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Photo by Robert Heine

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INSERT: Learn • Connect • Lead

Cleveland Engineering Society embraces change as it celebrates 130 years of designing solutions in Northeast Ohio

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KEN KRYCH

Spring in Full Swing

As we all know, May in Northeast Ohio still can have its swings in temperatures, so it's a fitting time for us to produce our annual HVAC and Plumbing Systems special section. This year we have drawn together several top experts to cover a variety of topics. These are the companies who keep us comfortable be it 10 degrees or 95 degrees outside and whose systems historically represent 16% of a total building cost.

Our thanks to David Masciarelli, of Brennan & Associates, Inc., for his input on proper preventive maintenance; Stephen A. Comunale, president of our region's Mechanical Contractor's Association (MCA) chapter, and his staff in delivering an more in-depth look into his successful firm and its operations; Greg Drensky, of Jacco & Associates, for his insights on chilled beam systems; and Peter Eno, of Refrigeration Sales

Corporation, for a success story on a recent HVAC retrofit.

This month's cover story focuses on Ritter Library in Vermilion. Our thanks to CBLH Design and their staff and Scaparotti Construction Group for alerting us to a superb example of green design in building a new addition and remodeling the attractive facility.

Also, thanks to our longtime friends at Fortney & Weygandt, Inc. and HSB



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Architects and Engineers for their input on the latest renovations to the historic Renaissance Hotel on Public Square and its Brasserie restaurant transformation.

Additionally this month, we take a look Big Creek Veterinary Hospital completed recently by Larry Kline and his construction group. It's a prime example of specialized construction with special attention paid to such issues as sounds, air exchanges, odor control, ease of cleaning and more.

CES 130th Anniversary

As a special insert this month, we are proud to present a commemorative anniversary booklet for the Cleveland Engineering Society's 130th anniversary. We hope we encapsulated all the important programs, functions and people within their venerable association, which will lead us into the future with their engineering expertise.

Coming in June

June is our Environmental Solutions issue and we plan many articles on varied topics related to this ever more important field. We are also working to bring you in-depth stories on the remarkable new Betram and Judith Kohl Building with Oberlin College, the opening of the finished Residences at 668 project in downtown Cleveland and more.

Remember, we appreciate your input for features, projects, people, anniversaries and profiles for upcoming issues! I encourage you to call or email us with early new work and ideas for features on your projects that will be finishing up soon.

Positively,



Kenneth C. Krych
Owner/Publisher

CORRECTIONS

In the article "Building Connections: Time Warner Cable consolidates Northeast Ohio call centers at NEO Park" (February 2010), a new HVAC system installed for the facility is incorrectly identified as being designed using Trane components. The system instead utilizes Carrier components, supplied by Refrigeration Sales Corporation.

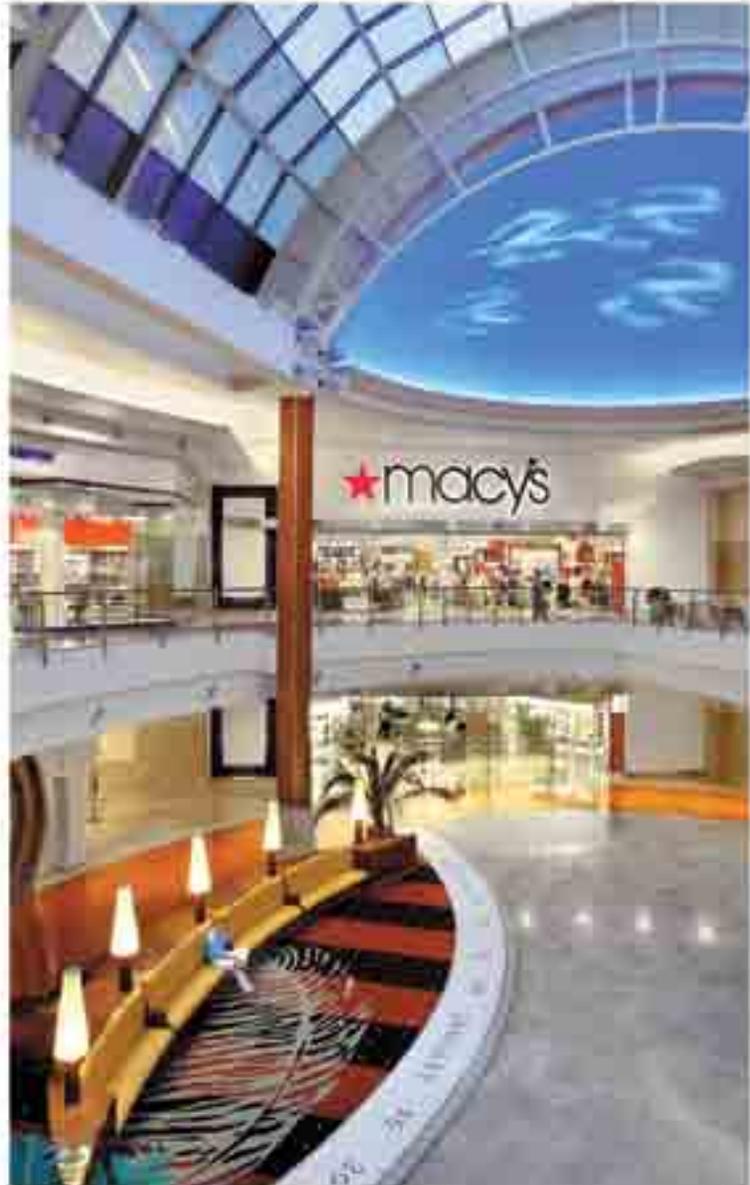
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PROPERTIES PEOPLE

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1



2



3

- 1 **Ken Krych** (*Properties Magazine*), **Mike Crislip** (Herschman Architects), **Maureen McMahon** (Herschman Architects), Cleveland Artist **Hector Vega** and **Mayor Merle S. Gordon** (City of Beachwood)
- 2 "Olympic Bobsled With Rings," submitted by Burgess & Niple
- 3 "Oscar The Grouch," submitted by Herschman Architects

Canstruction 2010

More than 17,000 pounds of nutritious canned food was donated to the Cleveland Foodbank recently through the benefit event Canstruction, an annual design/build competition at Beachwood Place utilizing canned foods as construction materials. Now in its seventh year, Canstruction highlights the creativity of local architects, designers and builders, and calls attention to hunger in Northeast Ohio. The event was sponsored by Herschman Architects, *Properties Magazine* and the Society for Design Administration. **P**



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SIP Awards Luncheon

Over 350 hundred construction professionals attended the Northeast Ohio Construction Labor and Management Safety Incentive Program's 16th Annual Awards Luncheon, held recently at La Centre in Westlake, which celebrated workplace safety. Keynote speakers included Michael Nicholson, of URS-Washington Group, with BWC Updates by Al Emley and Sue Davis (Bureau of Workmans Compensation). **P**

- 1 **Michael Nicholson** (URS-Washington Group)
- 2 **Jim Brown** (Construction Employers Association/CEA) and **Eric Peterson** (Occupational Safety and Health Administration/OSHA)
- 3 **Chris Taylor** (Electricians #673)
- 4 **Charles Lobello** (Tile Layers #36), **Edgardo Cordero** (Cement Masons #404) and **Chris Taylor** (Electricians #673)
- 5 **Kent Cryter** (CSP-SIP Project Director), **Steve Kinn** (Donley Restoration Group) and **Dave Valentine** (Panzica Construction)
- 6 **Karen Andryscik** (SIP) and **Jim Brown** (CEA)



1



2



3

OLA Landscape Ohio! 2010 Awards

Over 230 attendees took in the 13th annual OLA Landscape Ohio! Awards hosted by the Cleveland Botanical Gardens and Ohio Landscape Association (OLA) recently. In addition to dinner and presentation of 46 awards (out of total of 88 entries) in a variety of 18 categories that feature the very best in residential and commercial landscaping, three students were recognized and presented scholarship funds to further their education in horticulture and landscaping. The OLA's special Lifetime Achievement Award was presented as a surprise to Bill Henricks of Klyn Nurseries. **P**

- 1 **Sandy Munley** (OLA), **Bill Hendricks** (Klyn Nurseries), **Nancy Hendricks** (Klyn Nurseries) and OLA President **Jim McCaskey** (McCaskey Landscape and Design)
- 2 **Greg Malone** (Kurtz Bros., Inc.), **Ginny Malone** and **Sandy Munley** (OLA)
- 3 **Teresa Chiera** (Impact Grounds Maintenance), **Jeremy Ruester** (Impact Grounds Maintenance) and **Joe Chiera** (Impact Grounds Maintenance) and OLA President **Jim McCaskey** (McCaskey Landscape and Design)



Christine Humberson (Lighting Max) with **Justin Campbell** (Little Italy Preservation Partners/27 Coltman)

2010 HBA Cleveland Choice Awards

Home Builders Association (HBA) of Greater Cleveland recently presented its annual Cleveland Choice Awards at a breakfast ceremony held at the Holiday Inn in Independence. More than 80 residential real estate professionals attended the event, which was co-chaired by Christine Humberson (Lighting Max) and Lisa Perfetto (Cambria). The awards program was emceed by Frank Bird and Angela Lind (Great Lakes Publishing Co.). **P**

The Blue Book GC Showcase

More than 1,000 attendees gathered at Browns Stadium recently for The Blue Book Building and Construction Network's 2010 General Contractor (GC) Showcase. The networking event welcomed subcontractors, suppliers, manufacturers and other professionals with an opportunity to meet and introduce their companies to the top general contractors working in the region. **P**

- 1 **Tom Lundgren, Virginia Dix, Mark Arnold, Mike Fanizzi, Fred Martinez and Glen Powers** (The Blue Book)
- 2 **Grant Schwede and Karen Kenninger** (Dunlop & Johnston, Inc.)
- 3 **Edie Bees and Michael Neshkin** (Neshkin Construction Company, Inc.)
- 4 **Ron Wolf and Kevin Boll** (Art Window Coverings, Inc.)
- 5 **Dennis Opsitnik, April Dolovasky and Angela Giambrone** (Giambrone Masonry Inc.)
- 6 **Scott Giesler and Rick Lorenzen** (Associated Builders and Contractors, Inc./ABC)

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March Construction Holds Steady

New construction starts in March came in at a seasonally adjusted annual rate of \$435.6 billion, essentially unchanged from the previous month, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Improved activity in March was shown by two of construction's three main sectors – nonresidential building and housing. The third sector, nonbuilding construction (public works and electric utilities), retreated in March after its elevated amount in February.

Through the first three months of 2010, total construction on an unadjusted basis was reported at \$91.9 billion, up 2% compared to the same period a year ago. The March data brought the Dodge Index to 92 (2000=100), the same as February's revised reading. The Dodge Index hit bottom back in February 2009 at 82, and since then it has basically stabilized at a low level, hovering in the range of 85 to 95.

"The pattern of total construction starts over the past year has made the transition from steady decline to at least low level stability, with the occasional hint of slight upward movement," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "After the steep correc-

tion witnessed over the past three years, including the 25% plunge for 2009 as a whole, the move towards stability marks a noteworthy change. With single-family housing now edging up from a very low amount, combined with the recent strength shown by public works, the stage is set for total construction starts in 2010 to register moderate growth. Nonresidential building is also now seeing the occasional pickup, such as what occurred in March, but on balance nonresidential building is still expected to be a drag this year on the emerging recovery for total construction starts."

Nonresidential building

Nonresidential building in March grew 6% to \$155.1 billion (annual rate).

On the plus side, the healthcare facilities category jumped 58%, providing more evidence that it's rebounding after the loss of momentum reported in 2009. Large healthcare projects that reached groundbreaking in March included a \$232 million hospital tower in Durham, North Carolina, a \$120 million hospital in Hershey, Pennsylvania, a \$115 million hospital in Monroeville, Pennsylvania, and a \$106 million medical center in McKinney, Texas. The amusement-related category had a particularly strong March, soaring 248%, reflecting the start of an \$800 million basketball arena in Brooklyn, New York and a \$341 million convention center in Nashville, Tennessee. Office construction rose 20% in March, helped by groundbreaking for

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Small gains in March were reported for churches, up 6%; and stores, up 1%. The manufacturing plant category in March advanced 215% from an extremely depressed February, with the lift coming from a \$225 million upgrade to a packaging plant in Georgia.

On the negative side, school construction showed more weakness, sliding 13% in March as state and local finances continue to deteriorate. A few large high schools still reached groundbreaking in March, including an \$81 million high school in Maryland and an \$80 million high school in Kansas. The public buildings category slipped back from earlier strength, retreating 12% in March, and the transportation terminal category dropped 83% from an exceptional February, which included \$1.1 billion for terminal construction at Los Angeles International Airport. Also posting declines in March were warehouses, down 6%; and hotels, down 27%.

Residential building

Residential building, at \$146.5 billion (annual rate), increased 6% in March. Single-family housing improved 5%, making it eleven out of the past twelve months that gains have been recorded. The March pace for single-family housing, in dollar terms, was 31% above the depressed monthly average for 2009, although

March Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on March 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 | \$39,031,000 | \$78,738,000 | -50 |
| Residential | \$50,944,000 | \$22,933,000 | +122 |
| Total Building | \$89,975,000 | \$101,671,000 | -12 |

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

| | 2010 | 2009 | Percent Change |
|-----------------------|---------------|---------------|----------------|
| Nonresidential | \$221,847,000 | \$124,168,000 | +79 |
| Residential | \$100,535,000 | \$55,877,000 | +80 |
| Total Building | \$322,382,000 | \$180,045,000 | +79 |

- 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

still 61% below the monthly average recorded during the peak year 2005. By region, March showed single-family growth in the South Atlantic, up 13%; the South Central, up 9%; and the Midwest, up 7%; while declines were reported in the Northeast, down 3%; and the West, down 7%. Multifamily housing in March climbed 13%, showing improved activity for the fourth month in a row. Large projects that contributed to the March multifamily advance included \$161 million for the condominium portion of a

\$250 million hotel in New York, New York, plus \$110 million for a mixed-use transit-oriented development in New Brunswick, New Jersey.

Nonbuilding construction

Nonbuilding construction in March fell 11% to \$134.0 billion (annual rate), after the 19% jump reported for February. Highway construction in March slipped 6% from an exceptionally strong February amount.

Easing the decline for highways in March was \$948 million for the I-15

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Corridor Expansion project in Utah, plus the start of a \$313 million expressway project in North Carolina. Bridge construction in March dropped 10%, with the loss of momentum cushioned by \$150 million for bridge work on the I-15 project in Utah and \$149 million for cable rehabilitation on the Manhattan Bridge in New York, New York. River/harbor development work in March dropped 6%, while steeper declines were reported for water supply systems, down 25%; and sewers, down 35%. The electric utility category had a weak March,

falling 68% from February, with the largest electric utility project in March being a \$135 million wind power facility in the state of Washington. The "miscellaneous" public works category, comprised of such diverse project types as pipelines and mass transit, ran counter to the general downward trend for nonbuilding construction in March by climbing 34%. Supporting the miscellaneous public works gain was \$1.3 billion for work on the Fayetteville Express Pipeline, a natural gas pipeline located in Arkansas and Mississippi.

The 2% increase reported for total construction on an unadjusted basis for the first three months of 2010 versus last year was due to a mixed performance by sector. Residential building advanced 35%, when compared to the early months of 2009 when single-family housing reached bottom. Nonbuilding construction in the January-March period dropped 4% compared to a year ago, with public works up 11% while electric utilities plummeted 64%. Nonresidential building during the January-March period fell 13% compared to a year ago, as the result of this behavior by segment – commercial building, down 39%; manufacturing building, down 70%; and institutional building, up 5%. By region, total construction in the first three months of 2010 was the following – the Northeast, up 31%; the South Central, up 3%; the West, no change; the South Atlantic, down 5%; and the Midwest, down 12%.

