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Cover photo: Athletic Center at Gilmour Academy, by Kevin Reeves

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March 2010

March Step



KEN KRYCH

Looks like we have endured another winter with spring upon us soon. During these icy times, *Properties* was still able to find a diverse group of great projects to tour and bring to our pages.

Our cover story focuses on Gilmour Academy's new state-of-the art Athletic Center, a superb structure of steel, water and glass. Interestingly, both the architect David Holzheimer (Holzheimer, Bolek & Meehan) and the construction manager Tony Panzica (Panzica Construction) are graduates of Gilmour Academy, which made the project quite personal for the pair.

Also featured this month, Holy Family Catholic Church's addition and renovation is unique in that the addition involves a new front that wraps around the original building. It is quite a beautiful structure, both inside and out.

With Hiram College expanding, it really needed a new dining facility for its students and they have succeeded in completing a well thought out building, which we detail within this issue.

The final project profiled this month is Bartels and Busack Pet Hospital Resort & Spa, completed last year by Neshkin Construction. The well designed, functional building is programmed to house and care for all types of domestic animals and people's beloved pets. From major operations to grooming, as well as boarding, the new facility has it all as it serves some 13,000 clients from Parma and surrounding communities.



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Also this month, we are happy to offer a profile on All Sweep Inc. and showcase the company's many important services as it celebrates its 15th year in business.

Coming in April

Next month our major section will focus on all types of roofing and insulation issues with articles on new techniques, green efforts and products. We will also be focusing on many other major features such as the new YMCA in Avon Lake.

2010 NAIOP Awards

For the third year in a row, we are very proud to partner with NAIOP Northern Ohio in producing the program for its annual awards program, which is a true mix of the best of the best in our region.

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Kenneth C. Krych
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PROPERTIES PEOPLE

Highlighting notable industry events



BOMA Masquerade Ball

Dining, dancing and fun was the goal at a recent masquerade ball held by BOMA Greater Cleveland (Building Owners & Managers Association). The event, held in the Atrium at Public Square in Downtown Cleveland, offered BOMA members and guests a chance to warm up with great food, drinks, live music, raffles, prizes and good company on a cold winter evening. **P**

- 1 **Bill Black** (Haworth, Inc.), **Tom West** (CRESCO Real Estate) and **Tim Mulle** (Mulle & Associates Inc.)
- 2 **Elaine Price** (Cuyahoga County Greenspace) and **Scott Branstetter** (Eaton Corporation)
- 3 **Hannah Harbert** (First Energy), **Michele Jones** (First Energy), **Alan Jones** (Middough Associates) and **Theresa Britton** (First Energy)

- 1 **Brian Cappelli** (Forest City Commercial Management), **Kat Cappelli**, **Lori Nisiobincki** and **Randy Nisiobincki** (LTN Enterprises, Inc.)
- 2 **Wanda Brown** and **Jim Brown** (Suntrol Co.)
- 3 **Denise Pschirer**, **Frank Pschirer** (Colliers Ostendorf-Morris), **Amy Wolf-Fischer** (Colliers Ostendorf-Morris) and **Kevin Fischer**
- 4 **Virginia Dix** and **Joe Pianeki** (Blue Book of Building and Construction)
- 5 **Vicki Neece** (BOMA Greater Cleveland), **Chas Deremer** and **Nicole Deremer** (DBS Communications, Inc.)
- 6 **Jing Liu-Krych** (Properties Magazine) and **Keri-Ann Kalavity** (Gillmore Security)
- 7 **Carmen Fiorilli** (Fiorilli Construction) and **Melissa Fiorilli (Johns)** (BOMA Greater Cleveland)

Mindshift: Commercial Real Estate Revolution

"Get Ready for the Revolution" was the theme of a recent event held at Greater Cleveland Partnership with Bill Black, co-author of "The Commercial Real Estate Revolution," as guest speaker. Mindshift is a consortium of industry experts and professionals in real estate committed to creating a new value proposition and delivery model for construction projects. The morning and evening events were attended by hundreds of top real estate executives, architects, builders, suppliers and sub-contractors and was hosted by the S. Rose Company, USGBC, Cleveland AIA and Haworth. **P**



NAWIC Block Kids Competition

The National Association of Women in Construction (NAWIC), Cleveland Chapter 156 sponsored its annual Block Kids competition recently at the Embassy Suites Hotel in Independence. Block Kids is a program used to introduce elementary children to the construction industry. Each child is given plastic blocks to build a construction-related project, which is then judged by a local industry professional. This year there were 64 judges representing 40 companies in the construction field. **P**

- 1 Grand prizewinner **Adam Baranowski** (6th grade, North Royalton)
- 2 **Patty Walker** (Foundation Software) and competition participant **Matthew Skala** (3rd grade, Brunswick)
- 3 Competition participant **Sam Larissey** (1st grade, Parma)

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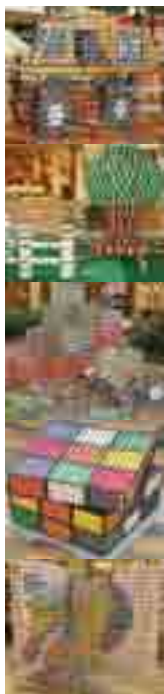
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January Construction Retreats 1%

The value of new construction starts slipped 1% in January to a seasonally adjusted annual rate of \$419.3 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. The slight loss of momentum was due to a pullback for nonbuilding construction (public works and electric utilities), after this sector's elevated performance in December.

Meanwhile, residential building in January held steady, and nonresidential building was able to register growth as the result of gains for a few structure types.

The latest month's data produced a reading of 89 for the Dodge Index (2000=100), compared to 90 in December. For all of 2009, the Dodge Index averaged 87.

"While down slightly from the previous month, January's activity is consistent with the sense that construction starts have at least stabilized at a low level," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "Relative to the extended decline that took place from 2006 through early 2009, that's good news. The cautionary note is that it's still too early to say that

renewed expansion for overall construction activity has taken hold. On the plus side, the public works sector is seeing strength for transportation-related projects, supported by the federal stimulus funding. Single-family housing reached bottom in early 2009 and has since shown modest improvement. Nonresidential building has seen a pickup for such publicly funded structure types as transportation terminals and courthouses. However, the commercial categories remain extremely depressed, and given tight bank lending and weak employment are likely to stay that way throughout 2010."

Nonbuilding construction

Nonbuilding construction in January dropped 15% to \$126.8 billion (annual rate), following a 16%

jump in December. New electric utility projects plunged 55%, compared to a December that included four power-related projects valued each at \$150 million or greater. The January electric utility total did include the start of two large projects – a \$440 million hydroelectric plant in Pennsylvania and a \$100 million biomass energy plant in Texas.

For public works, bridge construction included the start of a \$266 million project in Florida, but overall the bridge category in January was down 33% from its elevated December pace. Other public works categories with January declines were sewers, down 26%; and water supply systems, down 24%.

The "miscellaneous" public works category, which includes mass transit

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and site work, was steady in January, helped by the start of two large vehicle and rail tunnel projects in Seattle, Washington with a combined value of \$463 million. River/harbor development work in January advanced 17%, while highway construction (the largest public works category) grew 6%.

"Highway construction in 2009 was supported by the federal stimulus funding, enabling the amount of construction starts to rise 5% as opposed to a decline of at least 15%, and that support for highway work continues in 2010," Murray says.

Residential building

Residential building, at \$132.7 billion (annual rate), was essentially unchanged in January relative to December. Single-family housing edged up 1%, maintaining the gradual upward movement that began during the spring of 2009. By region, single-family housing in January showed gains for the South Central (up 5%), the South Atlantic (up 2%), the Midwest and West (each up 1%), while the Northeast declined (down 10%).

"Single family housing is expected to see improved construction in 2010 compared to its extremely depressed 2009 amount, helped by the continuation of low mortgage rates and homebuyer tax credits, and assuming that the steps taken to limit foreclosures have a broader impact this year," Murray says.

January Construction Contracts for Cleveland Area

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

	2010	2009	Percent Change
Nonresidential	\$90,488,000	\$13,287,000	+581
Residential	\$24,896,000	\$15,896,000	+57
Total Building	\$115,384,000	\$29,183,000	+295

- 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

Multifamily housing lost further momentum in January, sliding 4%. The largest multifamily project reported as a January start was a \$45 million senior living apartment facility in Apex, North Carolina, continuing the trend towards smaller-scale projects compared to the \$100 million plus high-rise projects that were being reported as construction starts as recently as two years ago.

Nonresidential building

Nonresidential building in January climbed 11% to \$159.9 billion (annual rate), lifted mostly by large gains for three structure types – transportation terminals, healthcare facilities and public buildings. The relatively small transportation terminal category soared

818% in January, boosted by a massive transit complex in Lower Manhattan, New York (the subway and PATH train regional transportation hub), with a construction start cost estimated at \$3 billion. If this massive project is excluded from the January statistics, nonresidential building would have fallen 14% while total construction would have dropped 10%.

The transportation terminal category in January also included the \$53 million modernization of Terminal B at Newark Airport, New Jersey. Healthcare facilities in January climbed 39%, getting 2010 going on a strong note after the diminished contracting witnessed throughout much of 2009.

Large healthcare projects that reached groundbreaking in January

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included a \$500 million hospital in Orlando, Florida and a \$154 million hospital expansion and renovation in Wilmington, Delaware.

The public buildings category in January jumped 52%, aided by the start of a \$52 million police station house in Staten Island, New York.

Modest January gains were registered by churches and dormitories, each up 3%. The other nonresidential building categories showed substantial weakness in January compared to December. For the commercial categories, these declines were reported – stores and hotels, each down 24%; offices, down 38%; and warehouses, down 42%. On the institutional side, the educational building category (the largest nonresidential structure type) fell 22% in January, while amusement-related projects plunged 47%.

On an unadjusted basis, total construction in January 2010 came in at \$27.8 billion, down 8% from the same month a year ago. By major sector, non-building construction showed an 8% shortfall, while nonresidential building registered a steeper 21% decline.

In contrast, residential building in January 2010 was up 18% versus a year ago. By region, total construction for January 2010 compared to January 2009 revealed decreased activity in the South Central, down 22%; and the West, down 39%.

Total construction gains on a year-over-year basis were reported for the Midwest, up 3%; the South Atlantic, up 16%; and the Northeast, up 38%.

Additional perspective is obtained by looking at 12-month moving totals, in this case the 12 months ending January 2010 compared to the 12 months ending January 2009. On this basis, total construction posts a 23% decline, as the result of this pattern by sector – nonresidential building, down 30%; residential building, down 27%; and nonbuilding construction, down 9%.

By region, the twelve months ending January 2010 showed this behavior for total construction – the West, down 28%; the Midwest, down 24%; the South Atlantic, down 23%; the South Central, down 21%; and the Northeast, down 18%. **P**

Bottom Line: BOMA Saves You Money

Access to the cost savings opportunities afforded by the Building Owners and Managers Association of Greater Cleveland (BOMA) Group Purchasing Program is a major benefit of BOMA Membership. Participation in the program can result in significant time and cost saving opportunities regardless of the size of your building, its location or the volume of your purchasing.

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- Increased productivity because vendors are pre-qualified and contract bids are thoroughly reviewed.

