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## FEATURES



Photo by Scott Pease

- 10 Charting Progress**  
*Riverdale Partners wraps foundation work at revamped 11 River*
- 12 May Construction Grows 3%**
- 16 Mammoth Makeover**  
*Tremont Place Lofts marks rebirth of behemoth Union Gospel Press building*
- 22 Designed for Discovery**  
*Global Cardiovascular Innovation Center provides home for emerging biomedical advancements*
- 47 Forging Ahead**  
*Ohio Crankshaft Company updates manufacturing facility in Cleveland*
- 49 Inside Design: A look at skillfully shaped interior spaces throughout Northeast Ohio + the people behind them**
  - 51 Designer Digs: CBLH utilizes own expertise at new headquarters
  - 55 Metallic Motif: Majestic Steel's own products provide stylistic interior at new HQ
  - 59 "True" Integrated Project Delivery Relies on Trust-based Collaboration
  - 60 Wood Dimensions Lands Hopkins Int'l Airport Renovation Project
  - 62 Moving Up: Designer recounts interior remodeling of 1960s-era Bratenahl Place suite
  - 65 Still Hip: Designer shares interior styles for "55 and better"
  - 66 Functionality First: Local designer preaches practicality of well-built, all-wood cabinetry
  - 68 Creating Crossroads: Generosity and collaboration lead to remodeled children's center
  - 72 Project Profile: The Best Seats In The House Are Reserved

## DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 15 BOMA BUSINESS**
- 32 FINANCIAL STRATEGIES**
- 34 CABOR CORNER**
- 36 LEGAL PERSPECTIVES**
- 40 BILLBOARD**
- 74 CONSTRUCTION PROGRESS REPORT**

July 2010

## Interior Ideas & Innovation



KEN KRYCH

**W**elcome to our annual Interior Design issue. This year we present a wide variety of high-end design and top craftsmanship in the region. From custom single-family homes to top corporate offices, we have the spectrum covered.

Array Health Care Solution informs us on the latest integrated system solutions; we tour well-designed offices of Majestic Steel and CBLH Design; explore a new home for children's activities at Crossroads ECS in Mentor; step inside beautiful private condominiums on the lake in Bratenahl Place Two; illuminate a high-tech private home theater space; and more.

In addition to our Interior Design special section, we offer profiles of three significant projects completed in the area.

First, we are proud to provide a special look at the new Global Cardiovascular Innovation Center at 100th & Cedar Avenue (at the edge of Cleveland Clinic's main campus), where bright minds will work together to produce and develop new heart-care procedures, methods and devices. It's a sleek, modern building designed by URS Corporation and built by The Krill Company. Our thanks go out to each of those firms for their cooperation.

Secondly, we look at Tremont Place Lofts, where the huge, old Union

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Gospel Press Building has been transformed into residential spaces. I hadn't been inside the building since the early 1970s. After touring the property, it now ranks up there as one of the most remarkable transformations I've seen to date. This is truly one-of-a kind and it is grand that it is now preserved and will remain an important part of the Tremont neighborhood renaissance. Congratulations to Sandvick Architects and Jera Contractors Inc. on such fine work.

Lastly, we check out the renovation of Ohio Crankshaft Company's headquarters in Cuyahoga Heights and Newburgh Heights. Thanks to Ray Fogg Building Methods and Professional Roofing Systems for bringing the project to our attention, and congratulations to Ohio Crankshaft on your newly refreshed home!

Looking ahead, next month we will bring you our annual Renovation and Restoration Special Section, so we will be touring and reporting on more of the best work in town along with some new and diverse projects.

We will also take a look at the new Cleveland State University College of Education and Human Services Facility which just opened, Kent State University's Roe Green Center addition and renovation, a new facility for LifeBanc Inc. in Warrensville Heights, and Center Ridge Nursing Home addition in North Ridgeville... to name a few.

In publishing you are always looking ahead so as ever we welcome your feedback and any news of major anniversaries, potential company and project profiles you would like to see in these pages. Just contact us at 216-251-0035 or email [kkrych@propertiesmag.com](mailto:kkrych@propertiesmag.com) with your suggestions and opinions.

Enjoy these long summer days as much as possible!

Positively,



Kenneth C. Krych  
Owner-Publisher



## Building & Property Management

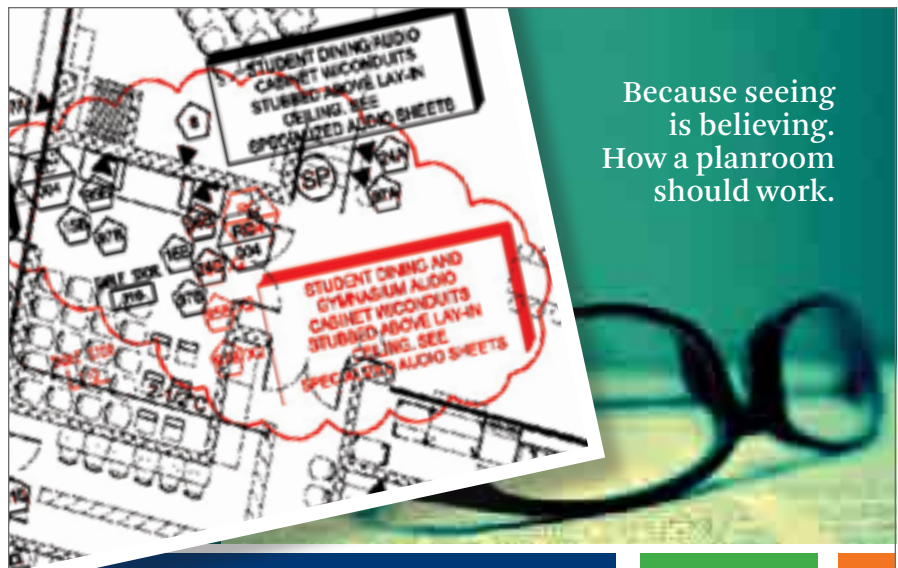
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# PROPERTIES PEOPLE

