important selling point for active seniors. The

unique landscape, variety of residential options and host of amenities position South Franklin Circle as a new breed of senior-living provider, and Judson Services markets it just that way.

“South Franklin Circle offers a new approach to retirement communities,” reads the development’s website. “We are not the continuing-care retirement community of 20 years ago. South Franklin Circle is breaking the mold. This cutting-edge, active adult community combines the best of Northeast Ohio living: the New England charm of Chagrin Falls coupled with the hotbed of culture and technology of University Circle.”

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‘Not a typical development’

As we’ll see, the amenities are many, but the challenges of bringing South Franklin Circle to fruition were numerous as well. In the end those challenges were met as Judson Services worked closely with its project partners, including construction manager The Albert M. Higley Co., of Cleveland; architect GUND Partnership, of Cambridge, Massachusetts; a consortium of financial institutions; and a large team of project contractors.

“This is not a typical development,” explains William Fehrenbach, vice president of South Franklin Circle. “For example, we kept the trees and the varying elevations of the topography, which



Congratulations to the Judson Team for developing South Franklin Circle – a new national model for retirement living.

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Photo by Ken Krych

WARM RETREAT A whole-wall fireplace in the lobby of the community center provides a cozy setting for conversation.

challenged the architects and builders. Bainbridge, in allowing us to build, mandated that only 20% of the acreage be covered – with buildings, roads, parking lots, etc. – and everything else had to be natural. In fact, most of the front area of this development is federally protected wetlands. In all there were 19 different governmental entities involved on this project, and we had to work to satisfy all of their requirements.”

Natural setting a selling point

Winding through the site is a Metroparks all-purpose trail, courtesy of an easement, that essentially separates the multi-tenant buildings from indi-

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INVITING VIEWS The community center's spacious lobby is ornately detailed with wood paneling, a stone fireplace and an expansive wall of windows that overlooks the facility's natural surroundings.

vidual homesites – part of five miles of walking trails onsite.

“The design of this project encourages residents to get out and explore the outdoors,” says Laura Cabo, principal in charge at GUND.

And when they explore they'll see firsthand the arrangement of ornamental grasses and greenery designed by landscape architect Oehme, van Sweden & Associates, of Washington, D.C. Bringing the design to life required the efforts of Vizmeg Landscape Inc., of Stow, which provided all of the plantings.

“We couldn't just plow over the land due to that stipulation that 80% of the acreage remain undeveloped,” adds project architect Eric Svahn of GUND. “To meet that, we altered plans to remove buildings and sprinkle those units along the top floors of the other buildings.”

To navigate and meet the complex local coding requirements, GUND worked with Jim Duber and the Cleveland-based architectural team of studioTechne.

All types of housing options

South Franklin Circle structures mimic the rural architectural style of

communities such as Hunting Valley, Chagrin Falls and Bainbridge, with a nod to the property's previous existence as a horse farm.

The steel-framed community center and all apartment buildings stand three stories high, with stone veneer, turrets

and generous use of glass incorporated into designs to break up building mass. Five apartment units were added to the community center as part of the redesign to eliminate additional buildings onsite.

The two-story assisted-living complex is located adjacent to the community

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WATER WORKS In the community center, a 75- by 35-foot indoor pool and adjacent whirlpool spa provide residents with a versatile space for physical therapy and recreational activities alike.

center with direct access to the clinic and physical-therapy spaces in the community center via a bridge linking the buildings. The front-entry porch of the assisted-living complex overlooks vil-

lage activity while the two building wings create a secure courtyard. The building features 40 suites that comprise one-bedroom apartments, studios, and common living and dining spaces with

fireplaces. These areas spill out into a planted courtyard.

Located around the village green and also directly linked to the community center are several three-story independent-living apartment buildings, featuring sloped roofs, gabled wings and large windows that recall Western Reserve estate architecture. Every apartment unit includes an outdoor terrace or a balcony that overlooks landscapes such as wetlands meadows, woodlands or village greens. Each apartment building has a street-level lobby served by elevators, as well as underground parking and building services such as recycle centers, storage and in-unit laundry. Apartment units vary from one-bedroom with den to three-bedrooms plus den and two-and-a-half baths. Each unit design offers living, dining, study and kitchen space.

Nestled deeper within South Franklin Circle is another grouping of four apartment buildings that form a secondary village center and offer a woodland setting.

The wood-framed, insulated, slab-on-grade cottages, like the garden duplexes

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and townhomes, feature panelized construction. That is, exterior and interior wall units were pre-fabricated and attached onsite to speed construction and add economy. Mahogany front doors and garage doors exude New England charm and have proven popular with residents.