The program's policies and procedures were developed by the BOMA Group Purchasing committee in conjunction with the GCHA. The Group Purchasing Committee is comprised of several active property managers whose buildings and/or employers are members of BOMA Greater Cleveland and Associate Member Representatives. Staff support is provided principally by employees of the CHAMPS Program of the Greater Cleveland Hospital Association.

How it works

The process begins with a complete analysis of potential product categories and prospective vendors by the experienced professionals on the BOMA Group Purchasing Committee. RFP's are distributed, collected and evaluated based on preset criteria. After this evaluation, contracts are awarded and then made available to all members of BOMA. New categories can be added on an occasional basis as the committee determines the need of BOMA Members. Information regarding new contracts is distributed through email and Inside BOMA our quarterly member newsletter to all members. New BOMA members receive Group Purchasing information upon joining BOMA, which includes a full listing of all contracts and information on how to take advantage of them.

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



Melissa Fiorilli

Communications Manager
BOMA Greater Cleveland

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Creature Comforts

Bartels & Busack Pet Hospital Resort & Spa provides cozy home for treating furry friends

By Diane DiPiero | Photos by Ken Krych

Things got so crowded at the previous Bartels & Busack Pet Clinic facility that the vet had to rent parking spaces from a nearby location. “There were two tiny exam rooms. The groomer was using our storage area,” says Kathy Jenks, office manager.

Today, it’s a different story. Pet owners find plenty of parking outside the new Bartels & Busack Pet Hospital Resort & Spa in Parma. Waiting areas are spacious, as are exam rooms. The groomer has a state-of-the-art space featuring animal lifts and walk-in bathtubs. Animals staying in the kennel have the option of one of the luxury suites complete with a comfy day bed and a flat screen TV.

Bartels & Busack has been providing animal care in the Parma area for more than 25 years. As its reputation grew,

its facility became more cramped. Four years ago, Dr. Ronald Busack decided to make a move not just to have more space, but also to provide state-of-the-art comfort and care.

The 13,300-square-foot building rests on the site of a former Parma fire station, which Bartels Busack purchased from the city. Neshkin Construction, in business for over 70 years, served as general contractor of the project.

“There were several other general contractors in the mix and we were lucky enough to be chosen as the con-



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tractor for the project after the doctors got good reviews from our past clients," says Phil Neshkin, president of Neshkin Construction.

"We demoed the old fire station on the property, did the site work and took the project to fruition," explains Michael Neshkin, vice president of Neshkin Construction. The company handled soil issues by making adjustments in the footers. The building is steel-framed with an EPDM rubber roofing system and a brick façade.

Inside the new facility, Bartels & Busack offers veterinary care along with grooming and boarding. The two areas have separate entrances to reduce confusion and bottlenecking. Visitors enjoy spacious waiting areas with cushioned banquettes.

"There's lots of space for clients, and a client with a cat can move to an area away from rambunctious dogs," Jenks says.



PET PROJECT Bartels & Busack has served clients in Parma for over 25 years, but had outgrown its facility in recent years. The new Bartels & Busack Pet Hospital Resort & Spa changes that with a 13,300-square-foot facility, specially designed for treatment of domestic animals.

A nook with a PlayStation video game system and videos takes into consideration the needs of children accompanying their pets to the clinic. A phone center is located away from the waiting room, which means visitors do not hear ringing telephones or urgent calls.

Clients travel a natural light-filled corridor to one of seven exam rooms outfitted with scales, digital thermometers and equipment for eye and ear exams. Electric lift tables in two of the exam rooms accommodate large dogs. Using networked computers, doctors can quickly access a patient's

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Photo by Darrin Hunter

CLEAN CONTROL Special attention was paid to eliminate potential problems, such as smell, throughout the facility. For example, recovering animals stay in roomy cages with drainage systems that send waste materials directly out of the space.

X-ray, blood work or dental images. A separate dental suite is used for dental cleaning, extractions and dental x-rays. Bartels & Busack also provides a grieving room where owners can spend a few quiet moments with their pets before making difficult decisions regarding care.

David Maison, of Wolf Maison Architecture and Design, served as the architect. Wolf Maison is very familiar with designing dental clinics; nevertheless, a state-of-the-art

"This is a state-of-the-art facility. Everything blended perfectly, from the materials to the colors. We are proud to have been the contractor for the project and pleased with the final outcome."

Mike Neshkin
Vice President, Neshkin Construction

animal hospital and kennel came with unique challenges.

"We had to coordinate skills with side consultants for things like the oxygen system and the cages," Maison says.



Photo by Darin Hunter

TENDER TREATMENT Pet patients are handled with care in an examination room, which is linked to an X-ray room (at left) and surgical room (through doors at right).

Dr. Busack “was a very prepared client,” according to Maison.

“He knew what kind of elements were important, and he looked at manuals with examples of floor plans of veterinarian offices,” Maison says.

Some of the special items that Dr. Busack wanted to include were drop-down oxygen units in the dental suite, surgical room and grooming areas. In the surgical room, animals rest on heated blankets and have their blood pressure and heart rate monitored at all times.

An ultrasonic cleaner outside the surgical room cleans instruments, which are then sterilized and passed through a small window directly to the doctor.

Strong measures were taken to eliminate potential problems, such as smell, throughout the facility. Air distributors pull air out of rooms and through two ducts in the back corridor. Fans in all of the examination and grooming rooms also eliminate odors. A central vacuum system quickly sweeps away pet dander. Recovering animals stay in

roomy cages with drainage systems that send waste materials directly out of the space, thus further eliminating odors.

Sound was another concern. Doors along the circulation path act as

physical barriers and sound blockers. Resilient metal channels in the dry wall also absorb sound. Special ceiling tiles reduce noise in the examination rooms.



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Photo courtesy of Matt Busack

STAY & LIE DOWN In the boarding area of the facility, dogs stay in sizeable kennel cages (right) and are treated to outdoor runs. Feline clients are boarded at the “kitty condo” (left) and are accommodated with individual litter boxes and a large flatscreen TV on the wall. Webcams in both spaces allow owners to view their pets while they’re away from home.

Osborn Engineering, of Cleveland, handled mechanical engineering for the project, as well as structural and electrical engineering.

Pets receive TLC in the grooming and boarding area. The dogs staying at the kennel may not notice, but their outdoor runs take place on

Forever Lawn, an anti-microbial, grass-like material that also absorbs moisture. Inside the kennel area, a seamless epoxy floor makes sanitizing and cleaning easy.

Guests at the kitty condo across the way from the dog kennels enjoy individual litter boxes and a large flat-

screen TV on the wall. Whether the animals are really watching *Madagascar* or *Charlotte’s Web* is up for debate, but the pets seem to appreciate the sense of security emanating from the TV.

Owners boarding their pets also receive special perks. Webcams in the luxury suites and cat condos allow

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SMOOTH OPERATION In the surgical room, animals rest on heated blankets and have their blood pressure and heart rate monitored at all times. An ultrasonic cleaner outside the surgical room cleans instruments, which are then sterilized and passed through a small window directly to the doctor.

owners to view their pets while they're away from home.

All of these touches have left a noticeable impression on existing clients and have attracted new ones. "We're getting clients from as far away as Akron, Mantua, Garrettsville and Avon Lake," Jenks says.

It's not just the pets and their owners who are appreciating the differences at the new Bartels & Busack facility. The 26 staff members, including three veterinarians and two registered veterinary technicians, have plenty of space to conduct exams, perform lab work and enjoy their break time. And no longer do staff members have to clear the hallway when an X-ray is being taken because of lack of space.

Those who worked on the project are also pleased with the results.

"This is a state-of-the-art facility," says Mike Neshkin. "Everything blended perfectly, from the materials to the colors. We are proud to have been the contractor for the project and pleased with the final outcome."

So is Dr. Busack, who clearly couldn't wait to open the doors to the new clinic last April.

"They moved in over a weekend, and were operating on Monday," Maison says. "They didn't miss a beat." **P**

Congratulations Neshkin Construction. We were pleased to be part of the team at Bartels & Busack Pet Hospital Resort & Spa



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Physical Development

New athletic complex enhances Gilmour Academy's Gates Mills campus

By John Elliott | Photos by Kevin Reeves

Gilmour Academy, one of Northeast Ohio's most respected Catholic schools, is known for nurturing spiritual growth and development in its students. The academy's prominence is even more in evidence with the opening of a state-of-the-art gymnasium and natatorium on its 144-acre campus in Gates Mills. The new 78,000-square-foot building with its sweeping glass and metallic exterior brings a modern feel to the dominant traditional style buildings and creates an inviting gateway to the campus.

In addition to bringing a modern basketball court and natatorium, the building has exercise rooms, sports therapy rooms, concessions areas, student lounges, offices, classrooms and storage areas.

"The Athletic Center reflects Gilmour Academy's ability to offer a first-class education in every aspect of student development," says Kathleen Kenny, Gilmour's marketing and public relations director. Beyond serving as a sports facility for a Montessori Preschool through Grade 12 program, the new building provides year-round physical fitness instruction for the entire Gilmour community.

In 2005, Gilmour Academy's board of trustees decided that a new gymna-

sium and natatorium were needed to serve a larger student population and to accommodate its athletic venue and the growing number of spectators who attend games and practices. The \$18 million project was bid in three packages from February through May of 2008, in order to award scopes of work and to begin construction.

On the design side, the centrally located facility enhances the green space between the Athletic Center and Our Lady Chapel to the south, while respecting the original path of Drury Drive, revealing the main Tudor House from the south.

The ergonomic interior design and extensive use of glass curtainwall allow visitors to view most of what is happen-

ing in the different sections – the pool, the gym, Heritage Hall, the concessions area and the lounge – from almost any vantage point.

The clean lines of metal panels and the smooth face of the ground-face masonry give a contemporary feel. The light red brick, white trim and building lines weave the structure into the campus. Inside, the building's open floor plans and minimal use of walls allow for flexibility, creating operational efficiency and delivering a sustainable structure that minimizes energy use.

The structure connects to the outside with large spans of high performance glass. This theme continues on the inside with glass walls between the lobby and the natatorium, gymnasium and



GETTING INTO SHAPE The ergonomic interior design and extensive use of glass curtainwall in the new athletic complex allow visitors to view most of what is happening in the different sections – the pool, the gym, Heritage Hall, the concessions area and the lounge – from almost any vantage point.

Harry E. Figgie Field House. This allows users and visitors to engage with the activity and energy of the sports. Many panels of surface glass consist of ceramic frit, a pattern that disperses light to reduce glare.

Flexible design serves many uses

David Holzheimer, AIA, founding principal of Chagrin Falls-based Holzheimer Bolek Meehan Architects and a 1964 Gilmour graduate, says “flexible design was a goal of the project since it serves athletics, instruction, and social activity.” Holzheimer

brought the advantage of having designed Gilmour’s upper school and middle school buildings as well as other improvements on campus.

Joining Holzheimer Bolek Meehan Architects (HBM) as the construction manager was Mayfield Village-based Panzica Construction Co. Brothers Tony and Tim Panzica are also Gilmour graduates. Panzica Construction also built the classroom building, one of the ice rinks, the middle school, and other renovations and expansions at Gilmour.

“The Athletic Center complements the existing facilities really well,”

notes Tony Panzica, company president and CEO. “It has really been an honor to work with Gilmour throughout the years. Gilmour’s mission is to not just teach, but to encourage growth through participation.”