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1



2



3

- 1 **Jason Herceg, Matt Duggan, Jason Massucci and Ryan Welsh** (Tradesmen International)
- 2 **Kurt Kappa, Hope Kruger** (Westfield Bank) and **Nick Lott** (Ferguson)
- 3 **Dave Sanson, Collin Holmes, Tim Holmes,** (Air-Temp Mechanical, Inc.) and **David Wayne** (DMW Construction)

## ABC Annual Golf Outing

Associated Builders and Contractors (ABC) held its annual spring golf outing recently at Westfield Country Club. Over 70 golfers attended the scramble event, which included skill contests, door prizes, lunch grille and Kansas City barbeque dinner. Sponsors for this event included Ross, Brittain & Schonberg Co., L.P.A., Foundation Software, JSJ Interiors, Inc, Westfield Bank, Janotta & Herner and Dawson Companies. **P**



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## NAIOP Charities Golf Classic

Recently, NAIOP help its annual golf classic at Weymouth Country Club where 147 of the organization's members enjoyed a beautiful day for golf while helping to raise over \$15,000 for local charities ranging from educational to medical recipients. There were prizes for golf competitions, a great buffet style dinner and raffles with some fine prizes. **P**

- 1 **David Robar** (Vocon Design Inc.), **David Sobochan** (Cohen & Company) and **Evan Klotzman** (Alpha Park Inc.)
- 2 **Mark Ray** and **Chris Moore** (Ray Fogg Corporate Properties, LLC)
- 3 **Ken Lapine** (Miller Goler Faeges LLP)
- 4 **Rick Aredy** (Northstar Title), **Bill Eberhard** (Eberhard Architects), **David Hexter** (NAI Daus) and **Joe Denk** (Denk & Associates)
- 5 **David Sobochan** (Cohen & Company) and **Mike Dostal** (First Merit)
- 6 **Doug Miller** (Cedarwood Development), **Matt McCall**, **Kevin Carney** (Cohen & Company) and **George Worden** (Our Lady of The Wayside-Charity)



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## CES Meeting & Celebration

Recently, Cleveland Engineering Society celebrated its 130th anniversary at its annual meeting with a Vegas night held at the Doubletree Cleveland Hotel. The event included dinner, announcement of new officers, new executive committee, scholarships, raffles and presentation of the Leadership Award to Eugene P. Baxendale, PE, LEED AP, of Osborn Engineering. **P**

- 1 **Theodore A. Beltavski, P.E.** (R.E. Warner & Associates, Inc.) and **Dhirendra Damji** (Cuyahoga Community College).
- 2 **Kristina Collins** (Beaumont School) and **Samuel Nader** (St. Ignatius High School)
- 3 **Kelly Reed** (Tri-C)
- 4 **Jing Liu-Krych** (Properties Magazine)
- 5 CES Officers: **Ted Beltavski**, (R.E. Warner and Associates, Inc.), **Dave Peace** (Swagelok Co.), **Ron Czapliski** (Barber & Hoffman, Inc.), **Bob Priest** (STERIS Corp.), **Jeff Duke** (Northeast Ohio Regional Sewer District) and **Susan Davis** (ESA Automation Services, Inc.)



## Design Associations Lakefront Happy Hour Tour

Members of five top design associations – the AIA Cleveland, IIDA Associates Ohio Kentucky Chapter, ASID Ohio North, Ohio Chapter American Society of Landscape Architects and APA OH Cleveland – climbed aboard the Goodtime III recently for a lakefront happy hour tour. On a picture perfect Friday night the event was highlighted by drinks, pizza, raffles, prizes and great views of the skyline. **P**

- 1 **Pete Spittler** and **Steve Stika** (Forum Architectural Services)
- 2 **John Hansen**, **Thomas Decker** and **Kathie Hansen** (Suntrol Company)
- 3 **Don Rerko** (Richard L. Bowen & Associates, Inc) and **Mike Sutton** (SE Blueprint Company)
- 4 **Mandy Phelan** (eBlueprint, Inc), **Ryan Kearney** (Sherwin Williams) and **Fran Woodland** (Westlake Reed Leskowsky).
- 5 **Jean Leathers** (Practice Clarity, LLC) and **Scott Pease** (Pease Photography)
- 6 **Mark Yeager** and **Kathy Bast** (KS Associates, Inc.)

- 1 **Christine Humberson** (Lighting Max) and **Bryan K. Sutton** (S.M.I.L.E. Inc.)
- 2 **Sue Huff** (Marketplace Events) and **Bob Yanega** (Choice Cabinets)

## HBA Golf Outing

Over 70 members of the Cleveland Home Builders Association (HBA) recently enjoyed a beautiful day of golf, a Mexican style luncheon followed by dinner, awards and prizes for a full day of fun at Fowlers Mill Golf Course in Kirtland. **P**

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Images courtesy of Riverdale Partners

## Charting Progress

### Riverdale Partners wraps foundation work at revamped 11 River

**F**oundation and underground utility work has wrapped up at the first building of Eleven River, a luxury townhomes development located along the banks of Rocky River. This work signifies the next stage of the \$10 million project, which boasts new improvements and a redesign by Riverdale Partners and its parent company Adobe Living, the development team behind the 27 Coltman properties in Little Italy/University Circle and further abroad at Kiela, an eco-resort in Tulum, Mexico.

Situated on the west bank of the picturesque Rocky River, near the Detroit Road bridge, the three-level homes at 11 River include outdoor plunge pools (as an option), private boat slips, two decks, magnificent views of the river

and Metropark, and numerous amenities. To take further advantage of the picturesque setting, the developers redesigned the residences to include dramatic rooftop decks with kitchen amenities for cooking, grilling out and

entertaining in style and an additional level for mechanicals, work-out facility, home theatre and more.

Lou Barbee, a long-time top realtor and now a partner in the townhome communities of 27 Coltman and Eleven





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**NATURAL FOCUS** At 11 River, residences will feature geothermal heating and cooling, eco-sensitive woods and other green materials and features.

River notes that “not only is it a private idyllic setting, Eleven River is also nestled in one of Northeast Ohio’s finest suburbs and provides all the benefits of this premier location.”