Useful perspective is obtained by looking at twelve-month moving totals, in this case the twelve months ending March 2010 compared to the twelve months ending March 2009. On this basis, total construction is down 17%, reflecting this pattern by sector – residential building, down 15%; nonbuilding construction, down 7%; and nonresidential building, down 26%. By region, the twelve months ending March 2010 showed this behavior for total construction compared to the previous twelve months – the Northeast, down 7%; the South Central, down 14%; the West, down 19%; the South Atlantic, down 19%; and the Midwest, down 25%. **P**

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Int'l Recognition for Cleveland Building

The Building of the Year (TOBY) Awards Program is commonly recognized as the most prestigious and comprehensive program in the commercial real estate industry. Participants are judged on the effectiveness of their overall management in 11 categories, including community impact, tenant relations, energy management, emergency preparedness and training for personnel. Detailed property inspections, floor plans, building standards and photographs complete the entry portfolio and allow the judges to thoroughly examine all facets of the property and management.

The competition consists of three levels. The competition begins at the BOMA local association level, winning entries advance from there to the regional level and, finally, regional winners advance to the international level. The international TOBY Awards will be presented at the BOMA International Conference in Long Beach, California, June 27-29, 2010.

After winning the Regional Level competition against buildings located in Chicago, Indiana, Kentucky, Michigan and Ohio, Cleveland's own Howard M. Metzenbaum Courthouse managed by the U.S. General Services Administration will compete at the International level in the Government Building Category.

The Metzenbaum Courthouse was built between 1902 and 1920. Established as the U.S. Post Office, Custom House and Court House, it was the first building to be completed as part of the Group Plan, a visionary effort to transform downtown

Cleveland with the construction of a series of government buildings.

The building was listed in the National Register of Historic Places in 1974 and in 1998, was renamed in honor of former U.S. Senator Howard M. Metzenbaum. Between 2002 and 2005 the building underwent a \$51 million restoration with transformed the stately turn-of-the-century structure into a modern day treasure.

The \$51 million restoration achieved an intrinsic balance of old and new (see full story, *Properties Magazine*, July 2005).



Metzenbaum Courthouse (Cleveland)

The adaptive use of the Courthouse followed the Secretary of the Interior's Standards for the Treatment of Historic Properties and the highest national standards of environmentally sustainable "green" design practices. The U.S. Green Building

Council awarded the project the Silver Certification in Leadership in Energy & Environmental Design (LEED) in April 2006. The Courthouse also earned the prestigious EnergyStar in 2008.

While providing Class A space to tenants is paramount, GSA also recognizes the importance of making the building and its artwork accessible to the public, saving taxpayer dollars through energy conservation, and offering a welcoming environment in which to conduct business and vital matters of law.

BOMA Greater Cleveland's staff and membership would like to wish the management team from U.S. General Services Administration good luck on June 29 at the TOBY reception and banquet.

Melissa Fiorilli

Communications Manager
BOMA Greater Cleveland

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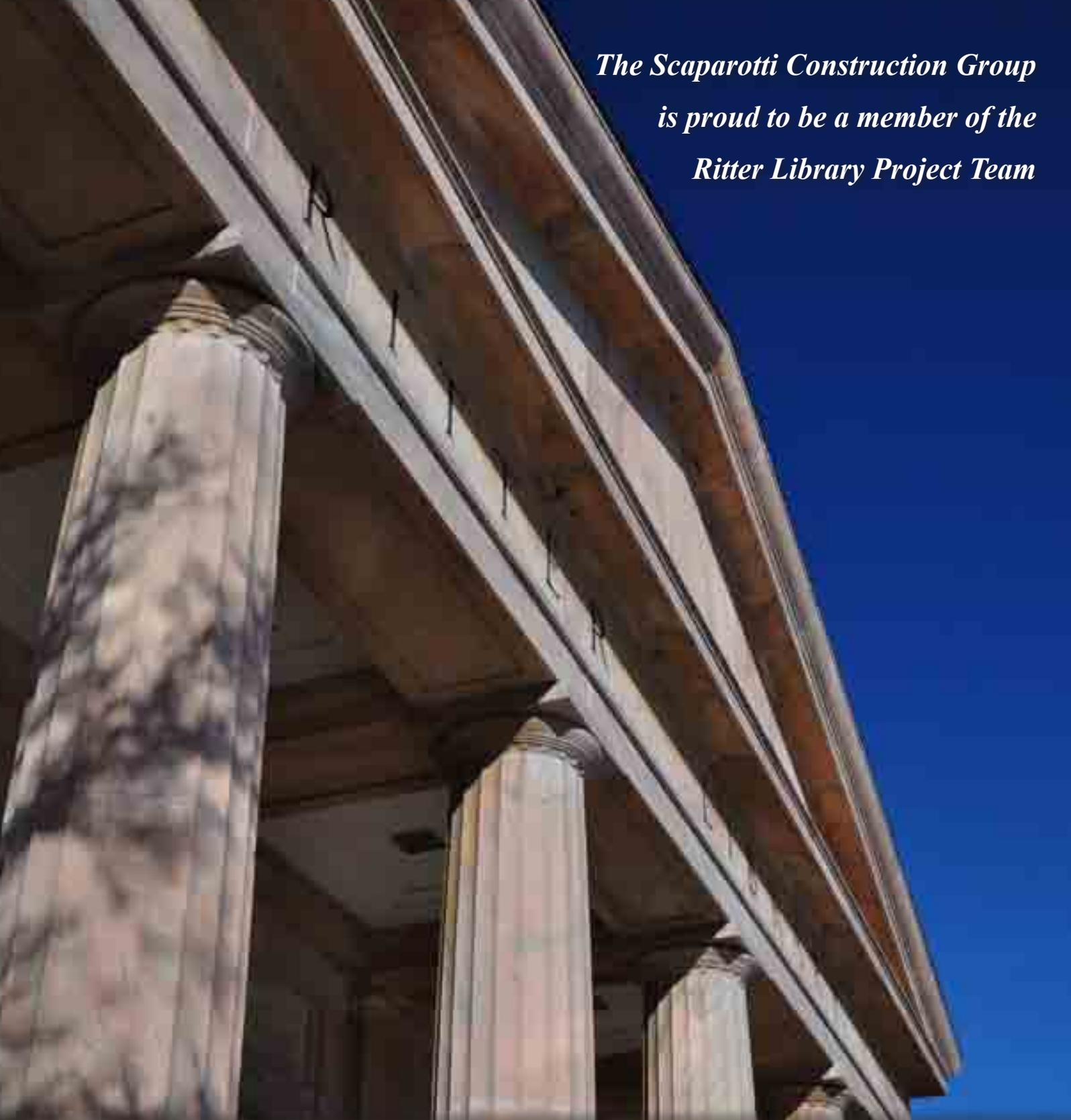
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Refreshing Ritter

Addition to Vermilion public library provides a lesson in LEED

By Lou Kren | Photos by Robert Heine Photography

In 1992, Ritter Public Library trustees issued a bond to finance an expansion of the Vermilion institution. Fifteen years later, with that bond paid off, the library had grown and once again was running out of room. A new bond issue, approved by voters, has addressed the need for new space, and Ritter Public Library now boasts 65% more space thanks to a 17,000-square-foot addition.

The \$4.9 million three-level steel-frame masonry and glass addition, on the east side of the building, replaces an old used-car dealership that the library had annexed years before. An architectural study determined that it would be more cost-effective to raze the annex rather than make much-needed repairs. The new addition brings improved and expanded public-meeting space; space to add books, movies and services; expanded computer access; improved youth space; and new quiet spaces for adults. What's more, this project has delivered all of these improvements in an exceptionally green way.

Construction manager Scaparotti Construction Group, of Cleveland, spearheaded the project, working off of the design work of project architect CBLH Design, also of Cleveland.

"We wanted to expand the children and teen areas, and wanted to expand the technology, too – before this project we had only nine public computers, and now we have 26 in the new lab, and seven more in the children's area," says Janet Ford, Ritter Public Library

director. "And we wanted to be as green as possible because it is the right thing to do."

In fact, the project goal was to be as sustainable as possible within the budget parameters and is currently tracking at Platinum LEED certification, according

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CREATING CONNECTIONS The project included sprucing up existing areas to assist in continuity from old to new. The existing building features a new service desk and self-checkout stations, as well as new carpeting and wallcovering where the existing building and new building meet.

to Ford and Marc Bittinger, principal of CBLH. LEED (Leadership in Energy and Environmental Design) is a standard for green building, administered by the U.S Green Building Council.

“From day one the library’s board was open to new ideas,” Bittinger says, noting that this was his firm’s first sustainable project.

But CBLH is no stranger to library design. Library projects by CBLH include an addition to Wadsworth Public Library, all work for the Twinsburg Public Library and new buildings and renovations for the Akron-Summit County Public Library and the Cuyahoga County Public Library. The firm also assisted with an addition to Lakewood Public Library.

A tight fit

Before green issues could be addressed, designers had to find a way to fit the addition into limited space, while also paying respect to the library’s existing, pink-marble entrance that has been a Vermilion treasure since 1958.

“The program was bigger than the site, so the addition had to rise two sto-

ries,” Bittinger explains. “The existing library was one story and we couldn’t imagine overshadowing the existing neoclassical façade.”

To maintain the existing entrance as a focal point, the addition’s front elevation was pushed down to minimize height and set back eight feet from the original building. Windows were introduced near ground level to bring light into the lower level. The addition borrows brick styles, colors and proportions from the original building to maintain continuity.

The submerged lower level provided a challenge to construction crews. “We had to underpin the existing building and remove dirt in order to construct the new basement,” says Tim Rini, project manager at Scaparotti Construction Group. “The soil, at 9,000 psi, was very compacted on that site, which made for a good foundation for the addition. We also had to break through 30 feet of wall to open up the old building to the addition.”

Another challenge successfully met involved keeping the library open

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KID-FRIENDLY FEATURES Soffits and an aquarium dome are main visual highlights in a new storytime space for children.

loading dock. The first floor includes a state-of-the-art computer lab, new handicapped entrance (the original main entrance had three steps), a family restroom and a new crafts/storytime area adjacent to an outdoor storytime space. Soffits and an aquarium dome are main visual highlights here. The second floor includes an adult reading area with fireplace, reference desk, periodical center, adult nonfiction and reference area, a public restroom and staff offices.

Safe Harbor Security provided electronic security, closed circuit television (CCTV), card access systems and monitoring of the fire alarm system.

Sustainable in spades

As mentioned, the addition features myriad green features encompassing water conservation and efficiencies in lighting and HVAC, among others. Natural light is key to any sustainable

throughout construction. “To do that, we planned out construction in five phases,” Rini says.

Addition brings array of amenities

Construction of the addition began in March 2009, culminating in a grand opening this past March. In 2008, prior to construction, the old annex

was torn down, and in an early clue to the sustainability of this project, 93% of the concrete from the annex was recycled onsite.

The addition brings new space for new offerings at Ritter Public Library. The new basement features a community room – with divider and kitchenette – and conference room as well as restrooms, mechanical space, IT room and



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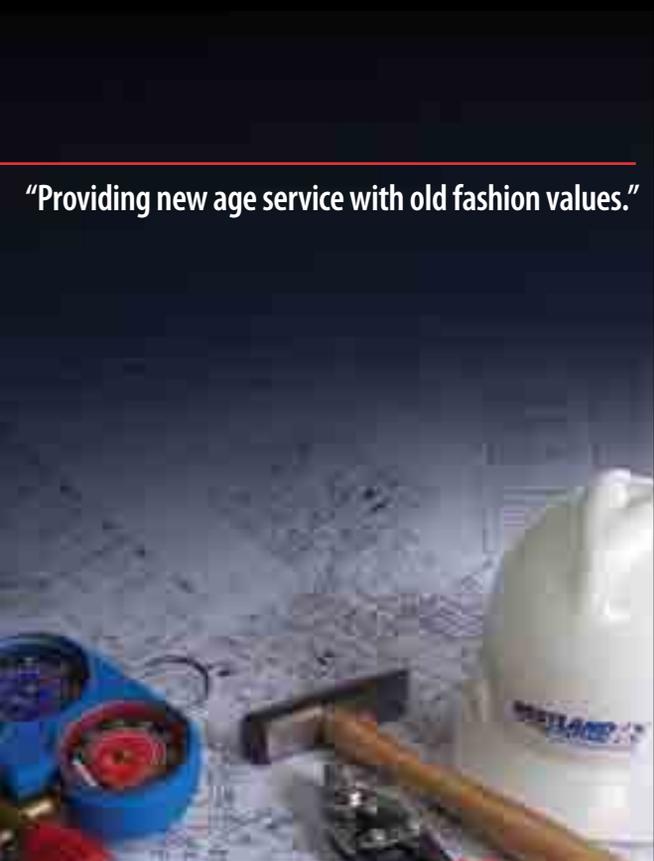
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HONORING HISTORY Paying tribute to the library's beginnings are a pair of informational plaques and a painting of George Ritter, who built the existing building in 1954 and named it in memory of his parents.

project, and the Ritter Public Library boasts generous use of high-efficiency glass on the south elevation as well as internal windows that allow sunlight to penetrate the structure. Overhangs constructed at precise lengths and angles keep out direct sunrays to assist in cooling.

A 9,600-gallon cistern on the east side of the addition collects rainwater that is then filtered and used to flush toilets. Permeable pavers in the new parking lot to the east allow water to pass through. The water is directed to a bioswale – populated with native vegetation – in front of the addition. Here the water percolates through filtering media and into surrounding earth. That lessens the burden on storm sewers.

Doty & Miller Architects, of Bedford, was a sustainable/green building consultant for the project and worked closely with all parties involved.

“They really went above and beyond,” says Heather Walters, project consultant. “With the low-flow sinks and toilets, there is an 80% reduction in water usage and the bioswale and pavers make a huge difference in storm water run-off.”

Unique HVAC

The addition's HVAC design includes the use of a variable refrigerant flow (VRF) system. AVRF system circulates

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LINKED FOR LEARNING Expanding the facility's technology was key to the project. Ritter Library now has 26 public computers.

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refrigerant to evaporators located near or within the conditioned space. Such a system controls the amount of refrigerant flowing to each evaporator, allowing use of many evaporators of varying capacities and configurations and offering individualized comfort control, simultaneous heating and cooling in different zones, and heat recovery from one zone to another, according to information supplied by ASHRAE. For Ritter Public Library, that means energy savings of as much as 40% as compared to traditional cooling, according to CBLH's project manager, Jeff Valus.

The addition also features a green roof area as well as the use of a white thermoplastic alloy that effectively reflects heat. The vegetation, covering 20% of the roof area, combined with the alloy's reflectivity helps the roof last longer, holds water and assists in climate control – all important LEED factors.

Premium parking spaces for energy-efficient cars are provided in the new 27-car lot. Workers and patrons are encouraged to use alternative transportation as evidenced by bike racks and a shower area for staff who decide to walk or bicycle to work.

Lighting was of special concern, from a LEED standpoint and also from the fact that libraries obviously require proper lighting. A lighting control system monitors light usage throughout the day and adjusts lighting automatically according to occupancy. To reduce maintenance and storage, bulb variety has been kept to a minimum. Exterior lighting pollution is another LEED factor. A recent Vermilion streetscape-improvement program included installation of new streetlights, allowing the library to reduce the planned number of parking-lot exterior lights from two to one.

Inside, the addition included recycled ceiling tiles and carpeting, and the project specified wood from sustainable forests. And since fresh air does a body – and a climate-control system – good, the addition features operable windows. This ability to open windows is a rarity in commercial or institutional buildings. Even the elevators have a green component: They feature no hydraulics nor the resulting need for hydraulic fluid. Rope pulleys provide for movement. Also unique: Automatic fire doors allow the open public-access stairwell to function as a fire stairwell in an emergency.



GREEN GROWTH Viewable through windows in a second-story seating area is a green roof with vegetation that provides insulation, reduces the heat-island effect and more.

Existing building renovated

A portion of the addition project included sprucing up existing areas to assist in continuity from old to new. The existing building features a new service desk and self-checkout stations, as well as new carpeting and wallcovering where the existing building and new building meet.

It's worth noting that a sustainable library addition makes sense, given the library's location: a stone's throw from Lake Erie.

"We wanted to have a green addition and didn't know the costs involved at first, but the board bought into that," says

Ford. She notes, as do the other project principals, that a sustainable addition can pay for itself over time and can be a source of education for the community. In the planning stages is the implementation of signage that will point out the addition's various green features. **P**

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Tasteful Transformation

Renovation converts '60s brasserie into classic French bistro

By Jeanne Bluffstone | Photos by Jim Maguire

Old world elegance was uppermost in everyone's mind when a creative group of designers, architects, engineers and contractors came together on a very special project –renovation of the Brasserie and remodeling of the lobby floor of Cleveland's historic Renaissance Hotel on Public Square.