The team demolished the existing Lancer gym and natatorium. The field house was renovated along with the Rockne building, which includes locker rooms, showers and upgraded utilities, including fire sprinklers.

The field house exterior was refaced with metal panels so that it matches the design of the new construction.

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LEVEL LIGHT High performance glass walls separate the lobby and the natatorium. Many of the panels of surface glass in the facility consist of ceramic frit, a pattern that disperses light to reduce glare.

Panzica produced site logistics plans and schedules, updated regularly, factoring in the school schedule and vacations, and construction necessities.

"We moved the construction fence and area as needed to accommodate the owners' parking and student drop-off needs," Panzica says. "We worked with HBM at the start of the project to design the connecting wall between the field house and new gym, factoring in construction logistics, and thus were able to keep the field house operational during the entire project, including when

The Athletic Center reflects Gilmour Academy's ability to offer a first-class education in every aspect of student development.

Kathleen Kenny
Gilmour Academy

doing renovation work on the inside and outside of it. The locker rooms, which are also connected, remained operational during the entire project besides the eight weeks in which they were renovated."

"We coordinated several partial occupancy permits in order for Gilmour to use spaces as they were completed," Panzica adds. "We met with the inspectors ahead of time to ensure all requirements would be met at inspection time. All inspections passed when needed."

Bringing building materials to the site and site logistics were a challenge because of the proximity of the other buildings, Holzheimer notes.

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MOVING METAL "It was an interesting undertaking just to get the steel onto the property," says Daniel Kohn, director of maintenance at Gilmour Academy.

Three-and-a-half-ton steel trusses, fabricated in Cleveland and measuring as long as 122 feet, were hauled onto the property at a rate of two trusses per day, notes Daniel Kohn, the school's director of maintenance. "It was an interesting undertaking just to get the steel onto the property," he recalls. "The cooperation of the Gilmour community was fantastic; there were no surprises."

Once construction began in May of 2008, students used the facilities at nearby Ursuline College in Pepper Pike until the new buildings were partially completed in 2009.

All sections of the building were completed by December of 2009, except for the pool, which opened a month later.

All of the main ceilings in the building – the natatorium, the gym and the lobby – are arched with long steel decks that are both aesthetic and functional; they absorb sound. "You don't want a lot of reverberated sound that becomes very muddled. Instead, the facility's acoustics are crisp and clear – and very loud and full of energy – with spectators during basketball games" notes Peter Bolek, HBM's design principal and designer for the athletic complex.

Bolek notes that the genesis of the design stemmed from the dynamics of athletic activity in motion. The 12,000-square-foot natatorium is located at the north with curving roofs that



MIMICKING MOTION Bolek notes that the genesis of the design stemmed from the dynamics of athletic activity in motion. The 12,000-square-foot natatorium is located at the north with curving roofs that undulate back and forth in a linear fashion, evoking the swimming of laps in a pool.

undulate back and forth in a linear fashion, evoking the swimming of laps in a pool.

To the south is the new 17,000-square-foot gymnasium that shifts the spring line of the curves and changes the angle as the motion in this part of the complex is multi-directional, suggesting basketball players in motion.

Lobby offers a focal point

The building's main entrance, accessed from the SOM Center Road entrance

just north of Cedar Road, opens into the main lobby, with a circular reception desk, a concessions stand and a view of all the major sections: the natatorium to the north, the gym to the south, the athletic director's office to the east, and Heritage Hall, student lounge and field house to the west.

An undulating, maple wood surface extends down a few feet from the 35-foot lobby ceiling and forms a suspended upper lobby wall and the beginning of Heritage Hall. The

maple wood strip in the lobby ceiling directs visitors to a short stairway and an adjacent ramp to Heritage Hall; a corridor which bisects the field house on one side and the gymnasium on the other.

From the lobby, the visitor can also see all of the main sections of the building, thanks to extensive curtainwalls and large windows on all sides of the building. As it is centrally located in the building, the lobby can easily accept overflow spectators from both the gym

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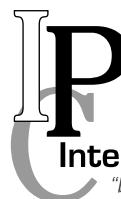
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ROOM WITH A VIEW The second floor contains a carpeted cardiovascular fitness room and a conference room (above). Most of these second floor rooms offer extensive views of the natatorium, main lobby and gymnasium.

and natatorium, where floor-length windows allow for expanded viewing.

A digital video screen on one of the lobby walls informs the visitor of activities, and massive white walls on all sides of the lobby will soon feature graphic images.

A student lounge – which is close to the lobby right between the natatorium and Heritage Hall – offers tables, chairs, a wall bench and vending machines. “You’re not just going to a swim meet and that’s all there is,” notes Holzheimer.

Gymnasium has easy access

The high-energy, arena-style gymnasium seats a total of 600 spectators and is accessed from the main entry lobby. Once inside the gym, a series of ramps and stairs leads to the multiple bleacher levels and the playing floor. This allows visitors to get to their seats and players to make a grand entrance onto the basketball court.

The upper bleacher level, accessed from the main lobby, has tables, chairs and a concessions stand. The visitors can view the action in the gym from any vantage point.

The 84-foot by 50-foot basketball court has the same type of surface that the Cleveland Cavaliers practice on at their new facility.

Retractable Spalding glass backboards can be stored off-court to permit other activities to occur.

There are multiple sound speakers in the gym, and the space is wired for streaming video capabilities to broadcast live from four locations around court.

Heritage Hall is designed to take advantage of a prominent space in the main hall and it is here where highlights of Gilmour’s history and athletic and academic achievements are on display. Heritage Hall allows one to explore the past and observe the present. The partial curtainwall overlooking the gym includes photographic displays that showcase sports teams and school history. The opposite wall displays trophies.

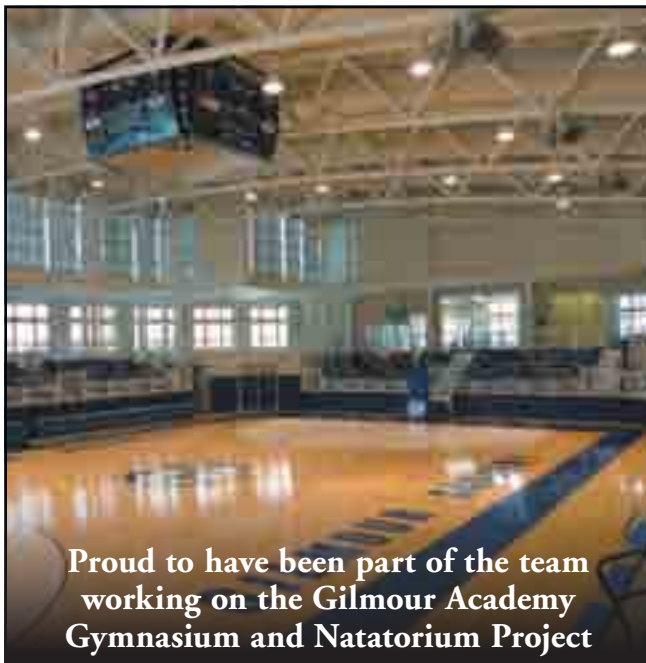
The hallway leads to the 24,500-square-foot Figgie Field House, which has been renovated to include modern locker rooms.

Natatorium has enhanced features

The natatorium greets visitors as soon as they enter the building’s main lobby, thanks to wall-length windows that offer a complete view of the 25-yard pool that was designed for fast competition swimming speeds.

With eight lanes, the pool provides an additional two lanes beyond its predecessor. Pool depth varies from a minimum of four to nine feet with a good portion nine feet deep. Next to the main pool is a smaller instructional pool (two to three feet deep) for small children.

The natatorium offers plenty of room for athletes to warm up before they swim, and the ceramic tile floor provides



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slip control. There is seating space for 175 spectators.

The pool gutter features a “rim flow design” that absorbs waves created by the swimmers, thus creating faster pool speeds. Air in the natatorium is distributed by means of an inflating fabric duct between the ceiling trusses, as opposed to a metal duct. This fabric duct wraps the perimeter of the natatorium and helps reduce condensation from the windows.

“You’re able to sense an openness to the facility and control the open glare,” Bolek says.

The pool has its own dedicated HVAC unit with 100% exhaust, providing six air changes per hour for full humidity control. The HVAC unit contains a heat exchanger to recapture the exhaust heat from the air and uses it to heat the pool water. This recapture is enough to heat the pool water, so the dedicated pool boilers do not have to fire for most of the year. A special vapor barrier placement and roof anchors keep moisture in and cold air out.

Porcelain tile provides low porosity, traction and thorough body color.

A modular truss lighting system provides high quality, high efficiency, indirect “uplight” that eliminates water glare and facilitates pool safety and spectator comfort.



WORKING OUT The clean lines of metal panels and the smooth face of the ground-face masonry give a contemporary feel. The light red brick, white trim and building lines weave the structure into the campus.

All materials used in the natatorium such as stainless hangers, glass and stainless steel guardrails are designed to resist corrosion. All structural steel and the steel deck are painted with a three-coat, epoxy paint. “This facility is all built with durable material,” Bolek says.

Both pools employ a gravity-fed, water filtration system with a chlorine disinfection system that is backed up by an ultra violet light disinfection system. It provides a 99.9% bacteria kill rate and eliminates the chloramines that develop

into the smelly chlorine gas normally associated with pools.

“When you walk in here you don’t smell that chlorine as you would in a typical pool,” Kohn says.

A built-in timing system with in-water touch pads and scorer’s table and digital scoreboard allow accurate timing and reporting.

A stairway in the natatorium leads to a second floor in the building’s east quadrant. The second floor contains a carpeted cardiovascular fitness room and a conference room. Most of these second floor rooms offer extensive views of the natatorium, main lobby and gymnasium.

The basement, accessible by a stairwell, houses the heater, water filtration system and the chemical controls for the pools.

The entire facility was designed to include sustainable features, including high performance fritted glazing to reduce solar heat gain and glare, use of light-colored and reflective roofing materials to reduce heat island effect, energy efficient lighting fixtures and water-use reduction through low-flow plumbing fixtures.

With a total student body of 714, Gilmour enters a new era of athletic excellence with the modern gym and natatorium providing a new focal point for the historic campus.

“It’s incredible seeing all the enthusiastic faces of the students using it,” notes Tony Panzica. **P**

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Snapshot of the Market



The past 24 months have been very difficult for commercial real estate markets across the country and Cleveland has not been an exception. Ongoing struggles associated with both the general economy and specific industries – coupled with dwindling liquidity in the credit market – began to impact Cleveland's real estate market over the course of 2009.

The result has been a gradual but continued erosion of market fundamentals. More importantly, there has been an overall dampening of activity, as lending sources are in short supply and the majority of companies remain wary of the economic climate. But not all the news has been bad, as the region poises itself for a brisk recovery. Below is a brief synopsis for each property type.

Industrial market

Cleveland's industrial market has historically been rooted in the manufacturing sector, with a strong reliance on domestic automotive manufacturing.