Eleven River melds into its natural surroundings, and so it was logical to choose sustainable materials and elevate the design to a “gold-star” eco-standard from the National Association of Home Builders, which Partner Nate Barrett expects the development to earn upon completion. The residences will feature geothermal heating and cooling. Expanses of glass framed by eco-sensitive woods, stainless steel and Nichiha welcome natural light into the bright, open interiors.

“We are using as much sustainable material as possible and building these residences as green as possible,” Barrett says. With the addition of the new rooftop decks, the residences become even greener as the green roof technology offered can lower overall energy costs significantly. Additionally, each townhome will be equipped with Smart Technology, complete with fire monitoring and an advanced security system.

Kory Koran, Rocky River’s economic development director, and Kevin Beirne, the building department director, shepherded the project through the city’s approval process.

“Andrew Brickman’s Eleven River project is one of the most exciting developments in the city and, perhaps, the county,” says Kory Koran, Rocky River’s economic development director, who worked with Kevin Beirne, the building department director, to shepherd the project through the city’s approval process. “Living on the beautiful Rocky River with your boat in your back yard makes this project one in a million.” **P**

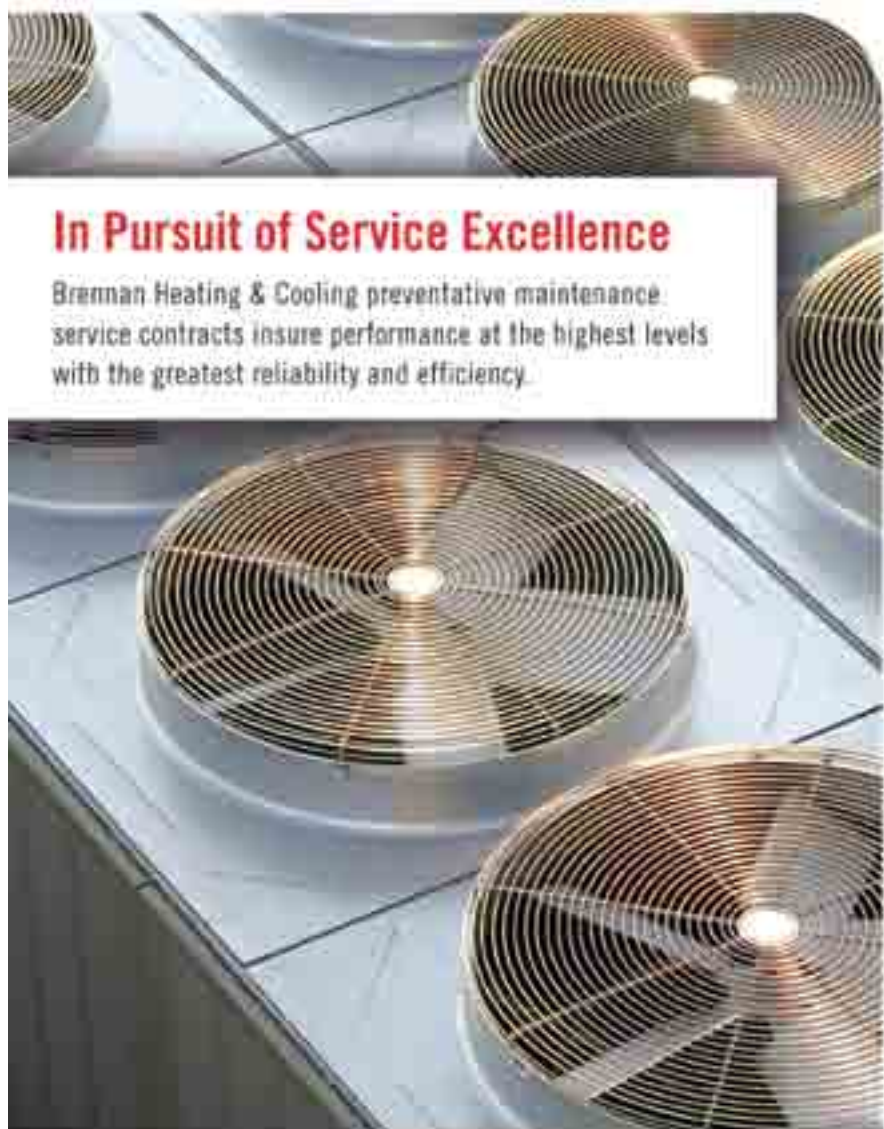
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# May Construction Grows 3%

**A**t a seasonally adjusted annual rate of \$406.3 billion, new construction starts in May climbed 3% from the previous month, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building showed improvement after weak activity in April, and residential building edged upward. However, nonbuilding construction retreated in May, following April's elevated amount of new public works and electric utility projects. For the first five months of 2010, total construction starts on an unadjusted basis came in at \$162.0 billion, down 2% from the same period a year ago.

The May statistics lifted the Dodge Index to 86 (2000=100), up from a revised 83 for April. The Dodge Index reached its most recent low at 82 back in February 2009, and since then it has hovered in the range of 83 to 94. "The recent pattern of construction starts indicates that activity has stabilized at a low level, with ups-and-downs on a monthly basis, but the transition to sustained expansion has yet to occur," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The good news with the May statistics is that nonresidential building rebounded after a very depressed April. However, the volume

of nonresidential building remains quite low, and is likely to stay that way through 2010. Much of this year's upward movement is expected to come from public works construction, which lost momentum in May after earlier gains."

## Nonresidential building

Nonresidential building in May jumped 19% to \$145.6 billion (annual rate), following a 21% decline in April. The May pace for nonresidential building can still be characterized as weak by recent standards – 12% below the monthly average for 2009 and a full 39% below the monthly average for the peak year of 2007. On the institutional side of

the nonresidential market, educational facilities advanced 31% in May.