The cottages, like the garden duplexes, are set into the eastern woodland area of the development and overlook a ravine and natural pond. Clustering the homes in groups of three or four around a green

***"South Franklin Circle
is a new lifestyle model
for people seeking an
alternative to a traditional
retirement community."***

**Cynthia Dunn
Judson Services**

space create small neighborhoods. The T-shaped home plans of both the cottages and duplexes allow multi-sided windowed rooms with cathedral ceilings and also create private outdoor spaces. Open plans allow flexible use of space. Units feature dining, study and living rooms in addition to a master bedroom and guest-room suite. Each cottage and duplex also has a powder room, laundry room, attached one- or two-car garage (cottages have two-car garages), covered entry porch and rear terrace.

Systematic Solutions

At nearly 90 acres, the new South Franklin Circle active adult community is comprised of a diverse blend of buildings with a variety of uses: stand-alone cottages, duplexes, assisted-living units and multi-unit apartments, not to mention a nearly 90,000-square-foot mixed-use community center. Because of that diversity, the project required a range of fire/life safety, intrusion alarm, audio/visual and structured cabling systems. To meet those needs, South Franklin Circle turned to Paladin, a Cleveland-based company that has planned and installed a range of technology systems since it was founded in 1990.

As explained by Bob Myers Jr., Sales & Systems Designer with Paladin, the company teamed with leading industries manufacturers to provide South Franklin Circle with a "safe, protected and entertaining lifestyle."

For example, Paladin installed Honeywell's state-of-the-art Notifier fire detection system that networks South Franklin Circle's independent living buildings, assisted living and community center facilities together onto one platform. This allows South Franklin Circle's security staff and local fire departments to respond more quickly and efficiently to fire alarm emergencies.

Paladin also has installed Status Solutions mass notification and health care alert systems infrastructure that will allow members to acquire panic buttons or have emergency call stations installed in their home.

Paladin has designed and installed various audio/visual systems in the community center, specifically in its multipurpose room, bistro, dining rooms, fitness and aquatics center, conference and training rooms.

All these system communicate on the extensive fiber optic and Category 6 structure cable infrastructures. This widespread structure cabling system was designed and manufactured by CommScope, one of Paladins partners of choice. The fiber network infrastructure was designed and installed to accommodate today's and tomorrow's high-speed, large bandwidth needs for data communications.

Paladin has worked in-depth with South Franklin Circle's intuitive staff in the planning and design of this one-of-a-kind community.

"Together we have integrated and implemented the best technologies for the overall community and the individual members at South Franklin Circle," Myers says.

Located off of the village green, townhomes overlook the wetlands buffer that runs through the site. The groupings of one, two and three units create a manor-house style found in surrounding villages. The two-story units

feature elevettes to ease movement between levels as well as two-story living rooms with adjacent dining, kitchen, powder and laundry rooms. A staircase with intermediate landing leads to a second-level study overlook

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Photo by Alex Rivera

RANGE OF RESIDENTIAL OPTIONS South Franklin Circle offers both assisted-living suites and independent-living homes, which includes apartments, garden homes, townhomes and cottages.

and three bedrooms, including a master suite. Other amenities include a private garage with direct on-grade access, covered porch and rear terrace.

Planned back in 1996

As impressive as South Franklin Circle is today, getting to this point was no easy task. Planning began way back in 1996 as the Judson board of directors started exploring the idea of a new retirement community outside of University Circle that would offer more variety for seniors, according to Dunn. A land search commenced and in 2000 the board decided to pursue a retirement community in a more rural setting. Having researched 44 sites, Bainbridge looked to be an attractive locale, given its rural atmosphere but with a highway nearby and proximity to urban conveniences such as shopping and dining. An abandoned horse farm was identified as the ideal site and Judson purchased the land in 2003. Added to the time-frame was an 18-month approval process for zoning. Integral in clearing the land acquisition with Bainbridge's zoning czars was Anthony J. Coyne at Mansour, Gavin, Gerlack & Manos Co., LPA, of Cleveland. On the project's financial end, Judson Services turned to Amy Hayman and the Chicago, Illinois, office of Cain Brothers, an investment banking firm that focuses exclusively on the medical industries and related businesses. The company secured bond financing of

more than \$155 million for the project through letters of credit supplied by five banks, including Key (the lead financier), Sovereign, Huntington, JPMorgan Chase and PNC. Judson Services had \$21 million in equity to round out the financing.

In 2004, Judson began a national search for an architect that could help them create a benchmark design, ultimately tapping GUND, a firm well-versed in the design of award-winning communities. GUND is known locally as the architect for the Cleveland Botanical Garden. With an architect in place, real design work began.

"We wanted to encourage independence," Dunn recalls, "and not emphasize healthcare. Our goal was to create a great place and let seniors take care of themselves. However, if an individual needs healthcare services, a safety net is in place that will deliver services directly to them in their homes."