The hotel, which is considered the *grande dame* of Cleveland's hotels, was built in 1918 at a cost of \$4.5 million and was first known as the Hotel Cleveland. Then, after a succession of ownerships and an acquisition by the Sheraton chain, the hotel was renamed the Sheraton-Cleveland. In early 1996, the hotel became the Renaissance Cleveland Hotel. Through all of the changes the hotel retained its sophisticated prominence, but by 2009 it needed a facelift and a complete renovation of the busy Brasserie which is used for breakfast and lunch.

The idea of the \$500,000 project was to bring the hotel into the 21st century

while maintaining its historical significance. The plan called for remodeling to the left and right of the grand staircase, which harkens back to an earlier era, and renovation of the Brasserie on the street

level. As the plan took shape, elegance in red and gold grandeur was expressed throughout with new carpeting and furniture, window coverings, black granite flooring and tabletops, antique mirrors,

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SERVICE WITH STYLE As part of an overall renovation of Cleveland’s historic Renaissance Hotel on Public Square, the Brasserie was transformed into a rich, warm and inviting space.

antique lighting and walnut cabinetry. The area beneath the promenade and entry to the Brasserie, as well as the bar, concierge, great room and Ambassador, Gold and Whitehall Ballrooms on the lobby level were included. Throughout, the intent was pure quality in marble, granite, mosaic inlaid tile and artwork.

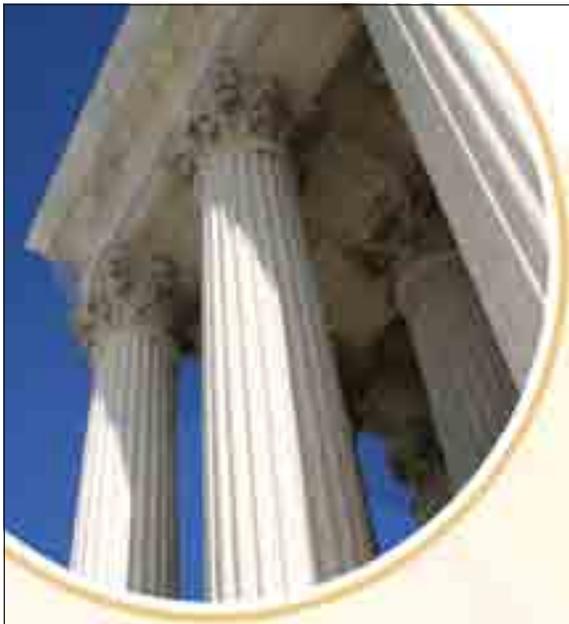
The most extensive and challenging part of the planning was the Brasserie, which needed a complete renovation and a new look – from flooring to lighting to a new kitchen. The room also needed a new theme, new furniture, and an entirely new personality. Interior designer Edward Cox, of Edward Cox Interiors in Florida, handled the hotel’s design and decided to turn the Brasserie into a French bistro theme. What had been a popular and busy brasserie of the ‘60s became meticulously transformed into a rich, warm and inviting space

with an atmosphere reminiscent of a carriage house in what some said had been just that.

According to Renaissance general manager Gary J. McGauley, planning for the entire renovation began in late summer of 2009 during discussions with Cox who set the mood of understated elegance and created the color scheme, themes and overall design. Once the plan was in place, Architect Kevin Hengst, of Hengst Streff Bajko Architects & Engineers was brought in to implement Cox’s vision, and Matt Garra, of Fortney & Weygandt, Inc. General Contractors took on the role of project manager and contractor.

A grand theme

The comprehensive plan was set in motion to install new flooring, furniture and walnut panels. The



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CLASSIC COMFORT Multi-colored mosaic inlaid tiles at the entry transition to antique-style wide plank walnut-colored flooring and classic café walnut materials, millwork and furniture level finishings throughout that reinforce an antique theme.

2,300-square-foot Brasserie, which seats 120 for breakfast and lunch, had not seen a major change in nearly 50 years and although functional it needed new ceiling tiles and complete updates in electrical and HVAC. The

Bistro theme begins at the entrance with the original antique doors which had been refinished and its Plexiglas windows replaced with antique glass. Multi-colored mosaic inlaid tiles at the entry transition to antique-style wide

plank walnut-colored flooring and classic café walnut materials, millwork and furniture level finishings throughout that reinforce the antique theme. Cement pillars encased in walnut wainscoting and add to the warm tone of the room.

Plush red leather booth seating and bistro chair coverings complement the black table tops and antique-style lighting. Rich hand-crafted walnut cabinetry and moldings add to the authenticity of the theme. The entire project was meticulously implemented by Hengst, who was in ongoing contact with Cox until the project was completed. Delightful touches throughout of orange, red, yellow and black give the space a lively look and invite diners into the room. French poster art applied directly to one wall and surrounded by built-in walnut frame adds interest, as does a personal, auto-graphed photo of President Dwight D Eisenhower, who was a close friend of one of the hotel's previous owners – Vernon Stouffer. Another point of attention is a framed proclamation from President Eisenhower compli-

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DISHING OUT DETAILS In keeping with the hotel's overall theme, a new buffet bar has a black granite top, marble backsplash and walnut cabinetry where dishes and utensils can be stored.

menting Stouffer on the beauty of the Grand Ballroom, which at that time had been recently renovated.

A different type of construction

Undertaking a project of such magnitude presented some unique challenges to the architects, contractors and engineers because of the age

Delightful touches throughout of orange, red, yellow and black give the space a lively look and invite diners into the room.

of the building, but most importantly there were creative opportunities to work with fine woods and detailed craftsmanship rarely seen in today's construction. "This was a different type of construction," says Garra, emphasizing the individuality of the project. "We don't often have a chance to be able to do this type of intricate detail and quality."

Typical of such construction projects, work involved removing thick clay ceiling tiles which were old and damaged and had to be carefully removed and replaced. The kitchen had to be hot sealed to meet 2010 procedures standards, but in a 1918 building that

Renaissance Hotel Returns To Original Grandeur

When planning first began for renovation of the Renaissance Cleveland Hotel, there was already a Williamsburg theme, but after seeing the space, interior designer Edward Cox decided to set a different mood that would enhance the building's majestic architecture. "I wanted to go back to the hotel's beginning and create a regal appearance while keeping the look approachable. I tried to instill that idea in everyone working on the project," he explains. Cox's vision of classic simplicity and timelessness is woven throughout the renovation and with the expertise of the team of architects, engineers and contractors working on the project, all of the areas have expressed that idea seamlessly.



The color palette of rich reds and golds speaks of elegance in carpeting, window coverings and furnishings. Black granite tabletops and flooring in the lower level add a shimmer of elegance. The challenge of working with existing marble and granite were overcome by carefully seeking out specialized suppliers and through carefully matching old and new, the two time-frames blend perfectly. The original black granite floor blends into the new granite flooring seemingly flawlessly from the Superior Avenue entry to the renovated French Bistro and the marble top on the concierge matches perfectly with the original.

SETTING A TONE In the remodeled Renaissance Cleveland Hotel, a color palette of rich reds and golds speaks of elegance in carpeting, window coverings and furnishings.

The crown jewel of the hotel – the Great Room and its marble fountain – are highlighted by the use of floral red carpeting which is modern yet reminiscent of an earlier era. The furniture, a carefully-selected mix of traditional and simplified styles, are placed to create quiet vignettes with comfortable sofas grouped to encourage small group conversations. The entire scene is in keeping with the building and shows off the hotel's 1918 days.

Walnut and marble with gold touches are the theme throughout the elegant bar which opens into the Great Room and the lobby with doors which can be kept open or closed for privacy. Brown leather seating at the marble-topped bar is highlighted by the geometric patterned floor of browns and golds. For traditional seating, comfortable red leather curved chairs are set in groups of four surrounding black-topped tables. A remarkable job of cabinetry built especially for the hotel complements the bar perfectly.

The concierge at the side of the hotel desk, built out to connect with the hotel desk to make it more accessible to customers, created a challenge in matching the marble. An attempt to find the same marble at the original quarry was fruitless, but a match was found through a China supplier, and one would never know the concierge was an addition.

The Ambassador, Gold and Whitehall Ballrooms were completely restored with ornate plaster work, repainted and re-carpeted. The entrance to Sans Souci, the hotel's Mediterranean restaurant for evening dining, was made more distinct by adding a black marble doorway and adding gold lettering to the stone-carved sign, all of which made it more elaborate.

To an inexperienced eye, the Renaissance Cleveland Hotel renovation may not appear to be as dramatic a change as some renovations, and that was the intention. The quiet, understated, simple elegance is exactly what everyone had in mind. —JB

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presented its own need for caution. Installation of new electrical and HVAC systems into 1918 construction also required extra care said Edward W. Auel, director of engineering for Renaissance Cleveland Hotel.

A built-in buffet bar was created just outside of the new kitchen for ease of access. In keeping with the hotel's overall theme, the bar has a black granite top, marble backsplash and walnut cabinetry where dishes and utensils can be stored. To keep food hot, chafing dishes sit on smart stones installed with a steel tray and heated by six induction ranges to keep food at specific temperatures. Temperatures of the ranges are adjusted automatically. The simple, clean lines of the bar blend seamlessly with the theme of the room and the room blends perfectly with the hotel as a whole.

Expert Construction, Inc., a commercial carpentry firm based in Cleveland, handled the metal studs, drywall and acoustical ceilings. These areas went particularly well; there wasn't a single item for them to correct on the punch list. Kyle Kazak, Expert Construction's president, attributes this to the good job done not only by his foreman, Matt Dailey, but also Garra and Fortney and Weygandt, Inc. superintendent Tim Schultz. "They were a pleasure to work with," he says.

Construction on the hotel started on January 4, 2010 to take advantage of the hotel's typical slow-down period after the holidays, in particular since the ballroom had to be closed for two weeks. The entire project was completed four months later. **P**

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Netting Things Out

One of the things that I love about the real estate industry is the cast of characters that I come in contact with on a regular basis. I'm sure that every industry has its own set of unique individuals but it sometimes seems like our little world has a corner on the market.

Case in point – a few years back, I was speaking to a fellow broker who, at the beginning of the conversation, told me that he was on his way to pick up a client at the airport. We were on the phone for a short while and, as the call was winding up, I noticed an increased amount of background noise. Our exchange went something like this:

AJP: "Where in the heck are you? It sounds like a grade-school cafeteria."

Mystery Man: "I'm at the Hampton Inn."

AJP: "I thought you were picking up your client at the airport?"

MM: "I am, but I wanted to grab some breakfast first. I'm starving."

A period of silence followed while I mentally connected the dots of what MM just said. Here we have a broker that is very successful, a name that many would recognize. And he is snaking a free breakfast. But before I could respond, he said something extremely insightful. "Hey, brother," he quipped, "it's not what you make, it's what you keep."

This month, we are going to talk about determining what a seller keeps at the conclusion of a sale transaction. A few years back, I wrote a column on the sharing of closing costs between buyer and seller. Last year, I wrote a column about the taxes associated with



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sale proceeds. So we are now going to weave these two concepts together, illustrating the primary costs associated with a sale that affect the seller.

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Sometimes called conveyance fee or transfer stamps, this tax is triggered by the sale or transfer of real property, administered and collected on a county level and based on the consideration paid or the fair market value of real estate. In Ohio, the tax varies by county and ranges from \$1 to \$4 per \$1,000 of consideration/value. Most of the counties in northern Ohio, including Cuyahoga County, levy \$4 per \$1,000 of value so if a property sells for \$1 million, the transfer tax would be \$4,000. This has traditionally been considered a seller expense, as the seller is receiving the monetary consideration.

Owner's policy premium

This represents the cost of indemnity insurance against financial loss from defects in a property's title as well as from the existence of invalid and/or unenforceable mortgage liens. The premium is paid to the title company and has traditionally been split equally between buyer and seller and paid at closing.

Escrow fee

This represents the cost of establishing all of the accounts necessary for a transfer of property and coordinating of all of the inflows and outflows. These include real estate taxes, transfer fee, brokerage fee, paying off the existing mortgage, funding the new mortgage, etc. The escrow fee is paid to the title company and shared equally between buyer and seller.

Other title charges

There are a variety of smaller costs associated with the title company's work. These include deed preparation (fully paid by seller), title examination (fully paid by seller), additional title fees (fully paid by seller) and title commitment (fully paid by buyer).

Real estate fee

If there is a real estate broker involved in the transaction, the brokerage fee is typically paid out of escrow at closing. The fee is usually governed by a written

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agreement between the broker and the seller and can be based on any number of factors, including a percentage of the sale price, a flat fee or a hybrid of the two, among others. Co-brokers (i.e., brokers representing the buyer) are usually compensated by a sharing of the brokerage fee paid to the seller's broker, although it is not uncommon for a buyer's broker to be paid directly by the buyer in larger transactions (i.e., \$15 million and greater).

Mortgage payoff

If the seller has an active mortgage on the property, any remaining principal needs to be repaid at sale. This will be governed by the amortization schedule as a result of the loan's original terms. The repayment is coordinated by the title company via an escrow account. The seller is also responsible for any pre-payment penalty that may be due when retiring the debt, as well as any second/mezzanine mortgage that is encumbering the property.

Real estate taxes

Because real estate taxes are paid six months in arrears, an adjustment needs to be made at closing to ensure that the seller properly funds the portion of

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taxes during the period which they held ownership. Suppose a property is sold on April 1, 2010. The seller would need to escrow money to pay for the 2nd half of 2009 (due in July 2010) plus the first three months of 2010 (due in January 2011). The title company typically calculates the tax pro-rations and sets up the escrow account.

Rent pro-rations

If the property is income-producing, there will most likely need to be a pro-ration of the rental income. Suppose a property transfers on January 20th. At closing, the seller will need to escrow 33% of the rental income collected in order to compensate the buyer for days which they will own the property. Again, the title company typically calculates the tax pro-rations and sets up

Understanding all of the costs associated with a sale is a critical component of the seller's decision process.

the escrow account (that escrow fee is starting to make sense now, isn't it?).

Capital gains tax

As highlighted in a column last year, the seller will be responsible for a tax based on any gain from appreciation. This gain is determined by subtracting the original basis of the property from the sale proceeds (generally the sale price less the cost of sale). For 2010, the tax rate on capital gains will usually be 15% but will increase to 20% in 2011.

Recapture tax

The seller is also responsible for a tax based on the gain from recapture (also known as depreciation). This gain is determined by subtracting the adjusted basis at the time of sale from the original basis. For 2010, this tax rate will usually be 25%.

Understanding all of the costs associated with a sale is a critical component of the seller's decision process. And always remember, if things really start getting thin, Hampton Inns offer to-go bags. **P**

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

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Contractor Alert – Renovation, Repair and Painting Rule to Affect Most Contractors



DAVID W. WOODBURN

On April 22, 2010, the Renovation, Repair and Painting Rule (“RRP Rule”) went into effect. This rule significantly modifies the process by which both general contractors and subcontractors must engage in renovation and repair projects involving different types of commercial and residential structures.

Although the rule was adopted on March 31, 2008 by the U.S. Environmental Protection Agency (“EPA”), the rule’s implementation has been delayed until this April. In order to avoid running afoul of the EPA, it is necessary for both individuals and businesses to comply with the RRP Rules. This article is designed to summarize the newly enacted rules and the means by which one can comply with its specific details.

As adopted, the RRP Rule requires general contractors and subcontractors who work on older homes and child-occupied facilities to implement precautions to avoid creating and spreading lead debris and dust. Furthermore, it places restrictions on the method by which such dust and debris will be cleaned up upon comple-

tion of a project. In order to ensure that people comply with these rules, individuals working on such projects will now have to be certified and provide “on-the-job” training for workers they employ.

As one can imagine, the need to avoid spreading lead paint in the air is significant. Lead-based paint and the dust it creates have been proven to impact individual’s health, especially those of children and pregnant women. As a result, the EPA believes only certified individuals trained to specifically remediate the problems associated with lead-based paint should be permitted to work on projects where lead-based paint is a likely threat.

The RRP Rule applies to all jobs involving pre-1978 housing (referred to

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as “target housing”) and specific child-occupied facilities wherein at least six square feet per room or twenty square feet outside of the building will be “disturbed” by paid contractors.