Large education-related buildings that reached groundbreaking in May included a \$229 million medical research building for the U.S. Army in Maryland, a \$122 million university laboratory and science building in Massachusetts, and a \$100 million university performing arts center in Chicago, Illinois. Healthcare facilities continued to strengthen, advancing 2% in May with the boost coming from a \$159 million medical center expansion in California. Amusement-related work soared 62% in May, aided by the \$80 million renovation and

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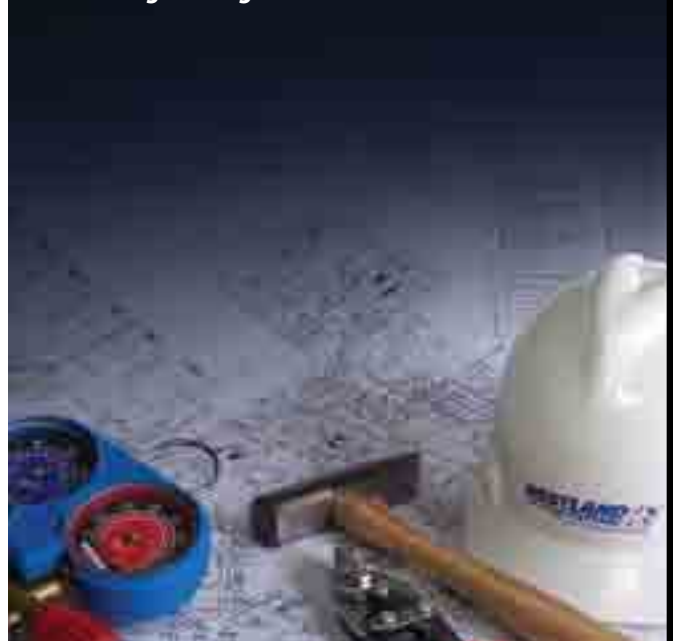
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expansion of the Pauley Pavilion in Los Angeles, California and \$75 million for the Fantasyland expansion at Disney World in Orlando, Florida. As for the other institutional categories in May, church construction increased 11%, but reduced contracting was reported for public buildings (courthouses and detention facilities), down 3%; and transportation terminals, down 30%.

Several commercial categories in May registered large percentage gains, relative to very low levels in April. Office construction in May surged 44%, helped by the start of a \$200 million renovation project at the United Nations Conference Building in New York City. Stores and warehouses in May posted gains of 26% and 28%, respectively. However, hotels showed further weakness in May, dropping 11%.

### Residential building

Residential building, at \$133.0 billion (annual rate), increased 1% in May. The multifamily side of the housing market grew 9%, as this structure type has now shown improved contracting for four straight months. The largest multifamily projects reported as May starts were the apartment portions of two mixed-use projects in St. Louis, Missouri, with the apartment portions valued at \$90 million and \$81 million, respectively. Other large multifamily projects that reached groundbreaking in May included a \$70 million apartment building in the Bronx, New York,

## May Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on May 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
<b>Nonresidential</b>	\$57,870,000	\$52,530,000	+10
<b>Residential</b>	\$42,033,000	\$39,713,000	+6
<b>Total Building</b>	\$99,903,000	\$92,243,000	+8

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

	2010	2009	Percent Change
<b>Nonresidential</b>	\$352,858,000	\$251,769,000	+40
<b>Residential</b>	\$194,712,000	\$134,003,000	+45
<b>Total Building</b>	\$547,570,000	\$385,772,000	+42

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

Source: McGraw-Hill Construction

the \$64 million apartment portion of a mixed-use building in Honolulu, Hawaii, and a \$58 million senior living facility in Elmhurst, Illinois. Single family housing in May slipped 1%, losing momentum for the second straight month after trending upward from early 2009 through March of this year. By geography, single family housing in May showed declines in the Midwest (down 13%) and the Northeast (down 3%), while the West was steady and modest gains were reported in the South Atlantic and South Central regions (each up 3%).

"The upward trend for single family housing at the national level seems to have paused for now, but it's likely to resume later in 2010, helped by what's expected to be the continuation of very low mortgage rates into the second half of this year," Murray says.

### Nonbuilding construction

Nonbuilding construction in May dropped 8% to \$127.7 billion (annual rate). Highway and bridge construction retreated from strength earlier in the year, sliding 22% in May, but on



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a year-to-date basis it was still able to maintain a 15% gain for the first five months of 2010 relative to last year. After very strong activity in April, two of the environmental public works categories fell back in May, with sewers sliding 13% while water supply systems plunged 51%. River/harbor development was the one environmental public works category able to register growth in May, rising 29% with the support of several hurricane-reconstruction projects in the New Orleans, Louisiana area, including \$238 million for the

Chalmette Loop Levee. The "other" public works category (including such diverse project types as site work, pipelines, and mass transit) also showed growth in May, jumping 64% with the lift coming from \$1.1 billion related to work on the Kansas and Oklahoma portions of the Keystone oil pipeline project. Electric utility construction in May retreated 14% from its heightened April volume, although the pace in May was still high by recent standards – up 22% compared to the monthly average for this category in 2009. Large electric

utility projects that reached the construction start stage in May included the following – an \$820 million gas-fired power plant in Tennessee, a \$360 million wind farm in Illinois, and a \$195 million wind farm in Oklahoma.

The 2% decline for total construction starts on an unadjusted basis during the first five months of 2010 was the result of varied behavior by sector. Residential building climbed 30%, with the comparison to the early months of 2009 when the improvement for single-family housing was just beginning to take hold.

Nonbuilding construction year-to-date decreased 8%, with public works down 4% while electric utilities fell 28%. Nonresidential building year-to-date dropped 16%, due to this performance by major segment – commercial building, down 32%; manufacturing building, down 63%; and institutional building, down 4%.

By geography, total construction in the first five months of 2010 showed this pattern relative to last year – the Northeast, up 8%; the South Central, no change; the West, down 1%; the South Atlantic, down 2%; and the Midwest, down 12%. **P**

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## Study Shows CRE's Broad Economic Impact

**T**he commercial real estate industry is a significant contributor to the nation's economic engine. BOMA International recently released its economic impact study, "The Contribution of Office Building Operating Outlays on the U.S. and States' Economies in 2009," which details the impact of commercial office space on the national and local economies.