Jobsite a logistical challenge

During the design period, The Albert M. Higley Co. was retained as construction manager. Before plans were even completed, the construction manager went to work, spending the 2006-2007 winter performing and overseeing site excavation and clearing.



Photo courtesy of Judson Services, Inc.

With construction documents completed in May of 2007, the project was on its way.

Fall 2007 saw construction of roads and placement of utilities. Higley Senior Project Manager David Meehan recalls work-flow organization as one of the project's biggest challenges.

"To speed construction on a project as large as this, we sent out 75 bid packages organized into three major work flows," he says. "At the height

HEALTHY OPTIONS Although access to healthcare services is a key benefit for individuals residing at South Franklin Circle, the community was designed to emphasize an independent, healthy and active lifestyle for seniors.

of construction we had as many as 400 workers onsite at once."

For South Franklin Circle, The Albert M. Higley Co.'s. Concrete/General Contracting Group performed the concrete work on

Independent Living Buildings Nos. 1, 2, 6 and 7, and also installed the sidewalks. In addition, Meehan and his company had to oversee 55 sub-contracts.

Given those challenges, work proceeded and South Franklin Circle welcomed its first residents on September 21. Seniors now have a unique, practical living option in the heart of the Western Reserve. **P**

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Keeping the Pledge

Skoda Minotti's Real Estate & Construction Group delivers on the promise of success

By Diane DiPiero

The universal tagline for Skoda Minotti, the accounting and tax, strategic planning, insurance and investment services firm, is "delivering on the promise." With services offered to 13 different industries, the promise given by the company will not be the same for every client.

For Skoda Minotti's Real Estate and Construction Group, the promise involves getting customers to a higher business level. For some, that may mean going from a \$1 million a year company to a \$50 million a year company. For others it may be taking full advantage of current industry tax breaks. Still other companies may be focused on securing an appropriate bonding agent so they can create the project of their dreams.

In each case, Skoda Minotti's team of experts is there to assist. What sets this team apart from other CPA and tax firms, according to Roger Gingerich, CPA/ABV, CVA, partner-in-charge of the group, is a focus solely on the real estate and construction industries. "We're not generalists," Gingerich says. "It's a niche practice. Our clients in the Real Estate and Construction Group face unique accounting and tax issues. We focus on developers and contractors and their finances."

Skoda Minotti's Real Estate and Construction Group works with builders, developers, brokers and managers. Their clients range from start-up to \$400



Roger Gingerich, CPA/ABV, CVA

million companies. Their services benefit large as well as small firms.

No matter the size of the company and its specific needs, the overall goal revolves around taking things to the next level. Unlike a general CPA firm, Gingerich says, a niche practice like the one at Skoda Minotti can pinpoint areas where a company can strengthen itself as well as suggest specific resources to get the job done.

Tax planning and structuring, cash flow modeling, special auditing of

construction expenditures, tax compliance and assistance with 1031 transactions are just some of the industry-related issues that the Real Estate and Construction Group deals with on a daily basis. But the connection with the client goes beyond these areas to form a well-rounded and long-term relationship.

In addition to their own expertise, the members of the Real Estate and Construction Group call upon their vast pool of industry resources to assist their clients. "Our team has lots of connections with services and solutions in the real estate and construction industries," Gingerich says. "Our world revolves around bonding agents, attorneys, bankers and other professionals. What we do is connect our real estate and construction worlds to our clients."

For example, the Real Estate and Construction Group can help a small but growing firm find a new bonding agent to meet their needs. "There's a point where you outgrow your bonding solution. Contractors sometimes need bonding that's more sophisticated. We

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can connect them to the right person,” Gingerich explains.

It’s important for Skoda Minotti’s team members to stay connected with clients. “The folks who work on a job this year will be the same next year and the year after,” Gingerich says. To stay current with their clients, team members get together with them quarterly to look over financial statements and see how business is going in general. “We don’t wait for the phone to ring. We want to provide proactive service,” he notes.

Through these meetings, the Real Estate and Construction Group can locate challenges and opportunities a client may not have yet seen. “We want to understand the entire business,” Gingerich adds. “As an extension of our clients’ financial team, we can be a sounding board for them.”

Staying on top of client needs is a must for this group. Keeping up with current and future trends and changes in the real estate and construction business is equally vital. “Our folks become experts by working exclusively in this group. They learn through repetition,

so they don’t need a refresher course,” Gingerich says.

Education is at the heart of maintaining expertise in the field. Each team member is required to earn 40 units of

“Our world revolves around bonding agents, attorneys, bankers and other professionals. What we do is connect our real estate and construction worlds to our clients.”