Thus, the RRP Rule covers a multitude of projects including renovation, remodeling, painting, window replacement, plumbing, electrical work, heating and air conditioning, demolition, and other electric and trade work conducted in target housing or child-occupied facilities (www.homesafetraining.com).

For purposes of the RRP Rule, target housing consists of a house or apartment constructed before January 1, 1978. The only exceptions to this are “zero bedroom units” (such as college dorm rooms or studio apartments), housing specifically designated for the elderly or handicapped, and housing that’s been tested by a state certified lead inspector and determined to lead-based paint free.

It is interesting to note that homeowners who rent out a portion of their home may themselves have to comply with the RRP Rule if they receive rent for target housing. This places a significant burden on homeowners. Thus,

it is important that property owners become familiar with the RRP Rules and understand how to obtain certification and comply with the specifics of the rule moving forward.

Similarly, a child-occupied facility is any building or portion of a building constructed prior to January 1, 1978 where a child, six years or younger, visits at least two different days a week and stays for at least three hours during each such visit.

All in all, the combined annual visits must aggregate at least 60 hours annually. Clearly, child-occupied facilities

would consist of daycare centers, preschools and kindergarten classrooms. As you can see, it is clear that the new law takes the lead-based paint concern beyond just housing and into the realm of public and commercial buildings.

The RRP Rule requires that contractors provide the client with a pamphlet entitled “Renovate Right” before beginning a project. In turn, the client must sign a receipt acknowledging that they have received this pamphlet and give the receipt to the contractor for the contractor’s records.



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It is very important that such records be retained in the event of an EPA inquiry. Additionally, with respect to any project, an RRP certified renovator is required to be onsite for the renovations. The EPA has one-day classes where certification may be obtained so as to become a "certified renovator."

Aside from individual certification, each company who is overseeing a project must also become RRP-certified. This typically involves paying the EPA a fee of approximately \$300.

The certification presently is good for a period of five years. Once individual and firm certification has been achieved, the RRP-certified renovators are required to train all non-certified persons at the jobsite who will be working on the particular project.

Upon completion of a project, RRP certified renovators will be required to conduct a "cleaning verification" to make sure that the property has been properly and safely cleaned up.

Testing conducted during this time will confirm whether the lead-based paint has been effectively removed from the walls, ceilings, etc. Results from such testing should also be retained by the renovators.

All in all, the purpose behind the adoption of the RRP Rule is certainly valid. However, individual renovators and companies now have a greater burden with which they must comply in order to do the projects they have been doing day in and day out for years.

This means renovators will need to increase their recordkeeping and ensure that they provide proper supervision for covered projects.

Consultation with a construction attorney is encouraged so as to avoid potential EPA sanctions. **P**

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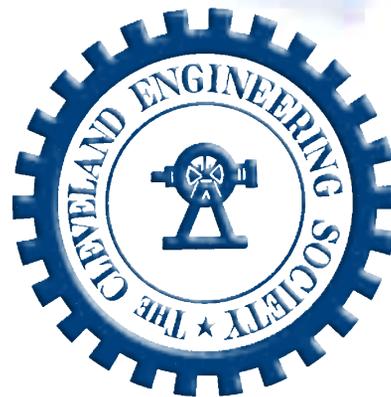
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Building on a Legacy

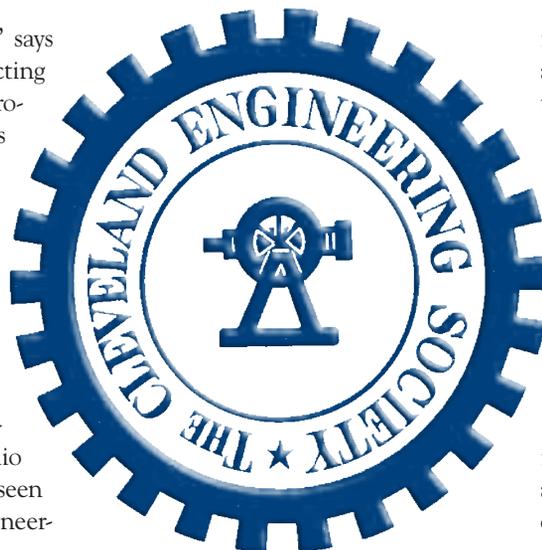
Cleveland Engineering Society celebrates 130 years of excellence in Northeast Ohio with a continued focus on the future

By Mark Watt | Photos courtesy of Cleveland Engineering Society

A cogged gear from some anonymous mechanical device and, at its center, an antique theodolite, an angle-measuring instrument for surveying. Those are the two graphical icons used to create the logo for Cleveland Engineering Society (CES), founded in 1880. While those objects continue to be fitting symbols for an organization serving the needs of engineers and related professionals in Northeast Ohio, today its logo could just as well include a computer mouse, an iPhone or an infrared camera.

“Times have definitely changed,” says CES President Ted Beltavski, reflecting on the evolution of the non-profit professional organization as it celebrates its 130th anniversary. “Decades ago, when you thought of engineering, you might picture civil and structural engineers, men building roads and bridges. But as technology has advanced, so has the field of engineering – and Cleveland Engineering Society as well.”

Beltavski should know. As a professional engineer in Northeast Ohio for more than 25 years, he has seen the development of newer engineer-



ing disciplines such as nanotechnology and software engineering, in addition to traditional branches like electrical, mechanical, civil, chemical and structural engineering.

“Cleveland Engineering Society has evolved to meet the needs of our members and it’s been exciting to be part of that effort,” he says.

Currently, the organization is comprised of more than 500 corporate and individual members in Northeast Ohio and is committed to its mission to “serve the educational and professional development needs of technical professionals and their

Phipps salutes CES for contributing greatly to making greater Cleveland a dynamic scientific & technical region.



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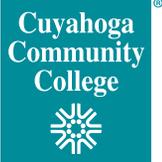
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employers; encourage young people to pursue careers in science and engineering; and foster the exchange of information and ideas to advance the development and recognition of the region as a technology center.”

That mission builds on a legacy forged in 1880 when a group of area engineers, interested in advancing civil development within Greater Cleveland, first joined to create what was then known

“What has always impressed me the most is that the vast majority of people involved with CES are just like the rest of us, looking for a way to mingle with their colleagues and network, whether it be in casual conversation, or seeking ideas to solve a nagging problem. Egos are checked at the door, people are willing to engage in conversation, and are willing to give their time to help make CES a more vibrant organization.”

Bill Zehe
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as the Civil Engineer’s Club. What started as a group of 60 charter members was reorganized in 1908 as the Cleveland Engineering Society (CES) and expanded to include all branches of the engineering profession, as well as architects and scientists.

Throughout the following century – and CES’s entire history – members have had a hand in the design and development of just about every landmark institution, major building project and major infrastructure enhancement to the region, notes Susan Davis, president at ESA Automation Services and CES past president (2007-2008).

“Cleveland Engineering Society is the granddaddy of all the professional organizations in this area,” Davis says. “Our members have influenced the

Many Faces of CES



- 1 2008 RoadShow Ambassadors Chris Mather (JumpStart), Kathy Gargas (Lincoln Electric) and Bob Priest (STERIS)
- 2 John Petkovsek (Lincoln Electric), Dave Sminchak (RE Warner) and Kurt Knapp (Great Lakes Construction)
- 3 Catherine Lewis, Olga Gonzalez-Sanabria and Rafael Sanabria (NASA) at CES 2009 Annual Meeting
- 4 Bob Stock (Retired & CES Review course instructor) and Ray Knight (Ralph Tyler Companies)
- 5 CES members tour RTA Rail Station in 2009
- 6 Hall of Fame Award Winners M. James Karpinski, PE (Karpinski Engineering), Dr. Vijay Khosla, PE (Professional Service Industries, Inc.) and John Porada (Construction Employers Association) at the 2007 CES Design & Construction Conference
- 7 2009 Design & Construction Conference Planning Committee: Scott Kauker (PCS), Kurt Weaver (AKW, Inc.), Ron Czaplicki (Barber & Hoffman), Matt Danis (Shook Construction), Dave Hartman (ms consultants, inc.), Soren Hansen (ASCE Cleveland Chapter), Dave Thomas (Chas. Phipps), Fred Hollman (Retired), Joe Rustic (CTL Engineering), [kneeling in front from left] Jerry Hutchison (PSI, Inc.) and Dave Mast (NTH Consultants)
- 8 CES members tour the renovation of Terminal Tower in 2009

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Design By Committee

Subgroups provide valuable forum for CES members

By Tuwhanna Lewis
CES Associate Executive Director

With members from various engineering disciplines, CES is often referred to as the “umbrella” society for engineers. As a reflection of the membership, CES programs typically have a broad appeal to many professionals in and associated with engineering. However, for those who have a specific area of interest, CES has several divisions and committees that focus on specific topics where members meet to discuss, share information or hear the latest updates from industry experts. And these meetings are free to members.

Currently two of the most popular committees at CES are also the two newest committees, the Climate Change and the Women’s Committees. The Climate Change Committee hosts monthly roundtable discussions where facilitators discuss topical issues pertaining to policy and regulations associated with climate change. The Women’s Committee provides a bi-monthly forum for females in engineering and includes topics ranging from “how to generate more interest in engineering among girls” to “how to dress for success.”

These committees are two great examples of the types of programs that are available to CES members but in addition to being educational and informative these committees provide great professional development opportunities. For example, members build their leadership skills when they take on the role of committee chair or as a roundtable facilitator. At CES engineers find many outlets to “Learn, Connect and Lead.”

To learn more about the Cleveland Engineering Society, visit the organization online at www.cesnet.org

skyline, the lakefront and all routes in and out of Cleveland.”

Today, 130 years after it was founded, CES continues to find relevance in a market that has seen its ups and down – and that’s because CES has continually managed to adjust to the market, says Gene Baxendale, president of Osborn Architects & Engineers and past president of CES.

“The organization has done an impressive job of continually reinventing itself,” says Baxendale, whose company has been intertwined with CES for more than a century. Interestingly, company founder Frank C. Osborn served as CES president in 1898-1899, exactly 100 years

“The path toward education and professional outreach has carved an important niche into the fabric of CES. Membership has stepped up to provide the resources necessary to reach the future technical professionals of our region and the response has been overwhelmingly positive. I am confident that our society has a bright future and look forward to the growth and prosperity of our region as a technical trendsetter.”

John S. Petkovsek

The Lincoln Electric Company
CES Past President [2008-2009]

prior to Baxendale’s tenure (1998-1999). “When I first started in CES in the late 1970s, the membership was heavily dominated by major manufacturing companies. That has changed over the years as many of those companies have merged, closed or moved operations overseas. Now newer areas of discipline have come to the forefront with CES. It has worked. The organization will be viable as long as it continues to look at where the market is going and stay

ahead of the curve, which it has been successful in doing.”

Meeting needs

These days, CES continues to serve as a source of knowledge and support for its diverse members. CES currently serves its members’ educational needs with professional development courses and events,

a speaker breakfast series, review courses and more. It provides forums for technical and business networking through major conferences in Cleveland every spring and fall, as well as various social events throughout the year. And on a continuing basis, the organization works to promote Northeast Ohio as a technology center, while providing outreach to area



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youth to encourage the pursuit of science and engineering careers.

As noted by Tuwhanna Lewis, CES's associate executive director, the organization's benefits can readily be summarized by the organization's motto which reads: "Learn, Connect, Lead."

Learn

Central to CES is its educational offerings for members and nonmembers alike, particularly in providing opportunities for individuals to earn Continuing Professional Development (CPD) hours. In the State of Ohio, all registered professional engineers (PEs) and surveyors must complete 15 CPD credit hours. Among qualifying activities is the completion of educational courses, which CES offers throughout the year.

"Engineers can obtain CPD credit hours through a variety of organizations,



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ON THE MOVE In 1958, CES opened a new facility at 3100 Chester Avenue in Cleveland. Today, it is still headquartered in the building, now known as The Joseph E. Cole Center, a name adopted when Cleveland State University purchased it in the early 1990s. CES plans to move its headquarters to a new location in September 2010, although it has not announced its new address.

but what makes Cleveland Engineering Society stand out from the rest is that our classes and programs are very cost effective,” Lewis says.

Those educational courses are major draws for the society’s signature all-day events: the Annual Design & Construction Conference and the Annual Fall Engineering Extravaganza.

The Design & Construction Conference, held annually since 1952, is a conference and trade show with breakout sessions, an awards presentation, networking opportunities, panel discussion and trade show exhibits. Traditionally, the springtime event is focused primarily on structural, mechanical, civil and electrical engineering.

Counterbalancing the spring event is the Fall Engineering Extravaganza, which provides a similar combination of keynote speeches, track sessions, a trade show with demonstration stage and exhibits by Northeast Ohio science, technology, engineering and mathematics (STEM) students. Kicked off in 2007, the fall event is designed to appeal to members across all disciplines and touches on hot topics such as green energy and project management, according to Lewis.

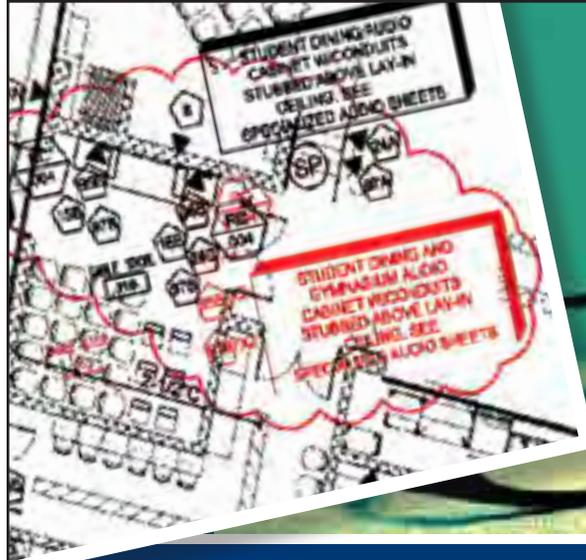
Recently added to CES’s list of events is an annual Sustainability Symposium, a half-day conference

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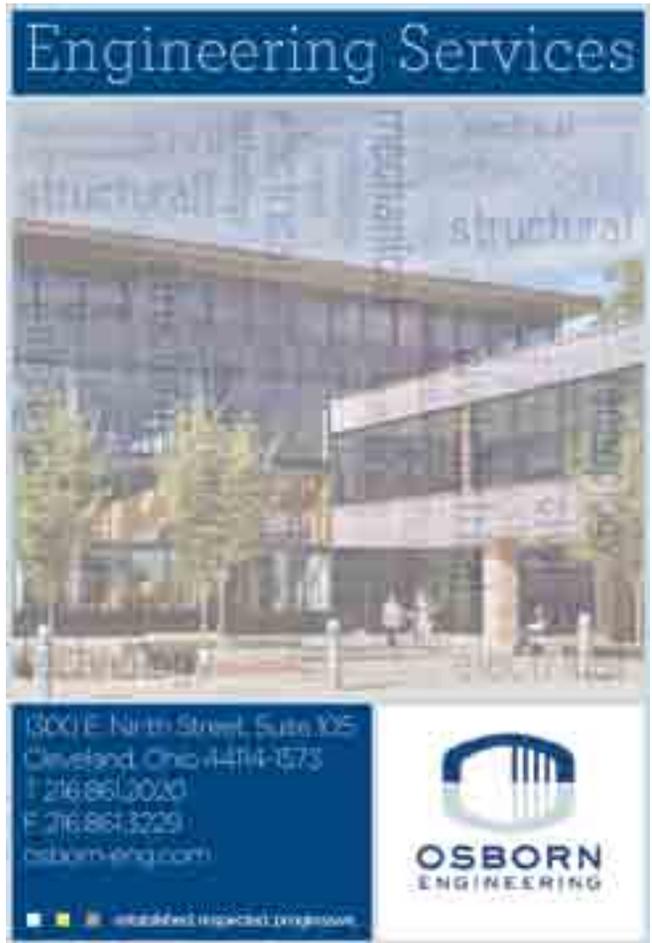
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offering engineers a final opportunity to earn CPD hours before the end of the year. The annual event, introduced in 2008, focuses on green technology, sustainability, alternative energy and related issues, and provides a forum for experts in those subjects to address CES members.

Those educational events are supplemented by the CES Leadership Breakfast Series, a sequence of morning breakfast events held six times a year with speakers addressing various topics relevant to attendees.