Office building operations alone supported more than one million jobs in 2009. Firms in the commercial real estate industry employ building managers, asset managers, custodial staff, security staff, brokers and accountants and retain a myriad of other services through contract, such as legal consulting, landscape maintenance and window cleaning to name just a few. In addition, the five billion square feet of private office space located in the 91 markets served by BOMA's local associations provide workspace for an estimated 21 million office jobs.

These figures provide a powerful snapshot of our industry's contribution to the economy, the jobs it supports and the subsequent earnings it generates. Some of the highlights of the report include:

- For each dollar of outlay for office building operations, the national economy gained \$2.90 with the result that \$40.8 billion in annual operating outlays contributed a total of \$118.4 billion to GDP in 2009;
- For each dollar of outlay for office building operations, U.S. workers realized an increase of \$0.92 in personal earnings with the result that \$40.8 billion in annual operating outlays generated a total of \$37.6 billion in new earnings for workers residing within these office market areas and respective state economies in 2009; and

- For each \$1 million in outlays for office building operations, 24.4 jobs were supported nationwide with the result that \$40.8 billion in annual operating outlays supported a total of 994,728 jobs across all sectors of the national economy in 2009. This is in addition to the more than one million jobs supported directly.

The study also drills into the economic impact of office space in each of the markets served by BOMA's local associations including BOMA Greater Cleveland.

- Market information in the report covers commercial office buildings exceeding 10,000 square feet and not owner occupied or Government-owned.
- The total contribution of the annual outlays for office building operations to their respective state or metropolitan area's economy (gross state product/gross regional economy).
- The amount of new personal earnings generated as a result of the office building operating outlays that accrues to workers residing in the state or metropolitan area within which the local associations are located.
- The employment impact of the total office building operating outlays for each of BOMA local association area. These figures exclude jobs that directly support, manage or maintain office buildings (these are estimated at 20-25 full-time job equivalents per 100,000 square feet of office building).

*The study can be found in its entirety (and broken down by state) on the BOMA International website at the address of: <http://www.boma.org/Advocacy/RealeState/Pages/FullerStudy.aspx> or call the BOMA Greater Cleveland office for more info.*



**Melissa Fiorilli**

Communications Manager  
BOMA Greater Cleveland

For more info on this article or BOMA Greater Cleveland, contact Melissa Johns at 216.575.0305 or [mjohns@bomacleveland.org](mailto:mjohns@bomacleveland.org)



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## Mammoth Makeover

### Tremont Place Lofts marks rebirth of behemoth Union Gospel Press building

By Lou Kren | Photos courtesy of Sandvick Architects

**I**t was a university. It was a hospital. It was a publishing house. It was a boarding house. Most recently it was an eyesore. Not anymore. The complex of buildings at 710 Jefferson Avenue in Tremont, best known as Union Gospel Press, has been reworked top to bottom, inside and out.

The immense project has culminated in the opening of Tremont Place Lofts. UGP Properties LLC (the UGP stands for Union Gospel Press) spearheaded the effort to transform a vacant brick, wood and steel labyrinth – 4.5 acres under roof – into 102 apartments with 26 of them serving as extended-stay hotel suites, from 775 to

3,000 square feet. And no two are the same. Eleven buildings, constructed periodically over a century and a half and eventually interconnected, comprise the Tremont Place Lofts site. Principals for the transformation included Sandvick Architects, Inc. and Jera Construction Management, both of Cleveland.

*Properties* met Sandvick's John Sandrock and Jera's Michael Rickenbacher in the Tremont Place Lofts leasing office, formerly a boiler room. A bit unique, but the ensuing site tour revealed much more: horse stables converted to residential units; ironing-board cabinets incorporated into suite décor; a European courtyard where the barroom tree from *The Treehouse*, a Tremont watering hole, was fabricated; a massive center staircase highlighting a luxury two-level unit. Then there's the unit built around a truck scale, a remnant from the site's publishing past; and the safes; and the abundance of light wells – remember, a number of site buildings were constructed prior to the invention of the light bulb, so designers and



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builders back then had to bring in as much natural light as possible. And don't forget a dumbwaiter in a common area, an original skylight...and the list goes on and on.

Seemingly every square foot of Tremont Place Lofts boasts a unique characteristic. Residents – nearly all of the units are leased – can take in these architectural subtleties as they enjoy myriad amenities. These include open floor plans, stainless-steel appliances, in-suite washer and dryer, granite countertops, European-style cabinetry, gas fireplaces, business center and Wi-Fi throughout, attached parking, controlled entry and concierge service. A basement fitness center includes state-of-the-art Precor cardio and resistance equipment, a Pilates studio and a party room. About one-third of the units feature balconies. Put it all together and you have what many call the last big piece of the puzzle in the transformation of Tremont. You also have an award-winner. Tremont Place Lofts was recognized at the 2010 Heritage Ohio Preservation & Revitalization Conference as Best Residential Rehabilitation Project, and also garnered a Cleveland Restoration Society 2010 award.

### Challenging project took years

Bringing this long-neglected property back to vibrant life was no cakewalk. So how big was this job?

Since detailed blueprints did not exist, "we had to field measure the entire place," says Sandvick's Sandrock, recalling the six-month period from 2004 to

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**INDIVIDUAL INTERIORS** The property consists of 11 buildings constructed periodically over 150 years. That and the eclectic architecture of the buildings means that each of the 102 apartments are unique – no two are alike.

2005 when personnel walked the entire interior with flashlights and measuring tape, scouring every inch of the Union Gospel Press complex to ascertain correct interior dimensions. And prior to construction, “we filled 18 40-yard dumpsters with trash just to start,” says Jera’s Rickenbacher.

In truth, the project started long before that. Stavros Roberts, president of UGP, and his brother Myrl bought the property in June 2003 from Tremont institution Joe Scully, a metal sculptor, and already had conceptual drawings from Sandvick Architects. The price tag of \$1.4 million would only be about one-tenth of the amount needed to complete restoration. Owing to the

site’s past importance and architectural significance, UGP was able to secure historic tax credits, assisted by financing through KeyBank.