**Roger Gingerich
Skoda Minotti**

continuing education each year. Skoda Minotti holds monthly group meetings featuring presentations by in-house or outside professionals with experience in a particular tax or accounting issue related to the industry. Externally, Skoda Minotti reaches out to other advisors and service providers who can add client value. Team members are encouraged to gain exposure and make connections

with other professionals. The Real Estate and Construction Group also annually invites a bonding agent to meet with the team to discuss the latest trends.

“We have education, technology and networking events all year long,” Gingerich says. “That’s the value we bring to our clients.”

Like any conscientious group of professionals, Skoda Minotti’s Real Estate and Construction Group continually seeks avenues to pursue that will keep them ahead of the game. “We find and stay in front of current issues,” Gingerich says. This means understanding how to help small- and medium-size companies grow and large companies to maintain their strength.

Skoda Minotti believes in sharing pertinent information with the members of its real estate and construction world. One way in which it does this is by publishing an annual survey of the Northeast Ohio construction and real estate industries. “The survey allows us to keep a pulse of what everyone’s facing out there,” Gingerich says. Skoda Minotti then passes on that information to clients, industry contacts and related trade organizations.

In addition, Skoda Minotti publishes the “Real Estate Monitor” and “Construction Connections,” quarterly E-newsletters that discuss current topics of interest to the individual industries.

As a member of the BDO Seidman Alliance Real Estate Group, Skoda Minotti is part of a nationwide network of CPA and consulting firms. These experts combine their knowledge base to assist clients around the country. “We go wherever our clients are going, so we’re not just servicing Northeast Ohio,” Gingerich points out. “If developers are moving out of state, we’re with them. We could move internationally as well.

“We grow with our clients,” Gingerich concludes, “so we’ll always be there to match their growing needs.”

Bringing the ever-changing world of real estate and construction to clients is a promise the Skoda Minotti group vows to keep. **P**

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Focused on the Fine Print

eBlueprint evolves with times, expands document management service offerings

By Lou Kren | Photos courtesy of eBlueprint

Providing document-management services to the architectural, engineering and construction industries, eBlueprint has focused on expanding its capacity and capabilities to best serve its 5,000 Northeast Ohio customers. Testament to those expansion efforts is the company's 19,000-square-foot, state-of-the-art headquarters at 3666 Carnegie Ave. in Cleveland, built in 2007 to house the latest in reprographic technology.

"We are in the business of information logistics," says Frank Loughan, vice president of sales and marketing for eBlueprint's Ohio Division, referring to the business as a "paperless printing company."

Paperless printing? For those of us equating blueprint production with the smell of acetone and roll upon roll of documents hardcopied and physically delivered across town, across country and around the world, paperless printing can be a hard concept to grasp, but it is true. And for the architects, engineers, developers and constructors that make up eBlueprint's customer base, paperless printing is a time and money saver.

Consider the company's online document-management services that allow users to archive drawings and specifications, upload and download electronic files, have access to online bidding and planrooms, and order and track plans and documents online. For bidding, eBlueprint's web-based solutions give project managers total control over each stage of the bidding process. They can invite multiple contractors to bid on projects via e-mail or fax; create customized bid invitations; monitor bid responses; and manage the entire process in a secure, password-protected online environment. eBlueprint can handle or convert virtually any file format, and the company's robust information-technology capability allows digital storage of files in a secure offsite system, with servers backed up in three separate locations. In fact, according to Loughan, the number



- 1 **University Hospitals - Ahuja Medical Center** As construction firms gear up for projects, a super-sized rendering placed on high-traffic corners is a nice touch for introducing the planned facility. In this case, UH asked eBlueprint to print direct to a 4' x 8' Alumaticore board using a state-of-the-art Océ Arizona 250GT UV Curable Flatbed printer, able to print on almost any substrate up to 2" thick.
- 2 **FirstMerit, Rocky River Branch** With local presence in mind, FirstMerit focuses on entrenching itself in the local community. In this case, eBlueprint enlarged an 8" x 10" circa 1900 picture of several Rocky River children on sleds and used 3M adhesive-backed vinyl and laminate to print and cover a concave wall in a new branch lobby.
- 3 **Vocon, Five Guys Burger Restaurant** Vocon and Five Guys devised a plan for covering blank windows of the up and coming restaurant, thus introducing it to the community in anticipation of its grand opening. Ultimately, it served two purposes; eye catching aesthetics and security prior to opening.
- 4 **Cleveland Engineering Society 2009 Annual Meeting** Floor graphics are becoming increasingly popular in retail outlets (malls, grocery stores, trade shows). For CES's annual meeting, eBlueprint highlighted corporate sponsors with 3' x 3' removable floor graphics (40+ circles).

of plans stored by the company is poised to reach the four million mark.