And this is one of the segments that has suffered the most, both in terms of reduced capacity and job losses. So it should come as no surprise to see a continual increase in the overall industrial vacancy rate over the past 24 months. The market's vacancy rate ended 2009 at 9.1% and, although this is still considered a healthy rate, it is a marked increase from the year-end 2007 rate of 7.7%. Moreover, net absorption for the year was a negative 3.7 million square feet. Primary contributors were major downsizings at Chrysler's stamping plant in Twinsburg, GM's power-train plant in Parma and Ford's casting facility in Brook Park as



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well as the residual impact on third-party suppliers. However, there were several bright spots last year. Two Chicago-based companies made sizable expansions into the Cleveland market in the second half of the year, with MAT Holdings leasing 155,000 square feet in suburban Glen Willow and Fannie May Confections leasing 200,000 in Bedford. Cleveland-based Fasteners For Retail also increased its presence by consolidating two locations and expanding into 257,000 square feet in Twinsburg. And, although new speculative construction has been non-existent, build-to-suit activity has continued. Leading this list is Youngstown-based Superior Beverage, who announced plans for a 450,000-square-foot distribution facility in Glen Willow.

Office market

Strong ties to the troubled segments of finance, banking and legal had a similar impact on Cleveland's office market. The overall vacancy rate has increased 150 basis points since 2007, ending the year at 11.2%. The Central Business District currently has a vacancy rate of 13.4% while the suburban vacancy rate is 10.3%. The market had a negative net absorption of 500,000 square feet for the year but ended on a good note, posting a positive 94,000 square feet in the fourth quarter. Two of the market's largest deals involved primary CBD tenants. Columbus-based Huntington Bank announced plans to relocate from its namesake building to 200 Public Square. The bank will occupy approximately 100,000 square feet, beginning mid-year. And Cleveland-based Eaton Corporation announced plans to relocate from its namesake building to a suburban mixed-use development known as Chagrin Highlands in the region's East submarket. Plans call for a new 475,000 square foot headquarters to be completed by 2012.

Retail market

The overall story is not much better for Cleveland's retail market. Rocked by an ever-growing list of bankruptcies among national retailers, the retail vacancy rate has spiked to nearly 13%. A poster-child for Cleveland's retail market is City View Center. This one-million-square-foot power center opened in 2006, featuring tenants such as Super Wal-Mart, Circuit City, Dick's Sporting Goods and JoAnn

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Fabrics. Three years later, after a series of closures due to poor performance and tenant bankruptcies, the center now is three-quarters vacant and in receivership. But not all the news on the retail front is bad, with some retailers actually expanding in the market. Best Buy and Costco anchored the Plaza at South Park in Strongsville, a 350,000-square-foot power center that opened in Fall 2009 while Panera Bread, Five Guys Burgers and Dunkin Donuts have all opened multiple new locations during the past year.

Moreover, there are several high-profile projects lined up that will help to poise Cleveland at the forefront of an anticipated recovery. One of these is the development of a new Medical Mart, which seeks to capitalize on Cleveland's status as a world leader in health care. Located at the site of the current convention center in downtown Cleveland, this \$445 million project will contain 120,000 square feet of permanent medical showrooms, 300,000 square feet of exhibit space and 100,000 square feet of conference center space when completed in 2013. Another substantial project is the first phase of a redevelopment known as the Flats East Bank. Initial infrastructure work began in 2008 on this \$500 million

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CHASING THE DEAL Canadian investor Brookfield Group recently acquired a 50,000-square-foot facility in Brecksville fully occupied by JP Morgan Chase. The transaction was a part of a 15-property, \$200 million sale-leaseback completed between Brookfield and the bank.... **IN THE KNOW** When readers asked where they can learn more about the topics discussed in this column, my answer is always the same – the CCIM Institute. Next month, the Institute is bringing its flagship course, C101, to Cincinnati. This weeklong class provides detailed insight into financial modeling and is extremely beneficial to anyone involved in investment real estate. Plus you get to spend all week with yours truly. For more information, go to www.CCIM.com or contact me directly. —AP

project but it quickly stalled in the wake of the lending crises. The project re-emerged in late 2009 and will now occur in phases. The initial phase will include an 18-story office tower, a 150-room hotel, a parking garage and a handful of retail/restaurants structures. The office tower, which will be downtown's first competitive, new office building in nearly 20 years, is to be anchored by the Cleveland office of Ernst & Young as well as the law firm of Tucker Ellis & West. Construction on the \$278 million first phase is expected to be completed in 2012. A third project is related to the recent public vote that legalized gambling in Ohio. As a part of this amendment, there will be four casinos built in the state, including one in Cleveland. Dan Gilbert, who founded Quicken Loans and also owns the Cleveland Cavaliers, will be the developer and owner of this casino, which is expected to cost \$600 million and be open by 2013. Finally, Cleveland's robust medical community continues to be extremely active, with University Hospitals putting the finishing touches on the \$230 million Ahuja Medical Center in Chagrin Highlands and the Cleveland Clinic commencing work concurrently on a \$98 million medical center in Avon and a \$96 million medical center in Twinsburg. The former will be open by late 2010 while the latter two should be completed sometime in 2011.

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. **P**



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Changes to Ohio's Transfer on Death Deed Law

On December 28, 2009, the Governor of the State of Ohio signed into effect Senate Bill 124. This bill addressed the law surrounding transfer on death deeds, which was originally adopted effective August 29, 2000. At that time, Ohio became one of the first states in the country to permit individuals holding title to real estate to provide for a beneficiary designation upon their death (outside of survivorship ownership or tenancy by the entireties). The primary benefit of transfer on death ("TOD") deeds was that an individual could allow property to pass immediately to the named beneficiary, thereby avoiding probate.

Under Senate Bill 124, the legislature modifies the TOD deed law to eliminate the need to execute a formal deed by which the beneficiary designation would be implemented. Under the new law, an affidavit takes the place of a TOD deed and allows individuals to execute a simple document in lieu of the more complicated deed document.

One of the benefits of the new bill is that it allows any individual who owns real property or a partial interest in real property either as a sole owner, tenant in common, or as a survivorship tenant, together with the individual's spouse,

to designate beneficiaries to inherit that person's interest in the real estate. Under prior law, individuals who owned property as tenants with a right of survivorship or as tenants by the entireties were unable to take advantage of the TOD deed.

In order to create the new beneficiary designation, an owner must execute the affidavit in the presence of a notary public. If the individual is married, he or she should have the spouse included on the affidavit so as to acknowledge that any dower rights are subordinate to the vesting of title in the TOD beneficiary.



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In order to take effect, the affidavit must be recorded prior to the death of the maker. Consistent with existing law, if the affidavit is not recorded until after the maker's death, the affidavit will have no legal effect on the property.

The affidavits must contain certain language in order to be valid. To begin with, the affidavit must contain a description of the real property, which is affected by the affidavit and a reference to the instrument of record, which created the original description. Likewise, identification of the specific interest or portion of the interest in the real property that is being transferred must be described within the document. The affidavit must also include a statement by the owner's spouse acknowledging that his or her

It must then be recorded with the recorder's office in the county in which the property is situated. It should be noted that once a TOD affidavit is recorded, the landowner still retains full ownership of the property. The statute is clear that the TOD beneficiary has no interest whatsoever in the real estate until the owner's death. Thus, the interest in the property of the TOD beneficiary is not subject to attachment, nor is it transferrable to the estate of the named beneficiary. Likewise, the spouse of the named

TOD beneficiary will have no interest in the property itself. However, creditors of the existing landowner still retain any rights they have in the property subject to the TOD affidavit.

It should be noted that Senate Bill 124 specifies that the transfer of a deceased owner's interest in real property as designated in the affidavit must be recorded by presenting to the county auditor of the county in which the real property is located and filing with the recorder of that county an affidavit of confirmation executed by any

Under Senate Bill 124, the legislature modifies the Transfer on Death deed law to eliminate the need to execute a formal deed by which the beneficiary designation would be implemented.

dower rights are subordinate to the transfer of the property to the transfer on death beneficiary or beneficiaries named in the affidavit.

Finally, the affidavit should specify clearly the name of the individual or individuals who are to serve as TOD beneficiaries. Please note that contingent beneficiaries should also be clearly identified within the document. If a beneficiary is to be a trustee of a trust, it is not necessary to specifically identify the successor trustee of the trust. However, a successor trustee will have to prove that he or she is properly serving in that role if the original named successor trustee is not alive at the time of the maker's death.

As stated previously, once a landowner has decided whom he or she wishes to name as a beneficiary, the affidavit must be executed with the same formalities as those of any deed. In other words, the deed must be acknowledged before a notary public.



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TOD beneficiary to whom the transfer is made. The affidavit of confirmation must be notarized and contain the same information that the affidavit of transfer was required to contain. However, the survivorship affidavit must also provide that if a named beneficiary was designated as a TOD beneficiary solely in the capacity as a trustee of a trust, and that trustee has been replaced by a successor, the name and address of the successor trustee must be accompanied by a copy of the recorded successor trustee affidavit. Thus, it is essential that such an affidavit be prepared and recorded prior to any attempted survivorship affidavit.

As a final matter, it should be noted that when owners of property as tenants with the right or survivorship or as tenants by the entireties attempt to execute such a document, they need to determine whether they both agree to the TOD designation. If not all of the owners agree on such a designation, the TOD affidavit may not be effective if the maker of the affidavit predeceases the other co-owner or tenant by the entirety. In such an instance, the affidavit will fail unless the surviving tenant executes a similar designation.

As with existing TOD deeds, an individual make revoke the TOD designation at any time. This can be done simply by executing a new affidavit that names a replacement beneficiary or that simply revokes the prior affidavit. Please note that in order to effectuate such a revocation or amendment, the new affidavit must be recorded prior to death.

Although this bill was acted as an emergency measure, it does not negate existing TOD deeds that were recorded prior to its effective date of December 28, 2009. Accordingly, such deeds remain effective and valid estate planning tools. Nonetheless, it is important that individuals consult with their attorney prior to executing any such affidavit, as it is necessary to make sure that the TOD affidavit is consistent with the individual's specific estate planning goals. **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 at dwoodburn@bdbl.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2010.

Local Craftsmen Win Medals at National ABC Craft Championships

The Associated Builders and Contractors (ABC) recently announced the winners of the 2010 National Craft Championships competition, held at the association's National Convention in San Diego, California. The winners included three local craftsmen affiliated with the Northern Ohio ABC's apprenticeship program.

Walter Farrell of the University of Akron was awarded the gold medal in the carpentry competition. George Mobley III of M.W. Mielke, a Medina-based contractor, won the gold medal in the pipefitting competition. Mobley is an apprentice in M.W. Mielke's training program, which is affiliated with Northern Ohio ABC. Christopher Sbrocco, of J.R. Sbrocco Plumbing in Richmond Heights, was awarded the bronze medal in the plumbing competition.

In addition to the three medalists, Luke Gursky of CKP Heating and Cooling in Navarre, and Jason McKeown of Tallmadge-based Construction Mechanics competed in San Diego as part of Northern Ohio ABC's team.

Competitors from Northern Ohio ABC's apprenticeship program have won six gold medals, five silver medals and four bronze medals in the last eight years alone, making it among the most successful chapters of ABC's 78 throughout the country.



George Mobley III, Walter Farrell, Ryan Martin and Christopher Sbrocco (ABC of Northern Ohio)

NAI Daus' Bob Brehmer Receives Chairman's Award

Bob Brehmer, managing partner of NAI Daus in Cleveland, was recently recognized by NAI Global with its Chairman's Award for performance in 2009. The

Chairman's Award recognizes the NAI Business Director who best exemplifies the "Right Stuff" as it relates to the effective management of a NAI office, including leadership, business generation, service delivery, participation in enterprise initiatives


and integration of NAI tools and resources throughout the firm. Brehmer was also recognized as a Top Producer at the Elite level based on production in 2009.