“The breakfast series allows you to hear some unique speakers and get top-notch insight on what’s going on in the community and sometimes even behind-the-scenes information on new technologies,” says John Petkovsek, director of corporate compliance, environmental health and safety at The Lincoln Electric Company and CES past president (2007-2008). “In probably 20 years of attending breakfast events off and on, I can honestly say that you always walk away glad that you went.”

For individuals preparing to take the State of Ohio Professional Engineers exam, a requirement for professional

licensure, the Society offers a series of FE (Fundamentals of Engineering) and PE (Principles and Practice in Engineering) review courses.

Lastly, CES offers approximately four Behind the Scenes tours each year. The tours allow members to visit companies or projects in the area to see, for example, how colleagues have applied newer approaches to system designs or how they utilized innovative

“I am a firm believer in CES and our company is a big supporter. They represent a unified voice for all of the technical community in Northeast Ohio. They are committed to economic development in this area and importantly, they are focused on attracting talent into the field of engineering.”

**Ron Ledin
Middough**

CES Past President [1997-1998]

methods to overcome challenges on a particular project.

Connect

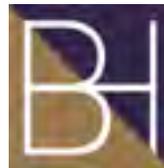
Networking is a crucial benefit for CES members. While the organization’s conference events provide major opportunities for networking, CES doesn’t stop there. An annual meet-

ing held each June brings members together for the presentation of leadership awards and scholarships, board inductions and discussion of the society’s goals and initiatives. And since the late 1970s, the organization has offered an annual golf outing, which provides a leisurely escape for members while raising funds for the group’s education outreach initiatives.

“The ability to connect with colleagues at CES was crucial to my personal career development, especially when I was a younger engineer,” Baxendale says. “CES put me in a position to interact with established engineers who showed me the ropes. A lot of the people that I work with today on a professional level were individuals I met through the society.”

Davis agrees, explaining that being part of the organization has provided her with countless valuable contacts, on a personal level and a business level. “I can point to direct revenue streams [for my business] that were a direct result of my involvement with Cleveland Engineering Society,” she says.

Additional member benefits include listing in and access to the CES member directory and free job and resume post-



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ing, further linking member companies and individuals.

Lead

Just as important as the educational and networking benefits of membership in the association, Cleveland Engineering Society also provides members with opportunities to grow

their leadership skills. That could mean serving as a speaker or taking part in a roundtable discussion at a CES event. It could mean becoming a committee member. Or it could mean contributing as a volunteer ambassador for the CES New Faces of Engineering RoadShow, an educational outreach program designed to educate and

enthusiast middle school and high school students in the area about the possibilities of a career in math, science, technology and engineering. (See "RoadShow Drives Forward," pg. 13).

"Attracting younger talent into the field of engineering is crucial to the profession and to Greater Cleveland alike," says Ron Ledin, president of Middough and CES Past President [1997-1998]. "With the RoadShow, Cleveland Engineering Society has been proactive in trying to attract students toward engineering at a younger age. That program and related efforts have been part of its role as a voice for the value and necessity of careers in science, technology, engineering and math. That's key to what CES offers."

Designs for the future

While CES is celebrating its legacy this year, it continues to look ahead with goals of growing membership, improving its offerings for members and continuing to provide value to the surrounding community.

"CES has advanced my career as a patent attorney and, perhaps more importantly, enhanced my life. CES has given me the privilege of steering high school students into the field of engineering, so that our region continues to thrive for generations to come."

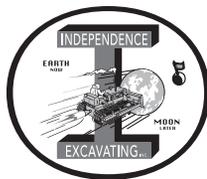
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"It's interesting that we are looking back right now as we celebrate our 130th anniversary because frankly the organization doesn't spend too much time thinking about the past on a day-to-day basis," says Swagelok Vice President of Engineering Dave Peace, who will take the reins as CES president for two years beginning this July. "We are always focusing on the moment



READY TO LEAD Dave Peace, vice president of engineering at Swagelok, will take over as CES president for two years starting in July 2010.

and that's a good thing. Our focus right now is in trying to firm up our strategy for the future."

Peace, who has been a CES member since 2007, says he is proud to be part of a strong legacy and looks forward to the opportunity to lead the organization, crediting the organization's success to the strong leadership of Beltavski and his predecessors, as well as dedicated members and staff.

"I'm looking forward to the opportunity," he says. "It's an interesting time for professional societies as a whole right now. What is the role of professional societies in a post Internet world? How do we take advantage of new technologies like social media platforms that didn't even exist a decade ago? I'm looking forward to trying to find answers to those questions."

Beltavski, completing his two-year term this June, says the organization is in a strong situation currently and is positioned for growth.

"We've worked on a range of important initiatives in recent years, from expanding networking opportunities to building up our educational outreach," Beltavski says. "I'm looking forward to continuing to help grow the organization as we look forward. With [Dave Peace] taking over as president, we are in good hands." **P**

RoadShow Drives Forward

Outreach program takes inspirational CES pitch to area classrooms

Statistics have shown a decline in the number of students choosing careers in technology – and those seeking engineering positions in Northeast Ohio, according to Tuwhanna Lewis, associate executive director at Cleveland Engineering Society. Why the decline? Studies have shown that students aren't pursuing engineering careers in part because they simply aren't aware of the opportunities and career choices in the field, Lewis says.



Kathy Gargas gives a RoadShow presentation for 8th grade science students at St. Adalbert Catholic School

Outgoing CES President Ted Beltavski

notes the problem is compounded by the fact that high school students in the U.S. are underperforming when it comes to scores for mathematics and science testing.

"As a country, we did better a few decades ago," he says. "Other countries are passing us now in math and science studies. There has been a shift and we need to work to get that back."

To turn those numbers around and attract students to the engineering profession, CES launched an educational outreach program in 2005. The CES RoadShow is a program focused on informing Northeast Ohio middle school and high school students about the engineering profession and exciting them with the career possibilities it offers. "There are a lot of students in the area who simply don't know what engineers do," Lewis says. "They don't know the kinds of opportunities that exist for people who pursue math, science, technology and engineering as a path of study. We're out there to get the word out about engineering."

Throughout the year, CES sends volunteer teams of two or three engineers to Northeast Ohio schools to provide fun, informational presentations that offer information on the need for engineers in the U.S., financial benefits of an engineering career, popular engineering disciplines, Northeast Ohio engineering employers, information on schools offering engineering degrees and more.

The program has found tremendous success and has grown to become a major initiative for CES, Lewis says. Last year, 20 RoadShow ambassadors gave 39 presentations at 23 middle and high schools, reaching approximately 1800 students; CES estimates it has reached more than 10,000 students total since the RoadShow program was initiated. In addition to the RoadShow, CES has collaborated with the Cuyahoga Valley Career Center for the past two years to present an Engineering Expo for high school students where at least 1000 students, parents and educators have participated. The CES RoadShow is a major component of the Engineering Expo as well as the STEM Expo, which is presented by the Cleveland Metropolitan Consortium for STEM. Promoting STEM education has become a major CES initiative.

The CES New Faces of Engineering RoadShow program is supported by a prized relationship with Build Up Greater Cleveland (BUGC). BUGC is a partnership formed in 1983 to tackle the infrastructure crisis in Cleveland and surrounding areas. Addressing the area's aging network of roads, bridges, sewers, water and public transit systems, the partnership includes five primary stakeholders – the City of Cleveland, Cleveland-Cuyahoga County Port Authority, Cuyahoga County Engineer, Greater Cleveland Regional Transit Authority and Northeast Ohio Regional Sewer District – plus several associated groups, including the Greater Cleveland Partnership and CES.

In addition to sustaining the area's infrastructure educating students and filling the engineering pipeline is high among BUGC's list of priorities, which correlates with CES's mission to attract young individuals to the engineering field. So in 2005, BUGC partnered with CES, giving CES responsibility for its education initiatives, embodied by the New Faces of Engineering RoadShow. –MW

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| 3 | Agency Notification | 14 days | Mon 10/8/07 | | | 10/8 | 10/25 | | | |
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Domokur Architects Hires Augoustidis

Akron-based Domokur Architects recently announced that it has hired Michael Augoustidis Architect to lead the firm's health care initiative.

Augoustidis brings over 29 years of professional architectural experience developing innovative designs for health care, corporate and residential clients. Augoustidis owned his own firm Michael Augoustidis Architects for the past five years. His Cleveland practice will be integrated into Domokur Architects.

Domokur Architects provides architecture, landscape architecture, planning, and asset management services to corporate, education, civic, health care and camp clients throughout the United States.



Michael Augoustidis

Day Ketterer Attorney Earns Workers' Comp Law Certification

Attorney R. Clint Zollinger, of Day Ketterer Ltd., was recently certified by the Ohio State Bar Association (OSBA) as a specialist in Workers' Compensation Law. He joins an elite group of attorneys statewide who are recognized for their professional excellence and demonstration of substantial and continuing involvement in a particular field of law.

Zollinger regularly counsels corporate clients on workplace safety and risk management issues in the manufacturing, healthcare, government and construction industries. For over 11 years, he has handled hundreds of cases before the Industrial Commission and Courts of Common Pleas defending work-related injury claims involving asbestos exposure, occupational disease, chemical exposure, carpal tunnel syndrome and workplace injuries. As a member of the Firm's Litigation Practice

Group, he also has extensive trial experience in federal and state courts defending complex manufacturing and products liability claims, tort litigation and worksite injuries involving explosions.

Cleveland-Cuyahoga Port Authority Hires President/CEO

The Cleveland-Cuyahoga Port Authority's board of directors recently unanimously approved the hiring of William D. Friedman as president and CEO. Friedman, who has spent more than 20 years in port-related leadership roles, will begin his new duties June 1.

"I look forward to the challenge and I look forward to making the port more efficient and more effective," Friedman says.

Friedman, 48, served for four years as CEO of the Ports of Indiana, where he oversaw three maritime ports. Net operating income increased by 125% under Friedman's direction. Cargo volumes and private investments reached all-time highs, and the port system generated a record \$1.5 billion annual impact on the state economy.

He also held a variety of positions at the Port of Seattle, where he worked for 10 years, including director of seaport strategic planning, general manager of cargo piers and industrial properties and director of seaport communications and administration.

Friedman also worked for Duke Realty Corporation – which oversees 140 million square feet of commercial space – where he served as vice president of ports and logistics. While at Duke, the company expanded into five major container port markets including Los Angeles, Baltimore and northern New Jersey.

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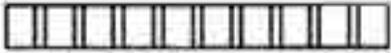
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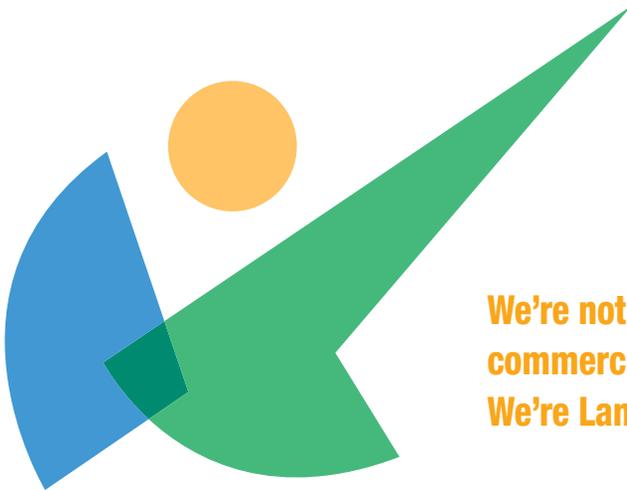


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Kurt P. Hanson

TDA Hires Project Coordinator

ThenDesign Architecture recently announced that Kurt P. Hanson has been hired as a project coordinator. In his new position, he assists

TDA's architects in administering and organizing projects through all phases of design and construction.

With 10 years of experience, Hanson comes to TDA from another local firm where he worked primarily on retail assignments throughout the country, as well as publicly bid projects. Work

also included educational, healthcare, civic, and transportation facilities.

He is a member of the Cleveland Restoration Society and the National Trust for Historic Preservation. A graduate of Bowling Green State University, Hanson received a Bachelor of Science in Technology degree with a concentration in Architecture and Environmental Design.

Braun & Steidl Welcomes Business Development Director

Braun & Steidl Architects recently announced that Rachel Hersh Schwarz, AIA, has joined the firm as director of business development. Schwarz brings 30 years of practical and

applied practice in architecture, planning, management and development.

Schwarz received a bachelor's degree in architecture from The University of Kentucky. Her background includes serving in project manager, director of design, senior architect and manager of business development roles for firms throughout Northeast Ohio. She is a former seven-year member of the Beachwood Planning and Zoning Board, and is a former alternate member of the Beachwood Architectural Board of Review.

Braun & Steidl Architects has offices in Akron and Columbus and focuses its architectural practice on

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Vocon Announces New Hires

Cleveland architectural and interior design firm Vocon has recently added three new members to its team, Ashley J. Cowgill, Michael J. Cucciarre and Adam McClelland.

Cowgill joins Vocon as an interior project designer. She will be responsible for space planning, programming and finish selection of interiors. Cowgill began her career at Vocon as an intern, officially joining the company following graduation. She earned a bachelor's degree in interior design from Kent State University and currently resides in Burton.

Cucciarre is now a project architect at Vocon and was previously employed at Dorsky Hodgson Parrish Yue. He is a graduate of

Miami University where he received a bachelor's degree in environmental design and of the University of Illinois where he earned a master's in architecture. He is a member of the University Heights Architecture Board of Review (ARB) and a resident of University Heights.

McClelland joins Vocon with prior experience as a graphic designer at Sherwin-Williams and project illustrator at WVIZ Ideastream. He will assist the firm as an illustrator and renderer. McClelland attended the Cleveland Institute of Art where he received a bachelor's degree in fine arts. He is a current resident of Cleveland Heights, Ohio.

The Krill Co., Inc. Announces CEO's Retirement

The Krill Co., Inc. recently announced that Shawn G. Dixon, Chairman/CEO, has retired after 36



David F. Fischback



Jeffrey R. Gliebe

years of service at the company. Dixon began his career at Krill as a field engineer in 1974 and assumed the role of Chairman/CEO in 1995. During his tenure, Krill achieved numerous corporate growth milestones, including strategically expanding the company's presence in rising markets such as life and health sciences.

Krill has spent years planning for this leadership transition in effort to ensure minimal operational disruption while continuing its strategic vision and reputation for innovation in Ohio's construction industry. The

company will be overseen by Jeffrey R. Gliebe and David F. Fischback, both of whom began their careers at Krill 25 years ago and offer experienced leadership. Gliebe will assume the role of CEO/Co-Chairman. He became Vice Chairman in 2008. Fischback became President of Krill in 2008, and will retain this position while also being named Co-Chairman. Other management team title changes include Douglas J. Fischback to Senior Vice President/Secretary and Daniel J. Audia to Senior Vice President. **P**

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Report Highlights Need for Real Estate Revival

The results of the 2010 National Association of Realtor Commercial Member Profile, a survey conducted among 811 commercial practitioners, further underscores the need for revitalization.

Elevated unemployment rates and tough credit conditions were a few of the challenges that Realtors who practice commercial real estate faced last year. Despite current obstacles, the National Association of Realtors (NAR) remains dedicated to bringing back a healthy commercial real estate market.

Commercial real estate is a foundation for much of the growth in the American industry and economy. Because of its vital role, commercial real estate must have access to adequate capital resources. CABOR, in tandem with the Ohio Association of Realtors and NAR, is continuing to work with legislators and regulators to increase market liquidity and promote national interest in a robust commercial sector.

According to NAR's 2010 Commercial Member Profile, commercial members completed a median of five sales transactions in 2009, down from eight in 2008. The median sale volume was \$1,767,900 among those engaged in sales transactions. Fourteen percent of NAR's commercial members did not complete a sales transaction in 2009. The median leasing volume was \$330,200 in 2009 among those engaged

in leasing business; 42% of commercial members had no leasing transactions in 2009.

Median gross annual income for Realtors practicing commercial real estate has been waning since 2006, when it was \$115,600. In 2009 the median income was \$68,600. Commercial practitioners with less than two years experience earned a lower median income than those with more than 26 years experience, at \$35,300 and \$112,500, respectively.

Land sales were cited as the primary specialty for commercial practitioners, which is in keeping with past years. Investment sales and multifamily building sales were cited as the next two most popular specialties.