If needed, customers can hold project meetings at eBlueprint's Carnegie Avenue headquarters. A SmartBoard-

equipped conference room allows project partners to markup plans on the SmartBoard. These amended plans can then be printed with all markups for distribution to the project team, a

Professional Services

process that can head off problems due to miscommunication.

Vast distribution network

eBlueprint's network of four Ohio locations plus two in Colorado provides a base to distribute hardcopy documents just about anywhere. A division of American Reprographics Co., eBlueprint was formed in 1972 and became part of ARC in 2007; eBlueprint boasts 300 sister locations throughout the country as well as partners around the world, including the United Kingdom, China and the Middle East.

This network forms the backbone of eBlueprint's ishipdocs service that allows digital shipping and local printing. Advantages include decreased shipping costs (cheaper than shipping via UPS or FedEx, according to Loughan), same- and next-day shipping, and a greener method of delivery that reduces vehicle use, fuel consumption and emissions. For green local

delivery, the company has switched over to a hybrid-vehicle fleet.

Employing an array of high-tech printing equipment, eBlueprint can produce 3,900 black-and-white D-sized prints per hour. In addition to wide-format printing, the company also provides small-format, high-speed copying on a variety of paper stocks and produces a variety of spiral bound specification books and promotional booklets. Finishing options including stapling, binding, lamination, padding and saddle stitching.

Investment in unique color printing

The company also has moved aggressively into full-service color printing. Large- and small-format color printers print in sizes to 65 inches wide with dye-based, UV and eco-solvent inks on bond as heavy as 48#. Additionally, eco-solvent color-printing capabilities expand outdoor printing options to a wider variety of films, canvases, vinyls and banner materials – all with no

lamination required. These materials are designed to withstand harsh natural elements and can last for years. Popular jobs employing large-format color printing include vehicle, building and fence wraps; banners and posters; floor, window and wall graphics; tradeshow graphics; and pole banners.

Quality & efficiency assured

With the capacity and networking to handle the largest as well as the smallest jobs, eBlueprint maintains strict quality assurance to deliver defect-free documents.

The company's onsite print-reading experts review every document and as plans are printed they are checked and double-checked to make sure all pages are present, correctly labeled and placed in order. Doing so greatly reduces time- and money-wasting addendums. For efficiency, personnel linked to customer service representatives and printing technology route orders to the most appropriate available equipment. **P**

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THE CLEAN TEAM Since he took over Delta Industrial Services, Inc. in 1995, Lou Vitantonio (seventh from left) has expanded the company's range of services while leading a staff that now numbers 25.

Clean Commitment

Delta Industrial Services, Inc. delivers pro cleaning for projects of any size

By Diane DiPiero | Photos courtesy of Delta Industrial Services, Inc.

Working hard and loving the work you do sums up the philosophy of Delta Industrial Services, Inc. Since 1944, the company has dedicated itself to providing professional cleaning services to companies around Northeast Ohio. When Louis Vitantonio became the owner of Delta 14 years ago, he expanded the company's offerings while augmenting Delta's commitment to quality, personalized service.

Prior to the mid-1990s, Delta exclusively handled kitchen and interior industrial cleaning. Today, the company's breadth of services has widened to include external cleaning, commercial interiors and a host of varied projects. Interior work often includes ductwork and HVAC cleaning; for external projects, Delta has done everything from removing graffiti from building walls to cleaning sidewalks.

Delta works with small- and large-size companies, and the scope of its projects varies depending upon a client's needs. The motto "no job too big or too small" fits in nicely with Delta's business mindset. "If someone is satisfied with a \$300 job, the opportunity will be there for a \$3,000 job or a \$30,000 job," Vitantonio says.

No matter the type of project, meeting client needs takes top priority for Vitantonio and his Delta team. "Everything we do is focused on cus-

tomers and customer satisfaction," Vitantonio explains. "If you don't have that, you have nothing."

Understanding the demands of individual customers is the first crucial step

"Everything we do is focused on customers and customer satisfaction. If you don't have that, you have nothing."

**Louis Vitantonio
Delta Industrial Services, Inc.**

in attaining customer satisfaction. "Every client has a special need," Vitantonio says. "Cleaning is a vague concept. What I think of as cleaning may be different from what you think. The company asking for cleaning is the final measure."

Delta relies on a core group of 25 people to provide expert cleaning services. "It takes a special type of person

for this work," Vitantonio explains. To be successful, a person has to know what a customer wants and how to make it happen.

While committed to growing the business, Vitantonio employs some old-fashioned concepts that customers seem to appreciate. Personally responding in a timely fashion to a need, question or comment is one such concept. When it comes to customer service, Vitantonio says, "The country has migrated to 'no service.' But people appreciate personal care and doing things with a personal touch. That's the backbone of Delta."