The awards were presented in a ceremony at the NAI Global 2010 Convention in

Las Vegas. Founded in 1964, NAI Daus is the Cleveland office for NAI Global, the world's largest managed network of commercial real estate firms with more than 5,000 professionals serving 325 markets in 55 countries. NAI professionals complete over \$45 billion in transactions annually.

Albert M. Higley Co. Announces Promotions


The Albert M. Higley Co. recently announced three new executive promotions. Gareth D. Vaughan succeeds Charles M. Stephenson as president. Stephenson moves into an Ex Officio consulting role after serving the company for 38 years, 25 years as its president. Rex E. Lewers, a 22-year veteran of the firm, assumes the newly created corporate office of vice president of Quality Assurance and Sustainability. Michael K. Norton, with more than 20 years of experience as a construction executive in



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the Columbus market, joins the firm as Vice President of the Central Ohio Office.



Jeff Martin

Geis President Earns High-Performance Building Design Designation

Jeff Martin, president of Geis Construction, recently earned a High-Performance Building Design Professional certification from the American Society of Heating, Refrigerating and Air-Conditioning Engineers.

ASHRAE's certification program identifies individuals who have demonstrated they have the necessary training and tools for the design of high-performance buildings that live up to their performance capa-

bility. The content of the exam includes sustainability concepts, HVAC and sustainable processes and environmental improvement programs and rating systems; energy analysis; indoor environment; controls and monitoring; benchmarking with performance metrics; water conservation, commissioning in sustainable construction; and operation and maintenance of high-performance buildings.

AIA Cleveland Announces Architecture Week Details

AIA Cleveland, the local chapter of the American Institute of Architects, recently announced details for its upcoming Architecture Week event. "Connecting Cleveland through a Celebration of Architecture" is an exhibition of regional architects and activities of the built environment and their role in the future of the region. All events take place at Convivium 33 Gallery at 1433 East 33rd Street in Cleveland, April 16-25.

Events will include lectures on a variety of topics, from adaptive re-use of religious structures to visions of

Cleveland's future. An opening reception will be held Friday, April 16 from 5:30 to 9 pm. For details, visit www.aiacleveland.com.



Clint Luikart

Perspectus Architecture's Luikart Achieves AIA Status

Perspectus Architecture recently announced that Clint Luikart, AIA has passed his State Board exams to become a Registered Architect in the State of Ohio. He was issued professional licensure in December 2009.

Luikart has been a member of the Perspectus team since 2006. He recently managed the Skilled Nursing Expansion projects for Westlake Village and Homewood Residence at Richmond Heights.

Day Ketterer Attorney Obtains OSBA Specialist Rating in Workers Comp Law

Attorney R. Clint Zollinger, of Canton-based Day Ketterer Ltd., recently was certified by the Ohio State Bar Association as a specialist in Workers' Compensation Law. Zollinger regularly counsels corporate clients on workplace safety and risk management issues in the manufacturing, health care, government and construction industries.

MCA of Cleveland Elects New Leadership Team

Mechanical Contractors' Association of Cleveland, Inc. (MCA) recently announced the election of new officers and directors. MCA represents Union-affiliated mechanical contractors who install and maintain heating, cooling, refrigeration, fire protection and process piping systems in all types of buildings in Northeast Ohio.

The association offers educational, labor relations, government affairs, safety and informational services, as

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Stephen Comunale, CEO of S. A. Comunale Co., Inc. was elected president. Comunale says he looks forward to applying his energy and ideas towards MCA and the unilateral success of its members. President Comunale's first order of business was to present outgoing President David Williams from Soehnlen Piping Corp. a proclamation from Governor Strickland and offered the MCA members' appreciation for his outstanding leadership. Also David Kause (Coleman Spohn Corp.), Timothy Lavelle (Gorman-Lavelle Corp.) and Ron Vranich (Smith and Oby Co.) completed their

terms on the board and were thanked by the membership for their many years of dedicated service.

The other newly elected officers are Vice President Geoff Engel (The Brewer-Garrett Co.), Treasurer Michael Brandt (Smith and Oby Co.) and Past President/Chairman of the Board David Williams (Soehnlen Piping Corporation). The remaining directors are: Richard Bukovec (Diversified Piping & Mechanical Inc.), Charles Caye (Smith & Oby Co.), Michael J. Gallagher (John F. Gallagher Co.), David Katz (E. B. Katz Inc.), Richard Mohar (E. B. Katz Inc.), James Primozic (Northeastern Refrigeration) and Executive Director Thomas Wanner.



Steve Comunale

The officers and directors were sworn into office by National MCAA President Lonzo Coleman, who is from the Coleman Spohn Corporation in Cleveland, and is the first National MCAA President from Cleveland in 51 years. MCA of Cleveland is affiliated with

the Mechanical Contractors' Association of America (MCAA) in Rockville, Maryland, and works closely with its partners at Pipe Fitters Local 120.

Coral Company Announces New VP of Development

The Coral Company recently announced the promotion of Jeff Epstein to Vice President of Development. Epstein joined Coral's staff in 2007 and was promoted to Director of Development in 2009. In his career at Coral, he has served as project manager on mixed-use redevelopment projects, consulting assignments, property acquisitions, and debt restructurings. **P**

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GEORGE J. POFOK

TARP Adjustments Support Small Business Lending

Last October, the President introduced guidance under the Troubled Asset Relief Program (TARP) for the investment in lower-cost capital in Community Development Financial Institutions (CDFIs) that lend to small businesses. According to these terms, U.S. Treasury certified CDFI banks, thrifts and credit unions, those targeting more than 60% of their small business lending and other economic development efforts to hard-hit communities, became eligible to get capital investments at a 2% dividend rate, instead of the Capital Purchase Program (CPP) rate of 5%. The terms also raised the ceiling for the amount of capital available to CDFIs, and enabled the provision of capital from the U.S. Treasury matched to private sector investments.

On February 3, 2010, the U.S. Treasury Department introduced final terms for the program in association with Secretary Timothy Geithner, members of Congress and other CDFI leaders. The terms arose from significant communications with CDFIs and small businesses throughout our nation for the lending and development opportunities, establishing two fundamental enhancements.

First, the final TARP terms increase the amount of capital available to CDFIs, fortifying new lending support. Back in October, CDFIs could seek up to 2% of risk-weighted assets, and the final TARP terms now allow institutions to

apply for U.S. Treasury investments of up to 5% of risk-weighted assets. To foster repayment from CDFIs, the dividend rate will go up to nine percent following a period of eight years, which is more generous than the five-year window with the CPP. With these final TARP terms, CDFI credit unions are also able to apply for subordinated debt at rates. CDFI credit unions can seek up to 3.5% of total assets.

This considerably augments the impending effect on lending in low-income areas. Examples of awardee profiles can be found on The Community Development Financial Institutions

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Fund Web Site (www.cdfifund.gov) where allocation information can be viewed according to state, year and city. Several have been featured in the Cleveland area in recent years.

Second, the final TARP terms greatly widen the field of eligible institutions by giving CDFIs the opportunity to attain capital from the U.S. Treasury matched to private investments. In keeping with the existing U.S. Treasury standards for ensuring that TARP funds

The final TARP terms increase the amount of capital available to Community Development Financial Institutions (CDFIs), fortifying new lending support.

endorse financial stability and safeguard the taxpayer, CDFIs need approval from regulators to partake in the TARP. For CDFIs that may not otherwise get the recommendation, the U.S. Treasury gives matching capital investments up to 5% of risk-weighted assets against private investments on a dollar-for-dollar basis, as long as the collective amount can bring the entity to a viable position. The private capital must be less than the U.S. Treasury's investment.

In addition, the new TARP terms support the transfer of capital for those CDFIs already in receipt of TARP funding, and in accordance with the Emergency Economic Stabilization Act of 2008, CDFIs will not issue warrants.

Under these new terms, the TARP is expected to appeal to a larger array of establishments answering the critical financial concerns of local areas, while it serves to maintain taxpayer interests. **P**

George J. Pofok, CCIM, SIOR is the 2010 Chairman 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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DAVE SOBOCHAN

Expiring Tax Breaks Jeopardize Real Estate Development

While most of the nation has been focused on the health care debate and the estate tax repeal, many tax provisions have expired without much attention from the general public.

These expiring provisions, if not extended, could have a detrimental effect on future real estate development and could also make deal analysis much more difficult.

Expiring provisions

Qualified leasehold improvements

Qualified leasehold improvements placed into service after October 22, 2004 and before January 1, 2010 enjoyed the benefit of being depreciated over 15 years. Prior to this rule change, qualified leasehold improvements were depreciated over 39 years.

The change to 15-year depreciable lives more closely resembled the economics of a typical lease term. What was also important about this provision is it allowed qualified leasehold improvements to qualify for bonus depreciation, which allowed a 50% write-off of these costs in the year placed into service.

Bonus depreciation

Fifty percent of the cost of qualifying property placed into service after December 31, 2007 and before January 1, 2010, could be written off in the first



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year. Generally, qualifying property is property with useful lives of less than 20 years.

Bonus depreciation had a great impact on commercial real estate projects by proving owners with depreciation deductions, which would lower tax that could then be used to fund projects.

Brownfield expensing

Brownfields are abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination. The clean-up costs and additional liability exposure involved in making brownfield properties usable can be severe.

A special tax provision was created for brownfield costs incurred after December 31, 2001 to allow the costs incurred to be immediately expensed whereas in prior years the clean-up costs were required to be capitalized as land.

New markets tax credits

The New Markets Tax Credit program was created in December 2000 and seeks to leverage capital from investors to spur economic development in urban and rural low-income communities. Tax Credits generated by this program are effectively syndicated to provide funding for real estate projects. Without this additional funding source, real estate projects in these communities may be too difficult to partake in.

Carried interest tax increase

Congress has proposed to have all carried interest taxed at ordinary income rates (35%). Currently, carried interest is taxed at capital gain rates (15%).

Carried interest used in the real estate industry is a financial interest in the appreciation of a property given to the developer by the investors in a real estate partnership. It allows the developer to share in the upside of the real estate venture and compensates the real estate entrepreneur for substantial risks taken during development of the project during the period prior to the sale of property.

A carried interest is given by the limited partners to the general partner in a real estate partnership for the risks taken by that partner during the project which include debt guaran-

tees, project completion, debt service and environmental contamination/lawsuit liability.

Proposed tax legislation

As of the date of this publication, Congress is debating a jobs bill presented by Senate Majority Leader Harry Reid. This bill is expected to cost \$15 billion. This proposal is a watered down version of the original jobs bill, which was proposed by the Senate Finance Committee and estimated to cost \$100 billion and thought by many as difficult to get through Congress.

As it is currently written, the jobs bill presented by Reid, does not include extension of any of the items listed above.

What can you do?

The real estate industry needs to come together and make our elected officials aware of the importance of these issues. Reach out to the various real estate associations to make sure that they are communicating with elected officials.

NAIOP travels to Washington, D.C. and Columbus, Ohio at least once a year to meet with various elected officials. In addition to frequently meeting with other elected officials, NAIOP also meets quarterly with Mark Barbash, the head of the Ohio Department of Development, to present ideas and concerns such as expiring tax provisions and how Ohio can become more business friendly for real estate developers. Finally, Northern Ohio NAIOP in collaboration with the other Ohio NAIOP chapters employs the services of a lobbyist to ensure the voices of its members are being heard down at the statehouse.