The study also reflected that more women are entering the commercial real estate field. Although still in the minority, women comprise 26% of Realtor commercial practitioners compared with 18% last year. Thirty-seven percent of commercial members with two years or less experience are women. Nineteen percent of Realtors in commercial real estate who have more than 26 years experience are women.

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Commercial practitioners account for more than 80,000 of NAR's 1.2 million members. Fifty-seven percent of commercial members have a broker's license, and 28% have a sales agent's license. More than half of NAR's commercial members, 56%, work for a local commercial real estate firm. The typical commercial member has been in real estate for 20 years, has practiced commercial real estate for 12 years, and has been a member of NAR for 15 years.

Realtors who practice commercial real estate help to build communities by facilitating investment and promoting the sale and lease of commercial space, which supports millions of jobs nationwide. CABOR Realtors are optimistic that the latter half of 2010 will bring improvements in credit availability to get the commercial real estate market moving again. **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.



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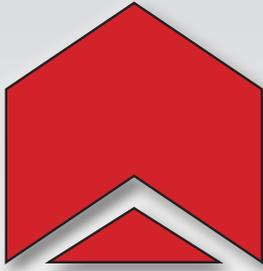
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How Much Settlement is Normal?

By Jerry Givens

When a building or other structure is constructed, it is normal for it to settle, typically due to its weight and compressibility of the underlying soils or rock. Perhaps the most famous building settlement is that of Pisa's leaning tower in Italy. However, advances in design and construction practice have made similar occurrences unlikely.

Various methods are used to estimate settlement. The method employed generally depends upon the type of soil or rock and the engineer's experience. Perhaps the most common methods used in practice can be found in textbooks and papers authored or co-authored by Ralph B. Peck, a renowned civil engineer who specialized in soil mechanics. One of these methods, discussed in a 1974 lecture in Guadalajara, Mexico, is of particular interest with respect to the glacially deposited soils common to our area.

When the amount of settlement for a proposed structure and foundation system has been estimated, normally by the geotechnical engineer, the designer of the structure must determine if the settlement is acceptable with respect to potential structural damage and other concerns such as utilities entering the structure. The differential settlement (the difference in settlement between adjacent columns for example) is usually more critical than is the total settlement of a single column. Unless otherwise noted below, settlement refers to total settlement.

Experience suggests that settlements of about one inch or less are usually acceptable, and settlements approaching 1.5 inches may be nearing desirable limits. However, structures have been designed for (and/or survived) much greater settlements, and the allowable settlement should be established for each individual project by the design team. Local experience is useful.

Generally speaking, if spread foundations for a project in this region have been properly sized for cohesive (clayey) soils with respect to bearing failure (or punching into the ground), the estimated settlement will frequently be less than about one inch. For granular soils (sand, for example) the foundations are commonly sized to limit the settlement to one inch or less, even though the bearing capacity may be greater.

The following three examples, based on actual projects, illustrate approximate settlement magnitudes for structures in the Great Lakes area.

A large, one- to two-story building was set on improperly constructed engineered fill and settled roughly 12 inches, much more than what was predicted. A revised estimate, using properties of the poor quality fill, indicated that the remaining settlement would be a small percentage of that already experienced. The project designers determined that because the structure was heavily reinforced (one expert colorfully referred to it as a bomb shelter), it would be able to perform as intended, even with its existing foundation system.

On another project, a building was planned and the geotechnical engineer predicted that the settlement would be about one inch or less. Initially the structural engineer was concerned that some of the building elements were too sensitive for even this small magnitude of settlement. However, after further review the structural engineer determined that this amount of settlement was acceptable, and the building was constructed successfully using the indicated settlement estimate.

A coal-handling conveyor was planned for a large power plant. It was necessary to estimate the settlement of the conveyor that might occur for varying configurations of a large coal pile, which would surround the conveyor. Calculations indicated that both the maximum total and differential set-

tlements would be about two inches, causing some concern. However, subsequently it was determined that these settlement estimates were acceptable because the designers had included a significant shimming capability in the conveyor design.

In addition to settlement, structural movement can also occur due to factors other than simply the weight of the building and the compressibility of the underlying soils. Some of these factors may be expansive soils (and rock) and frost that may cause foundations to heave, slope failures, sink holes, and abandoned mines. Besides aesthetic damage, undesirable settlement or heave can result in problems with windows and doors, structural cracks which may weaken the structure, and problems with utilities, particularly near the building's exterior walls. **P**

The information contained in this article is intended for information only and is not offered as professional advice. A geotechnical engineer should be consulted for recommendations on a specific project. The geotechnical engineer would likely recommend that a geotechnical exploration be performed before providing recommendations. Jerry B. Givens, P.E., is the owner of Givens Geotech, which provides geotechnical explorations and related geotechnical consultation. He has practiced geotechnical engineering since 1974. Phone 216-297-9950, or fax 216-297-9951. Givens has written articles previously appearing in Properties, including on geotechnical exploration (April 2005, May 2008) and on building on fill (May 2009). Archived issues are available at www.propertiesmag.com.

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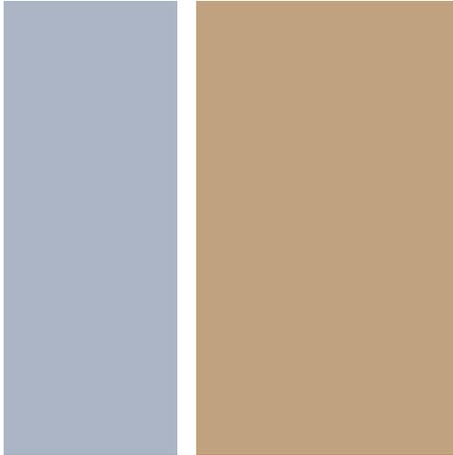
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Creature Comforts

Big Creek Veterinary Hospital brings state-of-the-art pet care to Concord Township

By John Elliott | Photos by Ken Krych

Lake County pet owners will be in for a surprise when they visit the new Big Creek Veterinary Hospital on Girdled Road in Concord Township. Especially if they are used to the former facility, a much smaller building that now stands vacant across the street. The new, single-story, rectangular-shaped, wood trussed building with fiberglass shingles is located near the corner of Girdled and Ravenna roads, a commercial intersection in Concord that is surrounded by a residential area.

The recently opened, 8,000-square foot building just southeast of the Interstate 90/Route 44 interchange is one of the larger, more modern looking buildings in this rapidly expanding area of Concord. But the full magnitude of the \$1.5 million project doesn't become obvious until you pull into the parking area that wraps the building on the beautifully landscaped 2.4-acre lot.

Once inside, visitors who might expect a confined waiting area that is typical of most animal hospitals are treated to a spacious room under a tall, cathedral ceiling, and can find plenty of comfortable seating. There are several chairs amidst various indoor plantings and a long curved desk manned by receptionists at both ends of the room.

There is a sense of controlled activity. A tall, cultured stone pillar behind the

reception desk supports a large metal logo announcing Big Creek Veterinary Hospital. A mounted flat screen on the wall flashes information about petcare, making it known this is a state-of-the-art veterinary facility. Hallways along both sides of the reception desk lead to exam rooms and open work areas.

A modern veterinary facility

Big Creek Veterinary Hospital offers dental care, critical care, hospice, euthanasia, immunizations, pain management, radiology, surgery, a pharmacy, and internal medicine. This includes cardiology, ophthalmology, neurology, dermatology, gastroenterology, orthopedic surgery, oncology, endocrinology, and more.

The hospital even has a mobile resuscitation unit, stocked and equipped to administer basic life support – breath-

ing, circulation/cardiac compressions. Emergency care is offered during regular business hours.

The staff includes six veterinarians and 20 total employees serving a customer list of around 13,000. While the hospital is designed primarily for dogs and cats, the practice also handles horses, alpacas, cows, sheep and goats. The vets have even cared for exotic animals, such as lions, tigers, mountain lions, and even a circus monkey.

The practice was started in 1991 by Joel Percival, in a 2,000-square-foot building. Eric Neate came on board in 2000 and became a partner in 2003. The old building met the needs of the community, but residential and commercial construction boomed over the years. The doctors were constantly forced to get more work done in limited space.



WARM APPROACH Setting the stage for visitors is a spacious entrance lobby featuring a cathedral ceiling, plenty of comfortable seating and a tall, cultured stone pillar behind the reception desk which supports a large metal logo announcing Big Creek Veterinary Hospital.

“We just kept getting busier and busier and hiring more people,” says Percival. It became obvious that a bigger facility was needed, so three years ago, they purchased the land across the street. The property had housed a single-family home, whose owner had died.

“We were trying to plan ahead for the future,” Percival says.

Middlefield Banking Co. in Middlefield, Ohio provided the loan for the project.

Animal hospital design: a specialty

Running a veterinary practice is one thing, but designing a hospital is something else. The young veterinarians

quickly learned that veterinary hospital design is a specialty unto itself. Not many building types have to be as concerned with such design issues as sounds, odor, air exchanges, infections, durable materials and the ability to easily clean them.

An efficient floor plan is one of the most critical aspects in an animal care facility. The location of the reception desk, waiting area, surgical and treatment areas, and examination rooms must allow for smooth traffic flow that minimizes movement and allows safe entry and exit of pets and their owners.

HVAC systems are designed to keep the interior air clean and fresh by containing unpleasant odors.

Soundproofing that reduces noise and helps prevent sounds from reaching outer offices and waiting areas is provided through high tech and proprietary technology.

A key ally in the learning process was a personal friend of the two partners, Larry Kline, owner of Mentor-based Kline Construction Corp. Kline put the vets in touch with Sal Longo, Jr., a veterinary hospital architect based in Lafayette, Louisiana.

Neate and Percival interviewed several other architects, but felt they developed the best rapport with Longo. The design process alone took about one year.

The design process begins

Longo presented them with an in-depth 30-page questionnaire regarding just about every aspect of the project. Longo, who brought more than 12 years experience to veterinary hospital design, says the high ceilings, such as those in the Big Creek project, really opens up the room and provides a nice environment for the clients.

He says the areas are designed to maximize the use of space. The treatment rooms, surgery and ward areas are located in the central part of the building, where visitors don't normally go.

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TOOLS FOR TREATMENT The hospital offers a range of services including dental care, critical care, hospice, euthanasia, immunizations, pain management, radiology, surgery and internal medicine.

While the site was large at about 2.4 acres, Longo says the specific site requirements made it very challenging to fit everything. This was due mainly to the storm water and septic systems that had to be installed. "Every project has its challenges," Longo says.

Environmental issues had to be addressed, considering government permits and natural habitat. Newbury-based Hess & Associates Engineering Inc., which provided the site design and the on-site waste disposal design, handled zoning and permit issues.

Non-compactable soil had to be removed and replaced with 1,700 cubic yards of engineer fill. The building sits on a concrete slab.

A drainage pond had to be built to handle storm water runoff. The pond, adjacent to the parking lot and an outdoor courtyard, became an aesthetic feature of the property.

The design also called for a wastewater treatment system to meet county regulations.

Hess & Associates designed a recirculating media filter for the treatment system and an American Manufacturing/Streamkey drip distribution system for on-lot disposal.

Mike Timas, the wastewater treatment designer, said that while the amount of space looked large, site conditions on the lot determined where the building and parking lot were placed because of where

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SAFE & SANITARY Porcelain tile containing epoxy grout was used in work area floors. Cleaning features are among the most important aspects of the building's design since the rooms have to be cleaned several times every day to ensure proper sanitation.

the drip zones were installed, in the open areas to the east of the building.

The septic installation was supervised by the Lake County health department and installed by Marut & Sons Excavating of Perry.

Timas notes that due to current health and environmental standards, on-site systems have become the requirement for new construction projects in Ohio.

"Every site's different, but it depends on the quality of soils and how much of that available space is on a consistent contour where you can install these zones," Timas says.

The building's three bathrooms are ADA compliant, as is the back entrance, which has a wrought iron ramp.

To accommodate the medical equipment, laboratories, exam rooms, administrative offices and customer areas in an efficient and comfortable manner, the building required five heat pumps and five gas furnaces.

Kline, who served as general contractor following a competitive bidding process, credits both the owners and the architect with clear planning. "It turned out perfect," Kline says. "They were one of the better clients we worked for. They made their decisions quickly and they

didn't change their minds. That made us efficient in our job."

The building process itself took less than six months, heavy rains notwithstanding. The grand opening was held in December of 2009.

Windows in every room

Percival and Neate had a good idea what they wanted in terms of interior design. Windows in every room was a priority. "We like to see the light of day," Percival says. "[The extensive windows] make the space look bigger," Kline adds.

Double doors at the entrance give patrons ample room to bring their pets in. The vestibule between the entrance and the waiting area makes it easy to secure pets that might get

loose and also helps keep cold air from getting inside.

"We've not built a veterinary facility with the double insulated walls achieving this level of energy efficiency before," says Kline.

The doctors were also involved in selecting furniture and interior colors. They selected laminate countertops resembling granite for the reception area and the conference rooms.

Cleaning features are among the most important aspects of the building's design since the rooms have to be cleaned several times every day to ensure proper sanitation. Furniture was selected to be easily cleaned. Porcelain tile containing epoxy grout was used in work area floors. Porcelain tile, unlike ceramic tile, does not reveal

Proud to be part of the team at Big Creek Veterinary Hospital



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a different color if it is chipped. The epoxy prevents fluid absorption.

Preventing fluid absorption serves functional as well as aesthetic benefit. "It all boils down to odor control," Percival says. "That's very important."

Each room has an outlet to accommodate the central vacuum system. "We can sweep anywhere in the clinic without moving the [medical] machines around; you just take the hose," notes Percival.

Some of the operating equipment was moved from the old building, including tables, lights anesthesia machines, digital X-ray machines.

The practice also invested in a lot of new equipment, including the computer system that supports 23 workstations and a new phone system.

The building has cable Internet connectivity, allowing customers online access to pet information. Customers can view medication schedules communicate with the hospital staff, and learn about their pets' specific medical histories.

The veterinary hospital's website (available at www.bigcreekpet.com) includes extensive information about dog care, cat care, diseases, symptoms, a drug library, and information on tests and procedures.

The exam rooms, located along both corridors, have flat digital screens on the walls to assist with procedures.

The hallways lead to a series of seven 90-square-foot exam rooms. One of these is for euthanasia. This room has

a second door that allows patrons to quickly exit to a more private area.

There are separate wards for dogs and cats. This makes the cats, which can smell dogs, much calmer. "It has made a world of difference," Percival says.

The increased space allows much larger dog runs within the ward – 17 of them, each three feet wide by six feet long. The cat ward features 24 cages. Each type of animal also has its own isolation ward for more sickly pets, complete with oxygen drops and cord reels attached to the ceiling.

The main hallways end in an open area that includes a pharmacy, a laboratory and some special work areas. These include surgery rooms with anesthesia hoses, ultrasound, endoscopy, digital dental X-ray machines, and a birthing area.

There are isolation wards with IV pumps hanging from the ceiling and an exam table that swings down from the wall. These heated surgery tables allow for greater comfort.

The special wards allow for advanced sterilization techniques, electrocardiogram and oxygen saturation monitors, intensive after surgery care and full blood testing.

While separate from the open area, all of these rooms have windows, allowing staff to know what's going on in the exam rooms. A room contains the washer/dryer for medical fabrics and a dishwasher for animal meal bowls.

"Most hospitals are not set up like this," Percival says.

The rear of the building has an employee lounge, complete with coffee machines, sink, microwave oven and bottled water. A utility room houses the electric panels. An enclosed outdoor area in the back allows the staff to take animals outside temporarily. There are employee lockers and a time clock near the back entrance, which employees are expected to use. The rear exit leads to an outdoor patio with a table overlooking the rear landscaping for employees to use during warmer weather.

The building has a 60 kilowatt power generator for emergencies.

Pet owners in Lake County now have a truly state of the art veterinary facility.

"This clinic is so handy compared to the old one," Percival says. **P**

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Protecting Performance

Proper preventive maintenance programs a must for efficient HVAC

By Lou Kren

“Call us before you need us.” That’s sage advice in the world of heating, ventilating and air conditioning (HVAC) where preventive maintenance can help eliminate major repairs down the road. That is also the philosophy of Brennan & Associates Heating and Cooling, Inc., founded in Cleveland in 1977 as a one-stop shop for HVAC design, build and service.