Delta offers its cleaning services throughout Northeast Ohio and travels to points like Toledo, Erie and Columbus. Vitantonio says that companies such as Delta have the opportunity to do well during economically trying times.

"There's good growth within the whole industry. People are scaling



WORKING RANGE Based out of Cleveland, Delta Industrial Services travels to points as far as Toledo, Erie and Columbus.

back on their maintenance teams, but they can't scale back on maintenance projects that need to be done," he says. Delta remains "on call" for companies with varied cleaning issues. "I think that's the way things are proceeding, with companies depending on outside services because of financial considerations."

Vitantonio, who prior to Delta ran his family's Eastlake business manufacturing small kitchen appliances, keeps his eyes open for ways to enhance the business. Delta Industrial Painting, Inc. was formed as a parallel company after cleaning customers frequently requested painting help. "We're always looking for opportunities that we can share with these two companies," he says.

A laborer in college, Vitantonio knows that cleaning can be arduous. He also recognizes the importance of taking pride in your work. "You've got to enjoy what you do and do the best you can," Vitantonio says.

Creating a pleasant work atmosphere encourages staff members to enjoy what they do, which is a big reason why a friendly little black rescue dog patrols the halls at Delta's Dennison Avenue offices. Mikey, the "Director of Security," barks and checks out people who come to the door before going back to sleep on his bed. Mikey brings a smile to the faces of employees and visitors alike. "I've had customers call me just to see how Mikey's doing," Vitantonio reports. "He's become part of the sales team." **P**



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Tax Traps for Property Owners in a Struggling Economy

By Jim Komos

Property owners are being hit especially hard from a number of different directions in the current economy. Tenants want concessions; potential tenants want the deal of the century; and banks want you off of their books. It has been a busy and difficult time for the industry.

It is important to keep in mind that these transactions will have income tax consequences. In some cases, the consequences may not be what you expected. It is therefore very important that you keep your tax advisor in the loop as to what is going on.

Debt restructuring

Debt restructuring is a big concern right now. We have been fielding a number of inquiries related to this area in general, and the cancellation of indebtedness rules, in particular. Many property owners are surprised to learn that this process may trigger significant income to them. This tax liability may hit at the worst possible time. But, with proper planning, you may be able to reduce or eliminate the current income tax impact.

Two areas of debt restructuring that have not been talked about much deal

with personal guarantees and partner loans. These two areas can have a dramatic impact on the allocations of taxable income when there are multiple property owners. Allocations often differ from what you might expect.

Year-end planning meetings with your tax professional will help you to identify and avoid potential tax surprises.

Example: Partners A and B each have a 50% ownership interest in a rental property. The partnership has had significant losses in prior years. The partners have each deducted losses in excess of their original basis. The bank is now demanding that at least partner

A personally guarantee the mortgage. If this occurs, partner B will no longer have the qualified nonrecourse debt to support his negative capital account. This can result in dramatically different income tax results for the two partners.

Partner B may have to recognize future income, while partner A can deduct losses.

Similar unexpected results can occur when some of the partners make loans into the business, while others do not. This may result in a disproportionate allocation of income and losses. At a minimum, all of the partners should be aware of the tax consequences of these transactions.

It is very important to refer back to governing legal documents when these issues come up. Partnership agreements and limited liability company operating agreements generally have pages of legal language that outline how these allocations must be made. In tough economic times, income and losses often are not allocated based on ownership interests.

Year-end planning

Year-end planning meetings with your tax professional will help you to identify and avoid potential tax surprises. It will also give you the opportunity to take advantage of tax planning opportunities. Based on the property owners' personal tax situations, it may be beneficial to defer income into 2010.

Alternatively, you may wish to accelerate income into the current year. You may wish to do this for a number of reasons. First, you may find yourself in a lower marginal income tax rate currently. Second, you may have losses that you can use to offset

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Jim Komos, Partner

additional income currently. Finally, if you anticipate higher tax rates in the future, you may prefer to pay the tax at today's lower tax rates.

Your tax professional may be able to identify tax credits or depreciation options to benefit you. He can also help you to structure debt or capital to allocate income or losses as desired.

Don't let the income tax laws make these challenging times even more difficult for you. Work with your tax professional to clarify your tax issues and take maximum advantage of current income tax laws. Proper planning will help you to weather the current storm, build investor loyalty, and set you up for future growth. **P**

Jim Komos is a tax partner with the accounting firm of Ciuni & Panichi, Inc. He heads up the firm's real estate services group and can be reached at 216-765-6907.