This project had unique financing components, according to Amy Dosen, team leader for KeyBank’s Community Development Lending. KeyBank provided the direct construction and permanent financing, and was the purchaser of the New Markets tax credits – provided by the Port Authority – and the historic tax credits.

“Tremont is a growing community with a lot of young professionals,” says Dosen, explaining why the project was appealing to KeyBank. “Outside of for-sale housing, there were not many

housing options in Tremont; specifically, market-rate apartments were lacking in the neighborhood. Through this project, a blighted building in an upcoming community was turned into a real asset, at the same time increasing the property values around it.”

With financing in place, the tough tasks began.

“The owner, rightly so, was looking to lease every square inch of this place,” says Sandrock, recalling how the Sandvick team had to figure out a way to turn this massive assemblage of quirks into a viable multi-unit residential complex. “We walked through and measured everything and tried to get a feel for it. Some areas offered logical layouts for

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units, such as one area where four large ceiling beams suggested unit separations. Other areas required more thought. One top floor had a six-and-one-half-foot ceiling. We had to replace the roof anyway, so we decided to raise the ceiling another one-and-a-half feet to provide a comfortable townhome living area. Also, we were able to design living spaces so that most of the units have windows to the exterior on multiple sides."

Providing a huge assist was the fact that Sandvick Architects specializes in restoration projects, as does Jera Construction Management, led by Dana Noel, principal. The two companies nearly always work together, often with the same subtrades project after project.

"This was the most complicated project I've ever been involved with," says Rickenbacher, noting that the Jera motto of 'History is Our Future' perfectly describes the meaning of restoration at Tremont Place Lofts. "We work with Sandvick about 99% of the time, and the key to success for a challenging project like this is to make sure the architects, construction manager and subs are on the same page. Working together so often makes doing that easier."

After the architect walkthrough, plans were drawn and work began in 2007, completing at the end of 2009.

**Stabilizing the structure**

Early on, Emil Hach and his team from Hach & Ebersole Consulting Engineers, of Twinsburg, assessed structure soundness – or lack thereof.

"This property had sat empty for a long time," Hach says. "The roof leaked, the floors were rotted. On top of that, there were so many types of materials used: wood, steel, concrete. It was a good, sound structure, but years of weather had taken its toll."

One of Hach's tasks was to figure out a way to stabilize a brick wall on the north side of the property that had bowed four inches. Water had swelled the wood flooring on top of a concrete base and pushed out the brick. That wall had to be rebuilt. Also, a steel framework was designed to carry a penthouse above an existing roof. Perhaps the biggest challenge was repairing cantilevered balconies facing West 7th Street. They had to be repaired – with brick and structural underpinnings added – to prevent collapse.



**HOUSING HISTORY** Tremont Place Lofts is the newest incarnation of a building that has served many uses over the years: university, boarding house, publishing house and more.

Demolition and subsequent construction brought other challenges as well. Jera carpenters, for example, commandeered space onsite to build 902 windows from scratch, working off of old building photographs to retain the historic look. Roofing was replaced with EPDM and white TPO-membrane roofing was added over two penthouse units. In fact, the roofs onsite differ nearly as much as the building styles – warehouse, multi-unit residential, single-family home – and construction materials. Some roofs feature simulated slate and real slate. In one section, crews removed a roof, added structural steel and built another floor on top of an existing five-story building, enabling the addition of six units. Jera's

Rickenbacher also recalls the need to cut through concrete walls.

"We ended up making 186 cut-throughs in walls two, three and four feet thick," he says.

Crews also had to make way for all-new MEP. Each living space has its own heating and cooling system with common areas served by two rooftop units. Another construction challenge revolved around the removal of two fuel-oil storage tanks in the basement of one of the buildings. All the challenges and surprises tested the construction schedule, as did the uniqueness of seemingly each square foot of the property. But still, work continued to completion and Tremont is better for it. **P**

## Testament to Tremont History: A brief history of the Union Gospel Press building

**P**erhaps more than any other structure in Tremont, Tremont Place Lofts encapsulates the neighborhood's rich history.

Ever notice the Tremont street names? College, Literary, Professor, University. They spring from an effort in 1850 to create Cleveland University, patterned after Brown University as a place of higher learning. In 1851 the first building went up on a 275-acre parcel in Tremont. But reality failed to match the grand plans. By 1853 the university president had left and its chief benefactor had died.

The site was resurrected as a college-prep school offering free education to disabled veterans during the Civil War. But by 1870 the site had a new purpose: a hospital college. Another decade brought more change as in 1880 the college moved to new property on Huron Road, eventually becoming Huron Road Hospital.

Around this time a new bridge was built to connect Tremont to downtown Cleveland. The result was an influx of immigrants, mainly Eastern Europeans. With them came the distinctive churches that dot the Tremont landscape today. The change in neighborhood demographics coincided with a new tenant at the current Tremont Place Lofts site. In 1907 a producer of religious literature, the Herald Publishing House and Gospel Worker Society, relocated from Pennsylvania. That move fostered new site construction in the early 20th century. In 1922 the company changed its name to Union Gospel Press. Here the company grew, but in 1950 it left for a new building in southeast Cleveland. In its years in Tremont, Union Gospel Press employed many locals and mirrored the importance of religion in community life. Unfortunately, haphazard utilization of the site after Union Gospel Press left mirrored the general neighborhood decay. After 1950 the property was home to various offices, industrial companies and even a boarding house. By 1970 the complex was largely vacant, and remained so until 1987, when Joe Scully, a metal sculptor, purchased it. The property essentially served as an artists' commune in subsequent years before UGP Properties, LLC, bought it in 2003. With a new, burgeoning Tremont rising around it, the Union Gospel Press Complex would soon follow, ultimately reopening in 2009 as Tremont Place Lofts. —LK





# Designed for Discovery

## Global Cardiovascular Innovation Center provides home for emerging biomedical advancements

By John Elliott | Photos by Scott Pease

**M**edicine and technology are replacing heavy manufacturing as the backbone of Cleveland's economy. The latest evidence of this is the recent opening of the Global Cardiovascular Innovation Center (GCIC) incubator building, located on two acres between East 100th and East 101st streets at Cedar Avenue. The three-story, glass and stainless steel building bridges the Cleveland Clinic Campus with the adjacent Fairfax neighborhood in both a symbolic and architectural manner.