It is grass roots efforts like this that need to occur to ensure that our representatives make informed decisions as it relates to the real estate industry. **P**

Dave Sobochan is a principal in the tax department and a member of the real estate group with Cohen & Company. He also serves as the current president of NAIOP, the commercial real estate development association and Vice-President of NAIOP of Ohio which is a collaboration of all of the Ohio chapters of NAIOP. Cohen & Company is a regional CPA firm who focuses on private enterprise, advocacy, and tax strategy. Cohen & Company's Real Estate group works with construction companies, developers, and service providers within the real estate industry to provide sound business and tax advice.



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Industry Profile:

All Sweep Inc. Offers Customer Base Extensive Range of Services

By Lou Kren | Photos courtesy of All Sweep, Inc.

All Sweep, Inc., headquartered in Willoughby, has been in the business of providing commercial property maintenance services for 15 years. Founded as a sweeping company by Dave Rossi, its current president, following his 20-year career with the Ohio Department of Transportation as a construction supervisor, All Sweep has taken on a multitude of other services and acquisitions to meet the demands of its customers. The company's service area stretches from Erie, Pennsylvania, to Columbus and beyond.

All Sweep's range of services can be categorized under parking lot sweeping, snow removal, landscaping, building care and general porter maintenance. Parking lot maintenance services include asphalt paving; new concrete and repairs; sign replacement and repair; bollard cover replacement and repair; catch-basin cleaning and jetting; garage, deck sweeping and cleaning; and spring and fall cleanup.

Acquisitions add to capabilities

To keep up with the needs of customers such as Wal-Mart, Developers Diversified, First Interstate Properties, Target and many others, All Sweep has made strategic acquisitions.

In 2009 All Sweep's acquisition of Asphalt Specialists LLC provided customers with a full range of services, including asphalt paving and repair, patching, grinding, drainage work,

grading, seal coating, line striping and pavement assessments.

In 2010 All Sweep acquired Accurate Ground Cover LLC (AGC), a five-year-old ground-cover specialist. AGC, with its fleet of specialized trucks, provides high-volume installation of mulch, stone, soil, compost and playground cover materials. Customers include commercial developments, nurseries and garden centers, retail centers and cities.

In addition, AGC is the exclusive licensed installer of Filtrexx, an erosion-control product that employs annually renewable, bio-based, recycled compost and other organic materials in a mesh containment system. Filtrexx applications include stormwater filtration and sediment control, runoff diversion and flood control, green retaining walls, gardens and agricultural cropping systems.

Landscape design services

All Sweep's landscape division maintains on staff a roster of experienced and educated landscape architects, horticulturists, project managers, installation experts and landscape-management professionals.

"With the assistance of in-house expertise, we can provide flower and landscape design, helping customers choose the right plantings and layouts," Rossi says.

Complete facility care

Building care provided by All Sweep includes roof and gutter cleaning, vacant-store cleanup, indoor/outdoor painting and carpentry, vacancy-window glass masking and window washing. General porter maintenance offered through All Sweep includes debris and trash removal; supply and installation of bike racks and



SWEEPING SERVICES Although All Sweep was founded as a sweeping company 15 years ago, it has evolved to include a wide range of services, including asphalt and paving patching (above left) and landscaping (above right), as well as snow removal and mulch blowing.

planters; and supply and installation of trash receptacles and ash urns. The company's state-of-the-art pressure-washing equipment uses a combination of high pressure and hot water to keep sidewalks and structures looking clean throughout the year. Self-contained pressure-washer units can operate with or without an onsite water source.

With its wide array of services, All Sweep gives customers the option of bundling when contracting for lot sweeping, landscaping, power washing, porter maintenance and snow removal.

All Sweep, by offering bundling services, can save customers money while providing a one-stop maintenance company, according to Rossi.

All Sweep also offers administrative services such as onsite daily reporting that gives clients detailed information regarding property conditions. This allows problems to be corrected before they can become safety concerns.

With so many services, All Sweep allows its clients to concentrate on their businesses, not on site maintenance. **P**



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Food for Thought

New Dining Hall lets Hiram College feed the body as well as the mind

By Lou Kren | Photos by Jim Maguire

In 2004, Tom Chema became the 21st president of Hiram College. Challenges were many as Chema took charge. A major challenge centered around enrollment, where in the summer of 2003 the college could count only 720 full-time students. Given a sour economy and other factors, Hiram required a significant upgrade in revenue to carry on its high academic tradition, develop new programs and address an aging physical plant. Studies found that Hiram's optimal enrollment is 1,300 residential students. Fast-forward to 2010. Today, Hiram boasts enrollment of nearly 1,200; has developed new programs in entrepreneurship, accounting and nursing; and is in the midst of a serious building boom.

Latest on the construction front is an 18,000-square-foot, \$4.5-million dining hall, opening in time for fall 2009 classes. Panzica Construction Co., of Cleveland, served as construction manager for this project, working off of the design of architect URS Corp. and its Cleveland office project manager Laura Rees. The principals and assembled subcontractors ultimately were able to design and build a facility that works in harmony with the capabilities brought in by AVI Fresh, the Warren-based foodservice provider for the new dining hall.

The new dining hall addresses the need for upgraded food-service opera-

tions at Hiram and also serves as a valuable recruiting tool, according to Stephen Jones, who, as chief financial officer at Hiram, headed the dining hall project for the college.

"We were operating food service out of a tired 5,000-square-foot space and using old equipment," says Jones, recalling the impetus for the new dining hall. "That space had been set up in the old era of cafeteria-style dining. About six years ago we refreshed that facility but the fact is we had simply outgrown it."

The inadequacy of the old Miller Dining Hall was apparent to Liz Okuma, Hiram's associate dean of student life.

"The old dining hall was located in the bottom of a residence hall," she recalls. "It was dark and was simply maxed out in terms of capacity."

A recruitment tool

"Eventually we began exploring options," says Jones. "One was to add a dining hall to the back of our existing student center, but the sloped terrain made that difficult. We opted for a standalone facility instead."

As anyone knows, students like to eat. But students and parents have become more selective in their eating habits, and more than ever institu-

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tions realize that dietary choice is their responsibility, too. In fact, dining and food offerings are recognized by colleges as a means to help draw students. The ability to serve many students a variety of menu items efficiently and in a comfortable environment helped drive the decision to build a new dining hall at Hiram, and colored the design process.

Feedback drives design

With the decision made to pursue a new dining hall, Hiram contracted with Panzica as construction manager, and interviewed six architecture firms, ultimately deciding that URS, with a wealth of institutional experience, brought innovative options in its plans. Through consultation with URS along with tours of dining facilities of other colleges and feedback from students, Hiram College decided in October 2008 that the new dining hall was a go. From the design standpoint, site size and orientation presented challenges.

"We faced challenges arising from the tightness of the site, the need to maintain separation from the adjoining playing fields and the need to maintain views to the northeast," says Rees of URS. "We sought to maintain a presence at the base of the hill where the new dining hall is located while taking advantage of the area's predominantly Western Reserve-style architecture and giving the traditional style a fresh look."

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EXPANDED MENU Hiram College's new dining hall includes many features absent from the old facility: an open floor plan, large seating area, private rooms for groups or meetings, and food stations set up in a circular pattern.

Those design goals followed through to building completion, and Hiram officials think they have hit on a winner.

Hiram's new dining hall includes many features absent from the old facility: an open floor plan, large seating area, private rooms for groups or meetings, food stations set up in a circular pattern and a full range of food choices from traditional to international dishes. The airy, two-story facility welcomes an abundance of natural light courtesy of floor-to-ceiling windows along the long northeast wall, offering a panoramic view of recreational fields, new university-owned townhomes and the surrounding countryside. The dining hall, open daily from 7:30 a.m. to 11:30 p.m., is operated by 28 full-time kitchen staff, backed by more than 55 student employees.

"Where the old Miller Dining Hall could service 280 students, our new hall

can accommodate as many as 500 diners per hour," Jones says.

Compressed construction schedule

The new dining hall site, formerly a small parking lot, buzzed with activity throughout 2009 as Panzica, with Jeff Walters serving as project manager, and its contractors raced to complete the project.

"The real challenge in this project was the limited timeframe for construction," recalls Tony Panzica, president of Panzica Construction Co. "It had to be open in time for fall classes."

One issue centered around soil stability for the new dining hall, constructed as a steel-frame building on a concrete-slab foundation

"A subsurface soil exploration encountered unsuitable fill material in a majority of the exploratory soil borings," recalls Steven Werling, regional engi-

neer-Michigan and Ohio for Geopier Foundation Co., of Saline, Michigan. "The unsuitable fill material had a variable consistency of silty clay, sand and gravel containing varying amounts of organics and rubble."

The rubble contained cinders, wood, concrete and bricks, and fill material ranged in thickness across the building area from five to 17 feet deep. Instead of a costly and time-consuming deep foundation, the design team opted instead for a shallow spread and continuous wall footings supported by Rammed Aggregate Pier elements, installed by Geopier in an effort to reinforce the soil.

"Doing this improved the bearing pressure in order to reduce footing sizes," Werling notes. "[The Rammed Aggregate Pier elements] demonstrated superior strength and stiffness to provide settlement control of light to moder-





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OPEN DINING The airy, two-story facility welcomes an abundance of natural light courtesy of floor-to-ceiling windows along the long northeast wall, offering a panoramic view of recreational fields, new university-owned townhomes and the surrounding countryside.

ately loaded shallow foundations for the dining hall.”

With a stable foundation, work proceeded and the dining hall welcomed students in August 2009.

Fresh approach to dining

Properties recently toured the new dining hall with Hiram officials and

Cherie Tyger, resident director for AVI Fresh.

“The new dining hall has a seating capacity of 476, so the 760 students on Hiram’s meal plan can enter and eat quickly,” Tyger says.

And this definitely is not your father’s cafeteria. Seven food stations, each designed to be self-sufficient, contain all

of the equipment necessary to function as their own individual kitchens.

The pizza station features a wood-stone oven that allows creation of numerous signature dishes. The fusion station features menus and cooking styles from around the world. All dishes are presented on square white or rectangle plates, with each

Proud to be part of the team at the new Hiram College Dining Hall



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SERVING NEEDS The new dining hall's design is intended to work in harmony with the capabilities of the college's food-service provider.

dish presented and garnished as if being served in a restaurant.

The deli station offers numerous meats, cheeses, sandwich toppings and specialty breads. The station also features a panini press and a turbo chef to make hot subs and sandwiches. The grill station features traditional items such as grilled cheese, hotdogs, hand-cut fries and homemade veggie burgers. The grill also showcases a specialty item each day. A pasta station provides homemade marinara sauce and whole grain pasta daily as well as a specialty featured pasta dish and signature vegan/vegetarian item. The home-style station features a variety of comfort foods and carved meat items.

And don't forget the beverage center, salad bar and ice cream sundae bar.

Separate dining rooms located off of the main dining area allow for group dining in a private setting, and in warmer weather, Hiram plans on opening an outside dining patio.

Eco-friendly foodservice

The new dining hall boasts a slew of eco-friendly features, including trayless service. In this arrangement, diners carry their food from service station to service station and then to their tables without trays. This cuts down on portion size and the number of food selections.