Properties has tapped the expertise of David Masciarelli, Brennan president and CEO, to explain how a proper HVAC preventive-maintenance program can benefit building owners and managers.

“Inadequate heating and air conditioning is the number one reason that tenants decide to leave properties – that is a fact,” says Masciarelli. “And proper preventive maintenance can save money in the long run while keeping tenants happy.”

A proper preventive-maintenance program for HVAC should include tracking of all maintenance activities, regular maintenance scheduling and intimate knowledge of maintenance needs for all types and makes of HVAC equipment and systems, according to Masciarelli. That is

the model his company relies on as it focuses on preventive maintenance and service contracts for clients stretching from the Pennsylvania border to Toledo, and south to Columbus. Routine monthly and quarterly preventive-maintenance service is backed by Brennan’s 24-hour emergency service.

PM brings advantages for property owners, managers

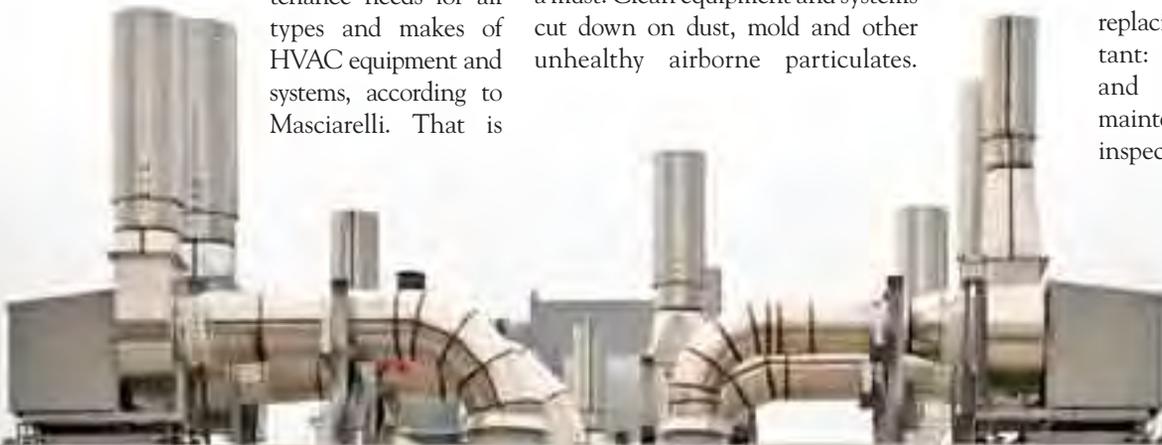
“Advantages of HVAC preventive maintenance include equipment and system reliability and longevity,” Masciarelli says, “as well as healthy indoor-air quality. Given all the new rules and regulations pertaining to air quality, keeping HVAC systems clean is a must. Clean equipment and systems cut down on dust, mold and other unhealthy airborne particulates.

And running clean equipment improves climate-control efficiency while reducing energy consumption and costs.”

Healthy air and reduced energy consumption, two major benefits of proper HVAC preventive maintenance, take on added importance in enclosed buildings – no operable windows – where indoor air quality relies completely on HVAC systems. Such systems can operate 24/7 and can eat up energy – and the pocketbook – as energy costs continue to escalate.

A thorough checkup

So what is involved in proper preventive maintenance? It requires a set schedule of checking and changing belts as well as checking and replacing filters. Also important: lubrication of motors and dampers. Preventive maintenance will also include inspection of heat exchangers.



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“Heat-exchanger inspection is critical,” says Masciarelli. “Cracks in heat exchangers can release carbon monoxide into the airstream.”

Beyond that, a thorough maintenance checkup will include proper calibration of controls, checking all operating safeties, cleaning of burners and air-conditioning coils, and measurement of air temperatures and system pressures to ensure proper heating and cooling.

Performed on a regular schedule, preventive maintenance will keep small problems such as dirty filters or worn belts from becoming major headaches for property owners and tenants.

Masciarelli recalls one customer that decided against preventive maintenance and then ended up calling back for emergency service when the HVAC equipment broke down – in the middle of winter of course.

“The filters were very dirty and a belt broke, which caused larger problems,” Masciarelli recalls. “As repairs were made, the customer told me that, experiencing a major HVAC breakdown, he could no longer afford *not* to have a preventive-maintenance contract.”

Insist on qualified service specialists

Of course, preventive maintenance should be performed by experienced, qualified specialists. A qualified service technician should be familiar with systems and equipment from various manufacturers to ensure proper preventive maintenance and rapid repair.

With more than 30 years in the business and 30 experienced employees, Brennan & Associates has developed what Masciarelli believes is a comprehensive preventive-maintenance program for clients. That begins with entry of a client’s HVAC equipment list into a database, including all maintenance information from the equipment manufacturer. Trained service technicians then perform a complete preventive-maintenance inspection via a checklist created specifically for a client’s system and equipment. Over time, the database builds to include all maintenance per-

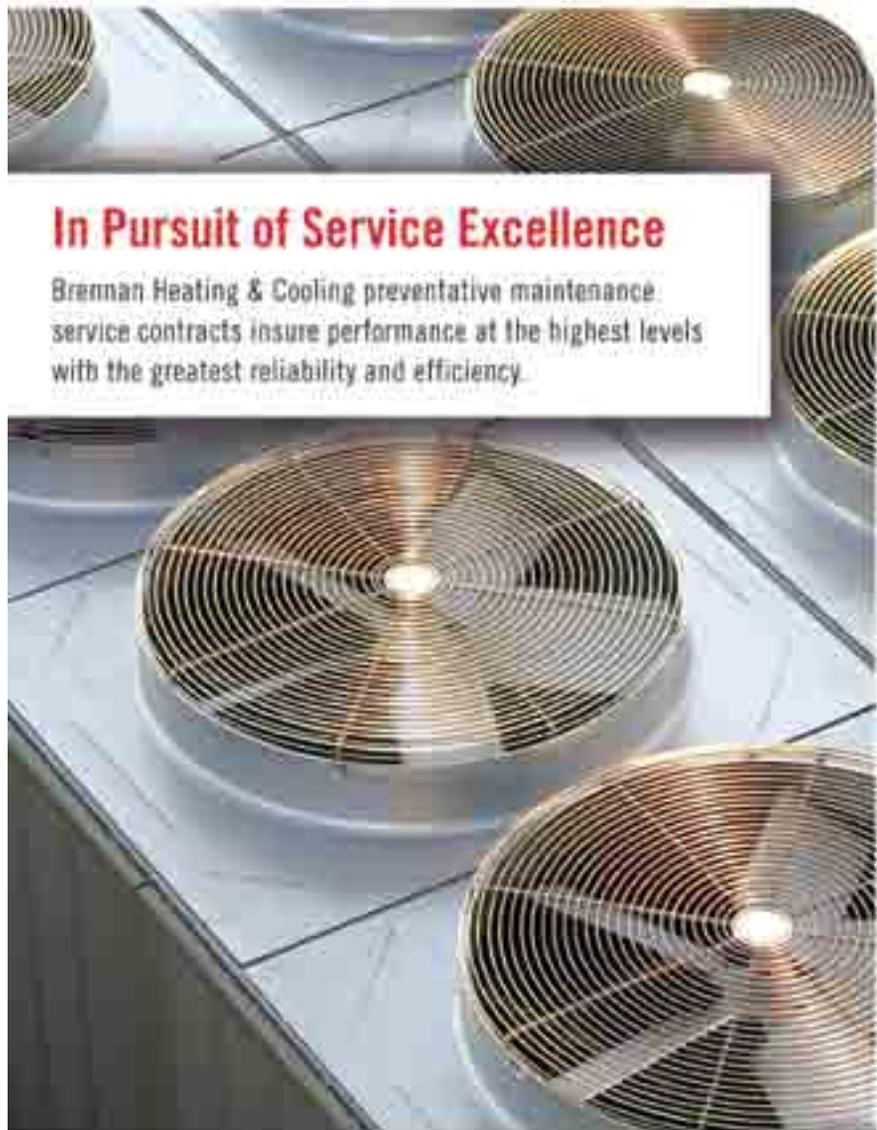
formed along with dates, parts replaced, etc. That enables efficient service and quick diagnostic capability should an emergency repair be necessary.

PM the right choice

“Call us before you need us.” This smart preventive-maintenance advice can ensure building owners and man-

agers high levels of heating and cooling system performance along with high reliability and efficiency. And it will help them save money over the long run while keeping tenants and employees comfortable. **P**

For more information, visit Brennan Heating & Cooling online at www.brennanhvac.com.



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Industry Profile:

S.A. Comunale Builds On 'Can Do' Business Approach

By Diane DiPiero | Photos courtesy of S.A. Comunale

Framed inspirational maxims hang above the desk of Stephen A. Comunale, president of S. A. Comunale Co. Inc., and they speak volumes about the company's philosophy: Can Do Attitude. Organize and Prioritize. Develop a Sense of Urgency.

These words of wisdom have guided S. A. Comunale since 1973 from a \$370,000-a-year plumbing company to an approximately \$200 million-dollar-a-year full-breadth provider of total mechanical and fire prevention services.

The story of Comunale really began long before 1973, when Steve was learning at the heels of his father, a plumbing contractor. "I worked for him in junior high, high school and college, and, when I graduated from Ohio State, I decided that I wanted to start up my own mechanical contracting business," he says.

S. A. Comunale began in Akron as a small plumbing and heating business, but the wealth of industries in the Akron area at the time helped the young entrepreneur secure some sizable contracts.

"We did work with Firestone, Goodyear and Goodrich. We purposely built a good client base, and the business kept growing."

While S. A. Comunale is widely known as a leader in the fire protection industry, its roots go deep – and still thrive – as a full-service mechanical contractor completing \$30 million worth of mechanical jobs per year in Northeast Ohio. Its impressive list of clients includes Cleveland Clinic, Summa, University Hospitals, the University of Akron and Kent State University.

Expanding into the fire protection business happened by accident in 1980.

"We were doing some work for a contractor who needed fire sprinklers installed," Comunale recalls. "They said, 'Can you do it?' and we said, 'Sure, we can do that.'"



Photo by Ken Krych

HOME BASE S.A. Comunale's main headquarters, located in Barberton since 1999, is command central for its mechanical and fire protection services. The 125,000-square-foot building includes engineering, repair, fabrication, call center and administrative departments.

As it turned out, Comunale did such a competent job that Steve realized the company could offer these services to existing and new clients. Fire protection services became a natural extension of Comunale's mechanical work. "We're a total mechanical contractor, offering plumbing, heating, AC, process piping and fire protection. And we do our own excavating for water and sewer lines."

Fifteen years ago, Comunale expanded its fire sprinkler business by starting nationwide services for fire protection-related items such as alarms, monitors, fire extinguishers and emergency exit lights. Comunale works with a network of about 3,000 contractors around the country. Clients for their nationwide fire protection services include Best Buy, Borders, Target, Toys R Us, Home Depot, Lowe's and Wal-Mart.

In its 37-year career, Comunale has built a reputation as a company clients can turn to again and again for quality work. "We work with schools, hospitals, industrial buildings, casinos and sports stadiums, to mention only a few," Steve says. Anyone who has ever seen a home game with the Cleveland Browns, the Toledo Mud Hens, the Detroit Tigers or the Washington Nationals has come in contact with the expertise of Comunale.

Steve believes that the key to Comunale's success in both the mechanical and fire protection areas is the company's fabrication department. Within Comunale's 50,000-square-foot pipe fabricating facility, craftsmen prefabricate pipes for jobs and send them to the sites. "We ship them to jobs with our own fleet of semi-trailers," Steve



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LEAPING FORWARD S.A. Comunale President Steve Comunale, an avid horseback rider, was elected president of the Mechanical Contractors Association (MCA) this year.

says. We can be in 13 states at any one time, delivering material on our own schedule." The company employs pipe detailers who handle spooling and technicians who can provide plumbing and HVAC repairs for commercial, industrial and residential sites.

Comunale also has two in-house project engineers. The use of state-of-the-art technology ensures that Comunale is



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MAKING ITS MARK S. A. Comunale completes \$30 million worth of mechanical jobs per year in Northeast Ohio. Among its repeat clients is the University of Akron, where Comunale recently provided services at the Honor's College Dormitory (left) and InfoCision Stadium (right).

providing the latest and most technically accurate services. The company uses Building Information Modeling (BIM), which increases productivity through three-dimensional, real-time building modeling software that maintains data throughout a building's life cycle.

Comunale's main headquarters, located in Barberton since 1999, is command central for its mechanical and fire protection services. The 125,000-square-foot building includes engineering, repair, fabrication, call center and administrative departments. As you would expect from a company whose mottos include "organize and prioritize," the Comunale offices maintain a steady buzz of activity without a sense of chaos or confusion. As Comunale explains, "It's our people that make this company strong. They understand our principles. Among those principles is the belief that excellent customer service is at the heart of every successful project. We also strive for error-free work – getting it done right the first time."

In addition to the Barberton headquarters, Comunale has offices in Atlantic City; Cincinnati; Columbus; Detroit; Newark, New Jersey; Philadelphia;

Phillipsburg; Reading, Pennsylvania; Youngstown; Marion; Toledo; and Washington, D.C.

After 37 years in the business, Comunale maintains a passion for his company. He believes in regularly visiting job sites and taking an active role in the relationship between his company and his clients. He was elected president of the Mechanical Contractors Association (MCA) this year and has devoted much of his time and energy towards union negotiations over the past several years. This might be enough for some businessmen, but Steve is also an avid horseback rider who proudly displays many photographs and ribbons in his office.

In spite of the company's success, Comunale has not been immune to current economic difficulties. Just a few years ago, the company employed about 1,000 people. Today, the number stands at around 675. Steve is realistic about the months ahead and says, "We see 2010 as a very challenging year."

Like any realistic businessman, though, he has a plan that will lead Comunale into the recovery period, which he predicts will happen sometime in 2011. "We're going to ride the econ-

omy until 2011. Then we'll see where the growth areas are in the country, and we'll go there," Steve says. "We'll also be looking for acquisitions in our market areas where we have existing offices."

Being part of EMCOR Group, Inc., a global company focusing on mechanical and electrical construction, energy and facilities services, will further bolster Comunale's future in the marketplace, he says. "For instance, we're doing a 1.5-million-square-foot project for Johns Hopkins Medical Center with Poole & Kent, our sister company." EMCOR consists of 75 companies in 170 locations, according to its website.

Comunale is not sitting on its hands as it rides out the current economy. Indeed, the company continues to deliver exceptional mechanical and fire protection services to its clients. The Grand Lakes Resort in Orlando and a helicopter hangar for the Jacksonville Naval Air Station are examples of projects that keep the Comunale team moving "with a sense of urgency."

"There's no job we can't tackle," Steve proudly says. And with that "can do" attitude, he leads Comunale into a hopeful future. **P**

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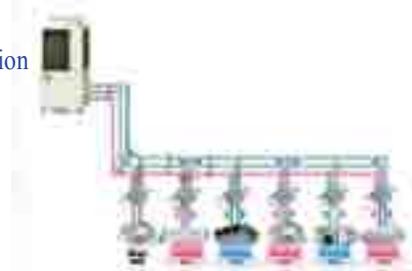


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Chilled Beams: Supporting Building Owners, Occupants & the Environment

By Greg Drensky | Images courtesy of Jacco & Associates
Jacco & Associates

With the advent of green building technologies and the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, chilled beams have been gaining momentum in the engineering and construction community due to their high efficiency, low overall construction costs and simple maintenance.

Chilled beams have been prevalent in Europe for over 20 years and have just begun to penetrate the U.S. market. It is becoming common to see them in such applications as office buildings, laboratories, hospitals and schools. As a matter of fact, the Ohio Schools Facilities Commission (OSFC) has been accepting chilled beams as an approved HVAC system design in state funded schools. Chilled Beams have become a viable alternative to Variable Air Volume (VAV) systems and Geothermal heat pump systems due to their ability to handle multiple zones for comfort cooling, ease of maintenance and discrete sound levels.

What is a chilled beam system?

Chilled beam is a high efficiency, low cost, low maintenance HVAC system that utilizes the efficiency of water to heat and cool a building through the convection properties of air.



Figure 1: Passive beam operation

A chilled beam design is first and foremost an HVAC system, meaning there are other components that are necessary to insure the system operates effectively and efficiently. Outdoor air is required in all building designs to provide adequate ventilation air for human comfort and health.