Strategically located near the main Cleveland Clinic campus, Case Western Reserve University and University Hospitals, the incubator offers 50,000 square feet of prime, state-of-the-art workspace. Clients enjoy customizable laboratory facilities for new product research and development activities, flexible office space and conference rooms. The facility provides clients with access to world-leading clinicians and investigators, along with host of business support services.

The incubator is a component of the GCIC, which was established in 2007 and funded by a \$60 million grant from Ohio's Third Frontier Project to the Cleveland Clinic. The grant mandated establishing a center designed to pro-

mote, support and fund the development of solutions in the diagnosis and treatment of cardiovascular disease and to establish an economic benefit for the state of Ohio.

While the Cleveland Clinic leads the GCIC effort, five other Ohio institutions are involved: Case Western Reserve University, Ohio State University, University of Cincinnati, University of Toledo, and University Hospitals of Cleveland. GCIC is partnered with local businesses and community organizations as well.

GCIC provides several interconnected programs for companies, which include: funding, to help young companies move out of the lab and on the road to commercialization; attraction, to help

attract bioscience businesses to Ohio; and product acceleration, which includes availability of industry experts to consult with new companies to help them determine an effective timeline, navigate regulatory agencies, run clinical trials and obtain follow-up funding.

The incubator program is a key component of GCIC. Several companies have begun the process of becoming tenants in the incubator's new building. A few of these companies are spin-offs from research originating at the Cleveland Clinic. Overall, the products of these companies include drugs to treat heart disease, stem cell and regenerative medicines, cardiac diagnostic biomarkers to help those that might suffer from various types of heart disease, scaffolding devices





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**MEETING OF MINDS** At the new Global Cardiovascular Innovation Center, conference rooms are situated on upper floors, offering views of Cleveland Clinic's main campus just across the street.

to treat peripheral arterial disease and ventricular assist devices.

"The new building is where we are doing a lot of it," says Mark Low, managing director of GCIC, who brings 30 years experience in cardiovascular medicine. He notes this facility replaces a 15,000-square-foot building at East 102 St. and Carnegie that GCIC used since 2004. The new building was specifically built to support GCIC activities. "This is one of the very few, if not the first dedicated building that has a cardiovascular focus. It's a very flexible program; we can provide the amount of space that [tenants] need."

GCIC has attracted more than a dozen companies to Ohio in the last three years and has granted more than \$14 million in funding via 48 individual grants. GCIC-funded companies and projects have gone on to raise more than \$160 million in additional grants and financing to date, Low says.

Low says at the present time there are about six leases already signed. He expects 10 to 20 companies to be housed in the building.

The incubator has 20 labs, 32 offices and a common area for shared resources such as sterilizer machines, glass washing and flammable materials storage, as well

as a state-of-the-art conference/video meeting space.

The space was designed so that companies can start in an office and grow into a lab, or go directly into lab space, depending on their size and stage of development. Of the \$60 million Third Frontier grant, \$10.5 million was for the new building. The balance is for providing development grants, recruiting and assisting GCIC portfolio companies.

GCIC's business support services for tenants include providing access to venture capital. Several venture capitalists are represented on GCIC's commercialization advisory board and regularly monitor GCIC portfolio companies as well as the Cleveland Clinic for investment opportunities.

### A community outreach project

The site was selected and developed in cooperation with the Fairfax Renaissance Development Corp. (FRDC), a community development corporation that develops housing in the Fairfax community. FRDC purchased the land in partnership with the Clinic, notes Vickie Johnson, executive director of FRDC. The parcels housed several residential properties and Senior Outreach Services, a non-profit organization. The houses, some of which were abandoned, were removed. Senior Outreach Services relocated to

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**BREAKING THROUGH** Comprising most of the first floor are offices for the building's main tenant, Cleveland Clinic Innovations (right), while the upper two floors house lab space, offices and meeting rooms.

the Langston Hughes Center at East 79th Street and Quincy Avenue

While FRDC has worked with the Clinic on various projects over the years, this marked FRDC's first real estate venture in cooperation with the Clinic.

"It was important for us to make sure the building was correct and that it fit within the neighborhood," Johnson says. FRDC reviewed building design with the city's department of community development, department of economic development, and planning commission. This required a series of public meetings at the FRDC headquarters. "We wanted it to be very transparent process," Johnson says.

Johnson says residents were concerned there would be sufficient minority participation in the work. Minority contractors included Cleveland-based Key General Contractors, which did

the carpentry, painting, landscaping, metal studs, flooring, casework and drywall finishes, as well as Cleveland-based RP Madison International, which did construction documents for the exterior shell.

As a co-applicant for the Third Frontier grant, FRDC was involved in determin-

ing cost estimates. Cost estimates were based on square footage of the building and input from the construction team.

"Things went well," Johnson says of the process. "It's been a win/win."

Susan Bernat, GCIC director of operations and finance, notes the GCIC wanted the exterior design to be dis-



Photo by Ken Krych



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tinct from the Cleveland Clinic campus buildings out of deference to the residential neighborhood.

Marc Hull, project architect for URS Corp., which did the exterior, interior and landscape design, as well as all of the engineering, says the light colors in the exterior give the building the contemporary look residents were looking for.

Hull says residents also didn't want the building to have a "fortress" look. Instead, the exterior has a storefront/mercantile feel. A metal "folding plane" was incorporated into the façade to show the separation between the first floor and upper floors, where the lab spaces are organized and also a "front-to-back" to emphasize the frontage on Cedar Avenue. The shared lab spaces on these upper floors were organized in a more high-tech and utilitarian type language.