"The impact of going trayless was immediate," says Tyger. "We went from filling 16 60-gallon trashcans with waste to 10, and that is still going down."

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FULL PLATE Seven food stations, each designed to be self-sufficient, contain all of the equipment necessary to function as their own individual kitchens. The pizza station (above) features a wood-stone oven that allows creation of numerous signature dishes.

Contributing to that waste reduction is the use of refillable cups, recyclable dinnerware and the incorporation of a pulper in the dishroom that chops and dehydrates waste to save landfill space. Use of the pulper has resulted in the composting of 25% of dishroom waste – Hiram and AVI Fresh hope to eventually compost 100% of dishroom waste. All of these initiatives are expected to reduce waste by 90% in the new dining hall, according to Tyger. Other eco-friendly features include high-efficiency food

preparation and storage equipment, incorporation of natural light to minimize use of electric lights and motion sensors to activate lighting.

The environmental commitment represented in the new dining hall fits well with AVI Fresh's sustainability efforts. The company has converted from single-serve condiments to bulk serving, which saves on packaging and waste. It also incorporated pull-down napkin dispensers to save on landfill waste and placed a greater emphasis on batch cooking to save energy.

Of course, maintaining a large dining facility does require energy, and to adequately address electricity needs, Hiram ran new electrical lines and new transformers.

The dining hall also received upgraded phone lines and cable to feed seven flat-panel displays located throughout the foodservice area. The displays, part of the AVI Fresh Nutrisource nutrition-data system, communicate menu choices, nutritional information and a variety of nutrition facts. The screen located at the main entrance offers management photos, sustainability information and upcoming events. Screens at each of the food stations display the menu of the day along with descriptions of each item. Nutrisource identifiers appear on each screen, giving customers nutritional information about the menu items and signaling students to potential allergens contained in the items.

Opening to positive reviews, the newly completed dining hall gives Hiram College yet another tool to attract students and maintain its high educational standards. **P**

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Embracing Addition

Holy Family Parish in Stow updates church with new spaces for gathering, worship

By Mark Watt | Photos by Bill Webb

In 1960, Holy Family Parish completed construction of its church at 3450 Sycamore Drive in Stow, officially opening its doors to accommodate the Catholic community in Stow and Silver Lake. While the building served the parish well for decades, several shortcomings in the church's design eventually grew apparent, as did needs for additional space to provide for a growing community. Fifty years later, parishioners at Holy Family are now enjoying a newly completed, \$2.3 million addition that addresses those issues with pleasing results, according to Holy Family's parochial administrator Reverend Paul J. Rosing.

Designed by James Douglas Evans Architect, Inc. and constructed by Mike Coates Construction Co., the 10,000-square-foot addition wraps the existing church's east, south and west sides and provides new features, including two chapels, a grand entry from the west, a bell tower, a peace garden and a canopy walkway at the church's front door, with full accessibility for seniors and disabled parishioners.

The project is the result of a pastoral planning process begun in 2005, which addressed infrastructure problems at the church and adjacent elementary school. As explained by Architect Jim Evans, the church addition portion of the plan kicked off in 2007 when Father Rosing came to him with a desire to construct an addition that would solve a specific set of problems for the parish.

For one, the parish was in need of a smaller, alternative space for worship, specifically a chapel that could more appropriately and more efficiently host its intimate, 60- to 90-person daily masses instead of the large, 950-seat existing church space.

Secondly, the church never truly had a narthex, which is a gathering space where congregants can gather before and after church services. "Parishioners would leave mass and then be directly outside the church, which wasn't exactly the best way to foster community," says Onex Construction President Paul Marshall, who is an active member of Holy Family and served as owner's representative for the project.

The primary issue, however, was improving accessibility. Main parking is located in a lot to the west, roughly eight

feet below the church's main elevation; that meant most parishioners previously needed to negotiate narrow stairs or walk up a moderately pitched driveway to access the church. "When the church was built in 1960, most of the parishioners were in their 30s and 40s and having our 12 parking spaces in front of the church for handicapped parking probably seemed more than adequate," Fr. Rosing says. "But those parishioners are now in their 80s and 90s and walking up that kind of hill becomes more of a problem as you get older." To compound the problem, the entire church was served by just two small residential-style restrooms at ground level, which were undersized and difficult to access.

The new addition successfully addresses each of those needs and more, Father Rosing says. "We wanted the



NATURAL CHOICES The new Weekday Mass Chapel is exquisitely detailed to create a warm, intimate setting. Referencing the aesthetic feel of a grotto, the chapel features rough-stone walls, which contrast with a smooth, yellow-tinged Jerusalem stone wall behind the altar.

addition to be simple, dignified and easily maintained, and it is," he says. "We are very happy."

Spirited spaces

Today, the church's overall aesthetic impact is refreshed by the new addition, particularly when viewed from Kent Road/Route 59 to the south. Horizontal lines created by a new canopied walkway at the building's front entrance link two

new chapels on the southeast corner of the building with a grand bell tower on the southwest corner.

"A well designed building has a strong sense of entry," Evans says. "We had this symmetrical image that we wanted to embrace with the addition but we wanted to depart somewhat, hence the bell tower. Father wanted an element that would bring in an asymmetrical feature. As an architect, that's

tough to do, because you generally do one or the other."

Visually, the bell tower draws attention to the addition's western wing, which has become the church's primary entrance, as does a meticulously detailed 35-foot-high by 14-foot-wide mosaic depicting Christianity's holy family of Mary, Joseph and baby Jesus. The mosaic, designed by Radiant Arts (see side story), welcomes parishion-

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NATURAL CHOICES An open-air, canopy walkway (top) connects the chapels with a spacious new narthex (middle). Throughout the entire addition, stained glass windows – custom designed and built – depict important scenes from the Bible (bottom).

ners as they enter through a set of adjacent glass doors and into a new, two-story narthex.

Situated on what Evans calls an intermediate elevation – eight feet below the main level of the church and four feet higher than the ground level, where the church hall is located – the new narthex is a utilitarian space where congregants can gather and catch up with each other before and after mass. A new elevator allows access from this intermediate level to the church hall below and the main church level above where a set of new handicap-accessible restrooms are situated. Providing additional access to the church's main level is a set of stairs directly beneath the bell tower.

Inside the bell tower is an electronic carillon system that can be programmed to play a variety of songs. (Traditionally, a “carillon” is a manually played musical instrument utilizing cup-shaped bronze bells; programmable electronic systems have become standard in recent decades.)

Lining the southern wall of the narthex are five new stained glass windows depicting “the five luminous mysteries of the rosary,” according to Fr. Rosing. Light fixtures are situated above each window to illuminate the stained glass at night.

From the upper narthex is an entrance into the church as well as a set of doors leading to the open-air canopy walkway outside, situated along the church's front entrance. Concealed uplighting along the covered path illuminates the church's existing stained glass front entry. (“The lighting is very important to the design here,” Evans says.) Two ramped walls flanking the entrance walkway are set at angle to symbolize open arms, welcoming visitors into the church, Evans adds.

The canopy walkway leads east past a peace garden and into the new Weekday Mass Chapel and the smaller, adjoining chapel for Perpetual Adoration (a Eucharistic devotion in





GUIDING SYMBOLS Flanked by a new bell tower and a massive, meticulously detailed mosaic depicting Christianity's holy family, the west-facing curtainwall of the narthex was designed to become the new main entry into the church.

which parishioners pray 24/7, seven days a week).

The new Weekday Mass Chapel, with seating for 80, is exquisitely detailed to create a warm, intimate setting. "We wanted it to be respectful and dignified and to have a quiet beauty," Fr. Rosing says. Referencing the aesthetic feel of a grotto (a natural or man-made ornamental shelter in a formal garden), the chapel features rough-stone walls. Stained glass windows here depict scenes from the Lenten Gospel.

A hand-built altar is constructed from an oak tree felled onsite for the project and a marble Mensa (or altar top), which was one of the church's

original side altars. Sealed within the altar is a relic from St. Maria Goretti, a teenage martyr of the early 20th century in Italy.

Behind the altar is a 20-foot-wide by nine-foot-high wall constructed of yellow-tinged stone quarried and cut in Jerusalem. Illuminated by specialized indirect lighting, the Jerusalem stone features a light, smooth surface, which contrasts dramatically with the rough stone elsewhere in the space, as well as a dark-toned ceramic flooring and a stained cherry wood lay-in grid ceiling.

The nearby Perpetual Adoration Chapel features rough stone as well, and when completed will include a dramatic

stained glass window oriented toward the east. The Mensa in this chapel was reclaimed from East Cleveland's Christ of King Church, which was closed recently as part of a sweeping reconfiguration of the Diocese of Cleveland (about 50 of the Diocese's 224 churches are scheduled to be closed or merged by this summer). "We have incorporated a number of pieces from various closed churches, which will eventually be memorialized with plaques here," Fr. Rosing says.

The two chapels are joined by a vestibule space with secured entry from outside and doors leading into the main church, which now features upgraded lighting and VCT tiles.

Creating comfort

A key part of the overall project was a major upgrade of the church's temperature controls, according to Marshall. Heating and cooling of spaces across Holy Family's entire campus are now integrated and can be controlled and regulated from a personal computer.

"It's a smart building now," Marshall says. "We kept the same heating units that were in the church but it's a new control system. All the pneumatic

PROUD TO BE PART OF THE TEAM AT HOLY FAMILY CATHOLIC CHURCH



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controls were changed out and new software was added. Valves are opened and closed automatically now, whereas we used to have to manually set every air handling unit.

The upgrade has been successful already. "Even with the new chapels and narthex included, our electrical bill campus-wide is lower now than it was before the addition," he says. "The heating bill is coming down as well. With the old heating system everything was running wide open or completely closed. It was very inefficient. Now everything is constant and regulated, and it's more comfortable."

Rewarding response

The parish is feeling positive about the new addition, Fr. Rosing says. "When the church started in the mid-1940s there were 65 households in the parish," he says. "Today there are 3,200." With the completion of this project, those families are being better served, which Rosing says he's glad to see.

The project team at Mike Coates Construction Co. is happy with the results as well. "It was a good design and it turned out very nice," says Company Founder Mike Coates Sr.

Project Superintendent Anthony Russo adds that the Holy Family community was particularly helpful in the success of the project. "Throughout the nine-month construction process, [the parish] was very accommodating so we could get the job done as efficiently as possible for them," Russo says.

Funding for the project is being provided primarily from a capital campaign, Paul Marshall says. Parishioners have donated more than \$1.1 million so far and have pledged an additional \$700,000. The goal is to only have to finance about \$750,000, he says.

As a member of the parish (he coaches sports for the parochial school) and owner's representative for the project, Marshall is thrilled with the results of the project overall.

"The community of Holy Family can't express how much they like what they see and how it is bringing the community together," he says. "It is helping to foster close-knit relationships with other parishioners. We are very pleased." **P**



CUSTOM CRAFTWORK To install the massive mosaic at Holy Family Catholic Church in Stow, Radiant Art co-owner Jim Foltz works from the center outward, attaching tiny Venetian enamel mosaic tiles to the wall using latex-based cement mixtures.

Project Profile: Sacred Art at Holy Family

By Dave Marchione and Jim Foltz

Radiant Arts

Both stained glass and mosaics begin production in the same manner but at a certain point diverge onto different paths in the process of becoming a final product.