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0610055

BUILDING RENOVATION

Twinsburg Township, OH (Summit Co.) 7996 Darrow Rd

CONTRACTING METHOD: To Be Announced

UPDATE: Announcing change in owner; owner has purchased property and is currently fundraising for project.

OWNER: Humane Society of Akron
4904 Quick Road
Akron, OH 44264
(330) 657-2010

DETAILS: Vacant 68,000 SF former township hall building; pet store, training, kennels and doggie day care; possible renovations could include flooring; finishes; specialties; electrical; specific details to be announced.

dows and doors; wood and plastics; metals; concrete; foundation; finishes; flooring; painting; electrical; plumbing; mechanical; specific details to be announced.

PN-U0123014

FIRE STATION EXPANSION

Auburn Township, OH (Geauga Co.) Washington Street

ESTIMATED AMOUNT: \$2,500,000

CONTRACTING METHOD: Public Bids

UPDATE: Planning is preliminary; owner could seek a replacement levy on the May 2010 ballot.

OWNER: Auburn Township - Geauga Co.
11010 E. Washington Street
Auburn Township, OH 44023
www.auburntownship.com
(440) 543-7028 FAX (440) 543-9520

ARCHITECT: Larsen Architects Inc.

12506 Edgewater Drive, Suite 10
Lakewood, OH 44107
www.larsenarchitects.com

DETAILS: 13,000 SF two-story addition to include a day room, administrative offices, locker area, watch room, space for gear storage and sleep space upstairs; addition of two bays.

PN-U1019053

CHICK-FIL-A

The Plaza st Southpark

Strongsville, OH (Cuyahoga Co.)

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

STATUS: Owner is in negotiations with developer for lease agreement; no plans have been submitted.

OWNER: Chick-Fil-A
5200 Buffington Rd.
Atlanta, GA 30349
(404) 765-8000

DEVELOPER: Visconsi Development
30050 Chagrin Boulevard
Cleveland, OH 44124
www.visconsi.com/index.asp
(216) 464-5550 FAX (216) 464-7219

ARCHITECT: Edwards & Hotchkiss
219 Ward Circle
Brentwood, TN 37027
(615) 377-3111 FAX (615) 377-0978

DETAILS: Approx. 4,000 SF, one story; concrete slab; miscellaneous metal; wood and plastics; membrane roof; steel doors/hardware; aluminum entrance; glass & glazing; laminate service counters; glass and glazing; plumbing; toilet and bath accessories; floor tile; painting; acoustical ceiling; kitchen equipment; fire suppression equipment; HVAC; tile; electrical; lighting.

PN-U1016039

BUILDING RENOVATION

Wellington Township, OH (Lorain Co.)

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking public input; project is very preliminary.

OWNER: Wellington Township
115 Willard Memorial Square
Wellington, OH 44090
(440) 647-3801

PN-T1229070

SPORTSLAND OHIO INDOOR COMPLEX

Glenwillow, OH (Cuyahoga Co.) Pettibone Road
ESTIMATED AMOUNT: \$6,000,000

CONTRACTING METHOD: To Be Announced

UPDATE: Owner has received preliminary approval and is still trying to secure financing.

OWNER: Sportsland Ohio
35430 Spicebush Ln
Solon, OH 44139
(440) 349-3383

DETAILS: 80,000 SF complex will be an indoors facility for all seasons, including tournament-sized volleyball courts, regulation basketball courts, boarded and open soccer fields and four baseball batting cages, indoor driving range; sitework; thermal and moisture protection; win-

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DETAILS: Possible purchase and renovation of the former 4,800 SF Ponderosa building that could be used as a community and senior center as well as for township offices; specific details to be determined.

PN-U0715074

**DISTRICT WIDE FACILITY RENOVATIONS - PHASE II
Mayfield Heights, OH** (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Mayfield City Schools
1101 SOM Center Road
Mayfield Heights, OH 44124
www.mayfield.k12.oh.us/
(440) 995-6900

ARCHITECT: ThenDesign Architecture
4135 Erie Street
Willoughby, OH 44094
www.thendesign.com
(440) 269-2266 FAX (440) 269-2277

DETAILS: Diverse range of projects involving but not limited to, general construction, roofing, asphalt, concrete, building systems (HVAC, utilities), building envelope, and security. Project funding will be between \$12,000,000 to \$15,000,000.

PN-U1016024

**INTERCOLLEGIATE SOCCER STADIUM
IMPROVEMENTS**

Phase I

Akron, OH (Summit Co.)