With chilled beam systems this is provided through a Dedicated Outdoor Air System (DOAS). A DOAS unit

provides conditioned and filtered ventilation air either directly into the space or directly into the chilled beam itself. Since the ductwork is designed solely to handle the ventilation air, thereby reducing the duct face area, it is often a point where construction costs can be reduced by lowering the deck-to-deck heights versus conventional HVAC systems like VAV. The other necessary components are chilled and hot water. This can be provided through multiple means including chillers, boilers and geothermal water-to-water systems.

When it comes to the chilled beam design itself, there are two types: passive and active.

Passive chilled beams

A passive chilled beam consists of a coil enclosed in a sheet metal casing. (See Figure 1.)

Chilled or hot water is provided to the coil, and the air is distributed

An advertisement for Winnelson Kitchen & Bath Showroom. The top left features the logo for 'LAKE ERIE Winnelson COMPANY'. The top right says 'Kitchen & Bath Showroom'. The center features a photograph of a modern kitchen with the text 'We Design Kitchens.' overlaid. On the right side, there are logos for 'American Standard', 'MOEN', and 'STARMARK CABINETRY'. The bottom left contains the address '4547 Hinckley Industrial Parkway Cleveland, Ohio 44109'. The bottom right features the phone number '216-741-1929' and the website 'www.lakeeriewinn.com'.

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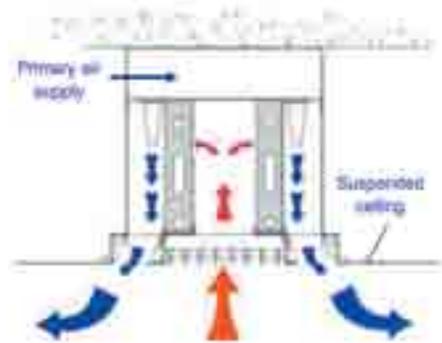


Figure 2: Active chilled beam operation

naturally into the space by changes in density from air passing through the coil. There are no fans incorporated in passive chilled beams, requiring more free space around the coil to provide adequate induction of air.

Due to this design ventilation air in Passive Chilled Beam systems will need to be distributed to the room directly through diffusers in the ceiling or via an Underfloor Air Distribution system.

Active chilled beams

Active chilled beams have the ventilation air introduced directly into the unit itself. This will induce room air into the beam and through

Chilled beams are a very viable HVAC system design and should be considered at the initial stages of project design to properly incorporate building construction costs savings.

the heating and cooling coils. (See Figure 2.)

This allows for less free area required around the chilled beam and the capability to design into the system airflow velocities to accommodate various room conditions and applications.

Since the ventilation air is introduced directly through the beam itself separate distribution is not required, and additional diffusers or an UFAD is not required.

Although the term "chilled beam" insinuates a specific look about the system, this is far from the truth. A chilled beam does not look like a beam in any sense of the term. The design is extremely versatile and can be applied in many different scenarios.

Architects can choose to have them exposed, placed in drop ceilings or in plaster ceilings. They are available in any custom color and can be incorporated into other building elements such as light fixtures. They can also be custom designed to fit particular requirements of a project.

Chilled beams are a very viable HVAC system design and should be considered at the initial stages of project design to properly incorporate building construction costs savings.

Due to the compact design of chilled beam systems they can be retrofitted into existing buildings rather easily and help increase valuable floor to ceiling heights.

There is a lot of versatility available; mix that with the comfort and sound levels, and ease of maintenance

and you have an HVAC system that supports the building owner, occupants and environment. **P**

Greg Drensky is vice president at Jacco & Associates. For more information, contact him directly at 330.463.0100, extension 126 or email gregd@jacco.com.



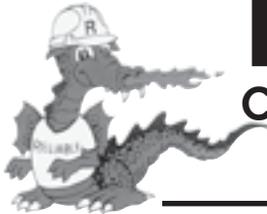
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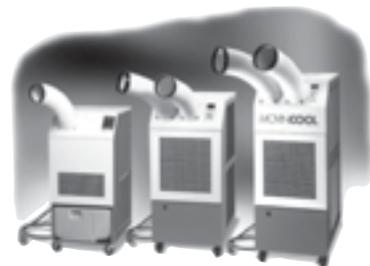
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Photo by Mark Watt

Project Profile:
Akron-Based Wayside Furniture Goes Green with Carrier

By Peter Eno
 Refrigeration Sales Corporation

When John Ferrato, owner of Wayside Furniture, needed to replace some of his HVAC equipment, he went “green” with Carrier equipment and chose Choice Aire Heating and Cooling in Akron to install it.

Wayside Furniture, located in Akron, is a family-owned business founded in 1937. With 200,000 square feet of showroom and with as many as 1,500

customers in its store at one time, comfort is a challenge.

Two of Wayside’s 19 rooftop units were down and needed help. The company

looked at several different contractors and manufacturers but the Carrier/Choice Aire team was the only group that explained the value of considering environmentally friendly, chlorine-free Puron refrigerant.

“It made good sense,” Ferrato says. “I was ‘green’ before it was fashionable or a buzzword. I have recycled everything as long as I can remember and I purchased one of the first Hybrid cars. So choosing new HVAC equipment that was ‘green’ was a natural.”

After a careful analysis was performed by Choice Aire of the existing equipment, it was decided that Carrier Centurion packaged rooftop units would be the best solution to replace the units that were beyond repair.

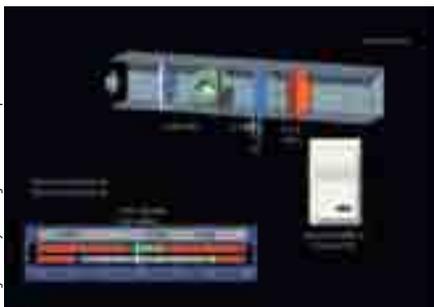
Maintaining the best possible customer experience is key to Wayside’s philosophy. One of the other issues Wayside faced was that their employees felt the need to adjust the numerous thermostats in the building. This led to significant swings in temperature and comfort not to mention increased energy



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Image courtesy of Refrigeration Sales Corporation



HIGH-TECH HVAC A sophisticated Web-based system allows for detailed control of HVAC equipment at Wayside.

costs. The Carrier/Choice Aire team advised Wayside about how an integrated controls system could increase comfort throughout the facility while saving energy. So in addition to the new equipment, Wayside invested in Carrier's i-Vu CCN Web-based control system for the new equipment and all existing units. Wayside management now has the ability to see each individual unit on a computer screen to evaluate operation and verify proper function. Also, Choice Aire monitors the control system as well so it can respond to any need much more rapidly to keep customer comfort and economy at the highest level possible.

The i-Vu Web appliance also allows a user to shed electric demand by adjusting the on/off cycles and duration of operation for each unit. Significant savings are achieved using this control strategy.

"What I like about Carrier i-Vu controls are that I know what my system is doing at all times," Ferrato says. "My employees don't have to run around adjusting thermostats, my store stays comfortable in all seasons and I save money."

Another attribute Wayside valued in working with the Carrier/Choice Aire team was that it positioned the company for the future. R-22 refrigerant is the past, whereas Puron refrigerant is the future. By installing new equipment using Puron, Wayside will be ahead of the curve and save in future maintenance and repair costs. **P**

Peter Eno is manager of business development for Refrigeration Sales Corporation, a Valley View-based company that is celebrating 65 years of wholeserving the HVAC industry in Northern and Central Ohio. Visit www.rsc2go.com for more info or call Eno directly at 330.607.8006.

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CONSTRUCTION PROGRESS REPORT

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PN-V0409045

HANSON HALL ADDITION

Berea, OH (Cuyahoga Co.) Bagley Road

CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; an informal presentation was made to the Berea Planning Commission; owner is currently raising money for project

OWNER: Baldwin-Wallace College
275 Eastland Road
Berea, OH 44017
www.bw.edu
(440) 826-2900

ARCHITECT: Doty & Miller Architects
600 Broadway Avenue
Bedford, OH 44146
www.dotyandmiller.com
contact@dotyandmiller.com
(440) 399-4100 FAX (440) 399-4111

DETAILS: Additions will enhance the building's presence in the community. The attic area now will become useable with a 750 SF Study Lounge addition. The flat roof next to the lounge will be converted into a 2,600 SF live roof garden with patio. Sedum plants will grow across the roof. This sedum roofing system can handle rainwater in a natural setting and provide slow and controlled water run off.

PN-V0409034

HANSON HALL RENOVATION

Berea, OH (Cuyahoga Co.) Bagley Road

CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; an informal presentation was made to the Berea

Planning Commission; owner is currently raising money for project; first phase could begin fall of 2011.

OWNER: Baldwin-Wallace College
275 Eastland Road
Berea, OH 44017
www.bw.edu
(440) 826-2900

ARCHITECT: Doty & Miller Architects
600 Broadway Avenue
Bedford, OH 44146
www.dotyandmiller.com
contact@dotyandmiller.com
(440) 399-4100 FAX (440) 399-4111

DETAILS: Plans are to renovate the 15,000 SF, three-story facility. The renovated building, which includes a 42-bed residence hall, will have energy-efficient lighting, use natural day lighting, improved insulation and other green practices.

PN-U0527064

LIBRARY COURT SENIOR HOUSING

Shaker Heights, OH (Cuyahoga Co.) Chagrin Blvd.

ESTIMATED AMOUNT: \$7,300,000

CONTRACTING METHOD: Developer Subcontracts

UPDATE: Announcing estimated amount; bidding to advance spring 2010.

DEVELOPER: PIRHL Contractors LLC
5090 Cheswick Drive
Cleveland, OH 44139
(216) 378-9690

DETAILS: 44-unit, three-story apartment building for seniors aged 55 and over; 32 two-bedroom units and 12 one-bedroom units; sitework; concrete; masonry; mechanical;

electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; bathroom accessories; drywall; painting; landscaping.

PN-V0407150

SCREENING CHECK-POINT EXPANSION

North Canton, OH (Stark Co.)

CONTRACTING METHOD: Public Bids

STATUS: Consultant Services RFQs due Wednesday, April 21, 2010 at 2:00 PM (To Owner)

OWNER: Akron-Canton Airport Authority
5400 Lauby Road NW
North Canton, OH 44720
www.akroncantonairport.com
(330) 896-2376

Kevin Ripple, Facility Manager, (330) 499-4059, kripple@akroncantonairport.com
DETAILS: Screening Checkpoint Expansion Study & Design; additional details to be determined.

PN-U1002028

NEW KENT MUNICIPAL COURT

Kent, OH (Portage Co.)

CONTRACTING METHOD: Public Bids

UPDATE: C.M. Services due Wednesday, May 5, 2010 at 3:00 PM (To Owner)

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

DETAILS: SF to be determined; sitework; concrete; masonry; thermal and moisture protec-



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tion; framing; plumbing; electrical; HVAC; finishes; specific details to be announced. The Kent Branch of the Portage County Municipal Court is currently located at 214 S. Water Street in Kent, Ohio and occupies the one-story, downtown building originally built for the Kent Post Office. The building is one-story with a partial basement. The Courtrooms, Court offices, Clerk's offices, Prosecutor's offices and Sheriff's holding area are all located on the first floor in approx. 5,800 GSF. The Clerk has archive file storage in the basement of approx. 2,400 GSF.

PN-R1218013

WWTP IMPROVEMENTS

Hartville, OH (Stark Co.)

ESTIMATED AMOUNT: \$6,290,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; bidding to advance fall 2010.

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

ENGINEER: Burgess & Niple - Akron
50 S. Main Street, Suite 600
Akron, OH 44308
www.burgessniple.com
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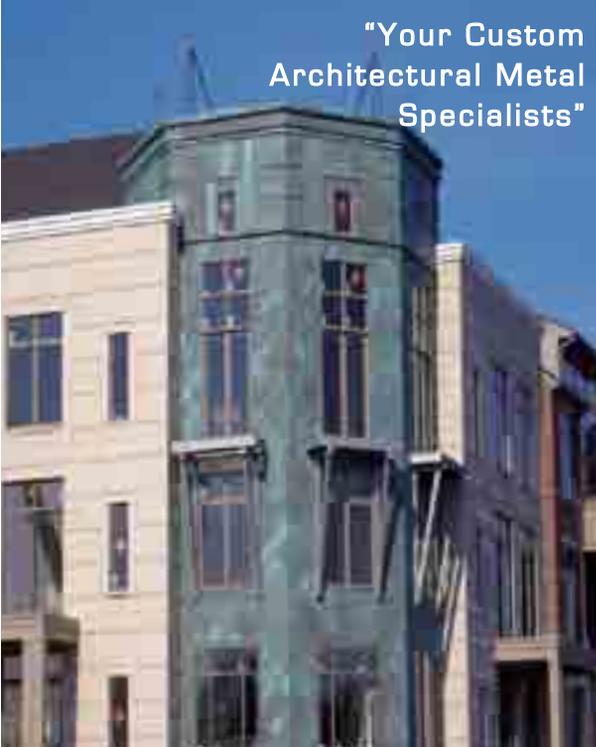
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GPD; concrete; sitework; masonry; mechanical; plumbing; painting; wood and plastics; metals.

PN-V0405054

LIBRARY EXTERIOR IMPROVEMENTS

Painesville, OH (Lake Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Construction Service SOOs due Wednesday, April 14, 2010 at 12:00 Noon (To Owner).

OWNER: Morley Library
184 Phelps Street
Painesville, OH 44077
(440) 352-3383

Mary Frances Burns, mfb@morleylibrary.org

DETAILS: Existing library interior repair and improvements.

PN-V0402006

NEW RECYCLING CENTER

Brimfield Township, OH (Portage Co.) Mogadore Road

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking federal funding; project is preliminary.

OWNER: Portage County Solid Waste Mgmt District
3588 Mogadore Road
Kent, OH 44240
(330) 678-8808

DETAILS: SF to be announced; new construction of a recycling center; sitework; thermal and moisture protection; windows and doors; wood and plastics; metals; concrete; masonry; finishes; specialties; plumbing; electrical; mechanical; HVAC; specific details to be announced.

PN-V0114040

SCHOOL IMPROVEMENTS

Amherst, OH (Lorain Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Amherst Exempted Village Schools District
185 Forest Street
Amherst, OH 44001
www.amherst.k12.oh.us
(440) 988-4406

ARCHITECT: Clark & Post Architects, Inc.

6125 South Broadway
Lorain, OH 44053
(440) 233-8487 FAX (440) 233-8658

DETAILS: Renovation and additions to existing school building and new school buildings; additional details to be determined.

PN-U1104036

CAREER CENTER IMPROVEMENTS

Brecksville, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Cuyahoga Valley Career Center Bd. of Education
8001 Brecksville Rd.
Brecksville, OH 44141
(440) 526-5200
psmith@cvcworks.com

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

DETAILS: Project could include additions to existing building, renovation to the buildings and/or grounds, and new construction; specific details to be determined.

PN-V0210127

VETERINARY CENTER OF HUDSON

Hudson, OH (Summit Co.) 5980 Darrow Road

CONTRACTING METHOD: To Be Announced

STATUS: Planning commission has approved conditional use; owner will seek site plan approval in shortly; no additional information has been released.

OWNER: Veterinary Center of Hudson
5980 Darrow Road
Hudson, OH 44236
Dr. Daniel Bestic

ARCHITECT: Greenline Design
1865 Arndale Road
Stow, OH 44224
(330) 688-9500

DETAILS: Approx. 7,536 SF on .95 acres of land; site will include a parking lot, an outdoor recreation area for pets and stormwater management features.

PN-V0202030

SERVICE GARAGE ADDITION

Medina, OH (Medina Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing primary architect for phase I.

OWNER: City of Medina
132 N. Elmwood Avenue
Medina, OH 44256
www.medinaoh.org
(330) 725-8861

ARCHITECT: RWL Architects - Elyria
5320 Hoag Drive #C
Elyria, OH 44035
(440) 322-7616 FAX (440) 934-1111

ENGINEER: City of Medina Engineer
132 N. Elmwood Avenue
Medina, OH 44256
www.medinaoh.org
(330) 722-9034 FAX (330) 722-9045
Patrick Patton

DETAILS: Addition to the municipal service garage; sitework; concrete; plumbing; electrical; HVAC; specific details to be announced.

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