Both begin with a small-scale color rendering and progress to an actual-size drawing, called a full-scale cartoon. At this point they undergo different processes. Let us begin with the mosaic.

Making a mosaic

The massive mosaic of the Holy Family in Stow was designed by Radiant Arts' co-founder Dave Marchione. Marchione handles all of the artwork for Radiant Arts while co-owner Jim Foltz is responsible for planning, construction, glazing and installations. The design features The Holy Family presided over by God the Father in Heaven.

First, Marchione presented a color rendering of his design concept to Fr. Paul Rosing, pastor of Holy Family.

After the design was approved, the next step was for Marchione to draw the design in black and white at its actual size using various charcoals. This is referred to as a full-scale cartoon. Once completed, the cartoon and color rendering were sent to artisans in Italy.

These highly skilled artisans use tiny mosaic tiles made of Venetian enamels and gold or silver leaf fired into glass. They assemble a palette of tiles based on the color rendering. Using the rendering as a color reference they glue the appropriately colored tiles to the full-scale cartoon using water-soluble glue. The reverse side of the cartoon is marked with a center line and other applicable geometric references and then a puzzle pattern is drawn on it as well. Each piece of this puzzle is numbered and a small map of the puzzle is created. The cartoon with the mosaic tiles glued to it is then cut up into the indicated puzzle pieces, crated along with the map and the original color rendering and shipped back to Radiant Arts.

At this point Jim Foltz takes over the tile setting and installation process. First the wall is prepared to accept the mosaic. Foltz goes over it, patching, smoothing and leveling to make sure the mosaic has a smooth, permanent, solid surface to attach to that is free of blemishes or

structural problems. Then the center line and geometry are carefully marked on the wall. A scaffold is erected and the pieces of the giant cartoon puzzle are laid out and fitted together on a smooth dry indoor surface to await installation.

Working from the center outwards, the pieces are attached to the wall using various latex based cement mixtures and ratios. Only a certain number of square feet can be set in a day, due to the tremendous weight that accumulates as the pieces are drying. Once the square footage limit for the day is reached, water bottles and sponges are used to soak the paper cartoon until the water-soluble glue softens and the cartoon is peeled away leaving the tiles attached to the cement on the wall. During this slow drying period, adjustments such as smoothing seams are done. For a mosaic the size of the one at Holy Family, this process takes about ten days, given good weather.

Once all the tiles have been set the mosaic is given a final grouting and cleaning. It will stand for as long as the building lasts, glittering in the sun and shimmering under the soft nightlights to tell generations to come the story of The Holy Family.

Creating stained glass

The stained glass windows designed by Marchione underwent the same



approval process from rendering to full-scale cartoon. The design for one particular window at Holy Family is quite an unusual and striking depiction of the Last Supper, because it is adapted to a very narrow vertical space. Usually, a horizontal space is common to this type of subject as in Leonardo DaVinci's exquisite offering. A stained glass cartoon is different than a mosaic cartoon because the images on it must be depicted as a leaded glass design and all indications of how the pieces of stained glass should be cut and leaded together – as well as the color of each piece of glass

INSPIRED ART Once all the tiles have been set the mosaic is given a final grouting and cleaning. It will stand for as long as the building lasts, glittering in the sun and shimmering under the soft nightlights to tell generations to come the story of The Holy Family.

– must be accurately depicted. It must be artistically pleasing as well as technically correct. The various colored sheets of hand-blown German antique glass are coded with a number/ letter code to indicate their individual shades and colors. Marchione marks these codes on every piece indicated on the cartoon according to his rendering. The cartoon is then set on a table, which is covered by a sheet of brown butcher's paper covered by blueprint paper. Over the cartoon a sheet of tracing paper is laid, and the lines indicating the pieces of glass along with the shape of the window and color codes are traced with a ball-point pen. The blue print paper transfers the tracing to the brown butcher's paper. The patterns and codes on the brown paper are cut up with scissors and used as templates for cutting the stained glass pieces. Once the glass pieces are cut, the cartoon is laid out on a light table. The glass pieces are set on top of the cartoon in their proper location and then, using special glass painters paints, Marchione traces his original cartoon onto the glass pieces, coloring, blending and shading as he goes with expert and fine assistance from his crew at Radiant Arts.

Once the images are painted onto the glass, it is fired in kilns at more than 1,200 degrees Fahrenheit until the images melt into the glass itself and are thereby permanently affixed to it. Next the tracing paper that contains the shape of the window as well as the individual pieces is set on a table and the glass pieces are soldered together with channeled lead came ("came" is a divider bar utilized between pieces of glass) using the tracing paper as a guide. Finally the lead came holding together the glass panels is sealed with putty and gently pressed to crimp it down onto the glass. The final windows are installed on the jobsite using the finest glazing techniques and sealants. The final result is a permanent, colorful, glowing testimonial to the Life of Christ. **P**

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0925056

JET EXPRESS TERMINAL

Lorain, OH (Lorain Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Owner will seek Engineering Design Services RFPs shortly.

OWNER: Lorain Port Authority
611 Broadway Avenue
Lorain, OH 44052

www.lorainportauthority.com

(440) 204-2269 FAX (440) 244-1872

DETAILS: Jet Express shuttle is to get a terminal at Black River Landing to include the development of a terminal with restrooms, waiting areas, ticketing and administrative offices, lighting and security, dock improvements and parking.

PN-V0215045

UNIVERSITY-CEDAR RAPID TRANSIT STATION

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$12,000,000

CONTRACTING METHOD: Public Bids

STATUS: Project is in design; construction start possible 2011/2012.

OWNER: Greater Cleveland Regional Transit Authority
1240 West 6th Street, 5th Floor
Cleveland, OH 44113
(216) 566-5223 FAX (216) 781-4480

ARCHITECT: URS Companies - Cleveland
1375 Euclid Avenue, Suite 600
Cleveland, OH 44115
www.urscorp.com

(216) 622-2400 FAX (216) 622-2428

ARCHITECT: Yazdani Studio of Cannon Design

1901 Avenue of the Stars

Suite 175

Los Angeles, CA 90067

(310) 229-2700 FAX (310) 229-2800

DETAILS: 7,742 SF Rail Area (Headhouse, Tunnel, Platform); 850 SF bus Area (Waiting Area). Lying within Rockefeller Park, the station design is integrated into the area, including the provision of a green roof system for the headhouse structure and a public plaza. Initial scoring for LEED indicates that Silver may be feasible.

PN-U1202074

COLLEGE OF EDUCATION

Akron, OH (Summit Co.) 315 Carroll Street

ESTIMATED AMOUNT: \$9,061,300

CONTRACTING METHOD: Public Bids

UPDATE: C.M. Services due Monday, March 15, 2010 at 2:00 PM (To Owner)

OWNER: University of Akron
100 Lincoln St., Room 209
Akron, OH 44325
www3.uakron.edu/bids/conbidresults.htm
(330) 972-7340 FAX (330) 972-5564
Project Manager Jim Hakell phone (330) 972-6943 jhakell@uakron.edu

ARCHITECT: Burt Hill - Cleveland
3700 Park East Drive, Suite 200
Beachwood, OH 44122
www.burthill.com

(216) 454-2150 FAX (216) 454-9995

DETAILS: Project No. UAK090023

New 58,460 SF academic building to support the College of Education Administration and various College departments; building will contain offices, conference rooms, classrooms, teaching labs, research labs and other support areas; all classrooms and laboratory areas shall include the integration of advanced educational technology; the selected site is east of the Student Union and in the general area of Memorial Hall.

PN-U0831070

CLIFTON BOULEVARD TRANSIT ENHANCEMENT

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect/Engineer Services award; project is in design phase.

OWNER: Greater Cleveland Regional Transit Authority
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Wadsworth, Ohio 44281**

Greg Van Ho (216) 566-5269, fax (216) 781-4480, gvanho@gcrta.org

ARCHITECT/ENGINEER: Richard L. Bowen & Associates
13000 Shaker Boulevard
Cleveland, OH 44120
<http://www.rlba.com>
(216) 491-9300 FAX (216) 491-8053

DETAILS: New curbside stations and associated platform with a family of contextually sensitive buildings that utilize standard transit stop elements such as benches, signage and waste receptacles will improve visibility, security and conform to the requirements of the ADA. A landscaped median appropriate to the Cities will enhance the surrounding community and improve traffic flow on Clifton Blvd. Note: This project is funded using the American Recovery and Reinvestment Act (ARRA).

PN-V0217058

E.J. THOMAS DEFERRED MAINTENANCE
Akron, OH (Summit Co.)

ESTIMATED AMOUNT: \$1,853,400

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering and C.M. Services due Wednesday, March 17, 2010 at 2:00 PM (To Owner)

OWNER: University of Akron
100 Lincoln St., Room 209
Akron, OH 44325



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John Muccio, 330-972-6298

jmuccio@uakron.edu

DETAILS: Project No. 100017

Renovations, repairs, and improvements to replace smoke hatches and roofing, provide safety railing at balcony, replace lobby wall finishes, door pivots, and address building envelope issues including leaks. Reconditioning of HVAC equipment and controls is expected. Additional exit lights, emergency lighting, and electrical infrastructure improvements are required.

PN-V0217051

WARRENSVILLE HEIGHTS BRANCH LIBRARY

Warrensville Heights, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural and C.M. Services RFQs due Wednesday, March 17, 2010 at 12:00 Noon (To Owner)

OWNER: Cuyahoga County Public Library

2111 Snow Road

Parma, OH 44134

www.cuyahogalibrary.org/

(216) 749-9442

Daniel Chinrock, (216) 749-9438, via email dchinrock@cuyahogalibrary.org

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DETAILS: CCPL plans to build a branch in Warrensville Heights, Ohio. The goal is to provide a library facility adequately sized to meet the service needs for the City of Warrensville Heights and neighboring communities. The branch will be approximately 25,000 SF and will provide the building program attached in Exhibit "A", the Warrensville Heights Branch Plan of Service. The building will be free standing and will have its own dedicated parking lot. The property is

approximately 4.2 acres. It is part of a development project that the City of Warrensville Heights is working on.

PN-V0216040

MAYFIELD RAPID TRANSIT STATION

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$10,500,000

CONTRACTING METHOD: Public Bids

STATUS: Estimated Construction start 2012/2013.

OWNER: Greater Cleveland Regional Transit Authority
1240 West 6th Street, 5th Floor
Cleveland, OH 44113
www.riderta.com

(216) 566-5223 FAX (216) 781-4480

ARCHITECT: Michael Baker Jr., Inc.

1228 Euclid Avenue, Suite 1050

Cleveland, OH 44115

(216) 664-6493

ARCHITECT: City Architecture Inc.

3634 Euclid Avenue, Suite 100

Cleveland, OH 44115

(216) 881-2444 FAX (216) 881-6713

DETAILS: 5,570 SF (Interior Space); The Mayfield Rapid Transit Station is the relocation of the E120th Rapid Station to better serve the neighborhoods. It involves the reutilization of a 1929 vault that was intended for use as the passenger terminal; however the station was not located at Mayfield Road when the transit line was finally implemented in 1956. There is street level entry that separates to two sets of vertical circulation to two loading platforms at track level. The exterior is a combination of high performance glazing and metal wall panels. The station incorporates many sustainable elements at it's basic premise. The goal for this station is to try and achieve Gold Certification.

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