ESTIMATED AMOUNT: \$1,700,000

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services due Tuesday, November 17, 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. 100013
New intercollegiate competition soccer field for approx. 3,400 spectators with field lighting, drainage & sub drainage, scoreboard, berm and metal grandstand seating, and perimeter enclosure. The work of this phase shall accommodate future facilities delineated in a master plan provided by others including, but not limited to elevated seating with team facilities, restrooms, and concessions below, press box, and perimeter with walkways and lighting. The site is in the same general vicinity as existing facilities and requires some relocation of the field to accommodate additional/future facilities. Electrical upgrades, domestic water service, irrigation design, and other infrastructure improvements necessary for current

and future facilities at this competition field are included in the work required.

PN-T0924038

NEW ELEMENTARY SCHOOL

Lodi, OH (Medina Co.) Buffham Road

CONTRACTING METHOD: Public Bids

UPDATE: Sitework and site utilities bids have been received; bidding for building package to advance April 2010.

OWNER: Cloverleaf Local Schools
8525 Friendsville Road
Lodi, OH 44254
www.cls.k12.oh.us/
(330) 948-2500

ARCHITECT: ThenDesign Architecture


C.M.:

4135 Erie Street
Willoughby, OH 44094
www.thendesign.com
(440) 269-2266 FAX (440) 269-2277
Ruhlin Company
6931 Ridge Road
Sharon Center, OH 44274
www.ruhlin.com
(330) 239-2800 FAX (330) 239-1828

DETAILS: To be located on 47 acres; school to house grades K-fourth; 128,000 SF; sitework; thermal and moisture protection; finishes; flooring; specialties; electrical; mechanical; plumbing; HVAC; foundation; concrete; windows and doors; wood and plastics; metals; specific details to be announced.

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PN-R0113003

SCHUMACHER CASCADE MILLS PARK**Akron, OH** (Summit Co.) Howard & West North Streets**ESTIMATED AMOUNT:** \$1,500,000**CONTRACTING METHOD:** Public Bids**UPDATE:** Bidding to advance shortly.**OWNER:** Cascade Locks Park Association

975 Treaty Line Road

Akron, OH 44320

(330) 374-5625

Bridget Garvin, CLPA Director

ARCHITECT: GPD Group - Akron

520 S. Main Street #2531

Akron, OH 44311

www.gpdco.com

(330) 572-2100 FAX (330) 572-2101

AGENT: Metro Parks, Serving Summit Co.

975 Treaty Line Road

Akron, OH 44313

www.summitmetroparks.org

(330) 867-5511 FAX (330) 867-4711

DETAILS: Development of the Schumacher Cascade Mills site; sitework; scope of project to include the creation of a pedestrian-friendly site by adding a connection between the Mill site and Ohio and Erie Canal towpath and a pedestrian bridge over the canal; driveway improvements and installation of a turn around; retaining walls; ADA compliance for entire Mill site.

PN-U0729037

AYER HALL CORROSION ENGINEERING LAB RENOVATION**Akron, OH** (Summit Co.)**ESTIMATED AMOUNT:** \$378,000**CONTRACTING METHOD:** Public Bids**UPDATE:** Announcing Architect.**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

ARCHITECT: Metropolitan Architecture Studio

2310 Superior Avenue, Suite 240

Cleveland, OH 44114

www.metroarchstudio.com

info@metroarchstudio.com

(216) 623-0290 FAX (216) 623-0291

DETAILS: Project No. 090042

The University of Akron is in the process of embarking on a Corrosion Engineering Education & Research Initiative including the establishment of a baccalaureate program. The university received a grant from The United States Department of Defense along with seed money from corporate sponsors to fund the initiative. As part of the initiative, a Corrosion Engineering Lab for the purposes of teaching and research will be constructed. Preliminary programming indicates the lab size shall

be approximately 1,200 square feet and is to be housed in Ayer Hall.

PN-U0817072

ADMINISTRATION OFFICE**Lorain, OH** (Lorain Co.) 1600 Kansas Avenue**CONTRACTING METHOD:** Public Bids**UPDATE:** Announcing Architect; owner and architect are negotiating a contract; project is preliminary.**OWNER:** Lorain Metropolitan Housing Authority

1600 Kansas Avenue

Lorain, OH 44052

(440) 288-1600 FAX (440) 288-1636

ARCHITECT (NOT SIGNED): LB Architects, LLC

27900 Euclid Avenue

Suite 200

Euclid, OH 44132

(216) 289-3950

DETAILS: Work could include parking lot redesign, exterior building repairs, installation of new roof, HVAC replacement and installation of a new emergency stand-by generator at the Administration Office and vacant LNB (Lorain National Bank) building.*Construction Progress Reports are provided to Properties by CNCNewsOnline.com. For more comprehensive and up-to-date building and bidding information, call Construction News Corporation at 800.969.4700 or visit the website at www.CNCNewsOnline.com.*

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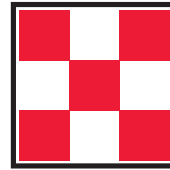
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