In working with FRDC, it was agreed that the project should have a high-tech feel to it, while incorporating materials compatible with the surrounding community, namely horizontal metal siding, glass punched window openings. The organization of scale was important, too, with a ground floor base, under a "piano nobile" (main part of a structure), with a screened, mechanical penthouse on top.

The steel frame, bar joist building offers numerous views of Cedar and East 100th and East 101st Streets. "We tried to keep the presence on Cedar Avenue instead of filling up the whole site and going up against the residential properties next to it," Hull notes.

Brian J. Smith, AIC, the Cleveland Clinic's director of strategic project

development, says the Clinic was aware that the building would mark the first impression of Cleveland for many international visitors. Hence, the interior features open spaces, a lot of natural light borne of wall length glass doors, light colored walls, and a bevy of abstract paintings from the Cleveland Clinic art curator. "Natural sun light was very important for us," says Bernat of GCIC.

"The importance of art to the overall health care environment is very important for us," agrees Smith.

The building's two elevators have stainless steel interiors. The elevator landings welcome visitors with black couches and a swinging flat tabletop mounted on a horizontal pole, along with light blue walls with more abstract art, complete with placards explaining the art and its creators. The halls have white tile floors.

Both the second and third floors have two conference rooms, furnished with a wood table, ergonomic Dauphin black movable chairs, wall marker boards, wood storage cabinet, grey carpeting and a wide view of the Cedar Avenue/East 100th Street intersection.

At the eastern end of the main reception area is a separate entrance for



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GCIC's and Cleveland Clinic Innovations organization offices, which comprise most of the first floor. The suite has its own break room with an oblong red tabletop, an open office area, some private offices along the perimeter, an executive conference room, a business center, and a corner "fish bowl" office with its own furnishings and video screen.

### High tech touch

High technology can be found throughout the building. Visitors to tenant spaces are guided in the main hall ways by a "RoomWizard," a Web-based room scheduling system with touch screen display providing real-time meeting information, right outside the room. The built-in Web server allows users to find and reserve a room from any networked PC.

The main 660-square-foot labs offer private office, wet lab space (including wall-mounted hoses), a vented exhaust hood, overhead service carrier, fire safety cabinets, ice makers, sink, lab steam sterilizer and modular lab casework.

Each floor offers two-person offices, 110 and 120 square feet.

On the second floor is a "think tank" which features a collaborative workspace, including a wall-mounted camera that allows users to capture images projected onto two of the walls. As many as eight laptops can be connected to a media sharing work

space to facilitate the exchange of ideas, drawings, and project ideas on two flat panel screens. In addition, two walking workstations feature exercise machines that allow you to do cardiovascular exercise while operating a laptop computer.

A private meeting area is sectioned off with a white, see-through rubber barrier.

There are break areas on the second and third floors and a large lounge on the first floor with vending machines offering healthy snacks and a state-of-the-art coffee brewer.

Electrical and fiber optic services are linked to Cleveland Clinic's main

campus, notes Doug Fischback, senior vice president of the Krill Co., which served as construction manager on the project.

"This building was off-campus, so we had to bring in their main utility infrastructure to the project," Fischback says, referencing the electrical and fiber optic lines. This required blocking off Cedar Avenue for certain periods during the 11-month construction process.

### Environmentally aware

Being primarily a medical laboratory building, the design and construction



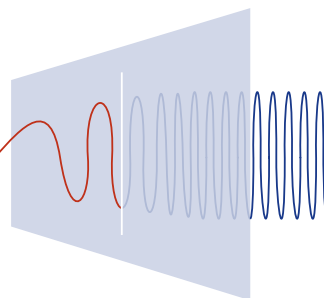
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teams had to meet strict air exchange requirements, Fischback says. They also used a lot of renewable materials in order to meet Leadership in Energy and Environmental Design (LEED) requirements, as determined by the U.S. Green Building Council, Fischback notes.

At the inception of the design process, the owner requested that the design team identify the maximum potential for LEED credits. Due to concerns related to project budget, the initial goal was to qualify the project for the minimum certification level (certified). However, as the design developed the team determined that a higher level of certification could be achieved, given the urban site and incorporation of a sophisticated HVAC system. As a result, the project is currently tracking to receive a gold level of LEED certification.

Locating on a previously developed site that required brownfield remediation allowed the project to earn a number of sustainable site LEED points.

Being an urban location with mass transit access resulted in further credits as the result of the limited provision of parking on the site. In addition, incorporation of three "rain gardens" serves to both detain and filter storm water to reduce run-off quantities as well as improve the quality of discharge from the site.

By utilizing plants native to the region and incorporating a high-efficiency irrigation system, watering needs for landscaping will be reduced by 50%

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The main 660-square-foot labs offer private office, wet lab space (including wall-mounted hoses), a vented exhaust hood, overhead service carrier, fire safety cabinets, ice makers, sink, lab steam sterilizer and modular lab casework.

compared with a baseline system.

High efficiency plumbing fixtures results in further efficiency, using 40% less water than a baseline system. Because this metric exceeds requirements for water efficiency credits, it provides opportunity for an innovation credit.

The building's efficient heating, ventilating, and air conditioning (HVAC) system is anticipated to provide a 42% in utility savings over a baseline system.

Improved air quality for the tenants were achieved by making sure that HVAC ducts were kept clean during construction; utilizing systems to actively monitor outdoor air during operation; utilizing low-emitting building products to limit off-gassing; and providing the ability for occupants to control temperature within their spaces.

Furthermore, because Cleveland Clinic engaged the services of an independent commissioning agent, the building will be further fine-



tuned to take full advantage of the designed efficiencies, allowing the project to earn an additional point for enhanced commissioning.

Given its location, the project was able to take advantage of regional resources for off-site sorting and reclamation of construction waste debris. Because the debris was reclaimed and re-purposed for usable products, it was possible to divert at least 75% of the construction waste from landfills.

Recycled and regional materials have also been specified whenever possible, which further reduces the carbon footprint of the project by reducing

transportation requirements. In addition, this regional purchasing supports the local economy.

#### To the future

Looking ahead, GCIC believes most of the spaces will be occupied in the near future. The incubator represents commitment by some of the city's leading medical institutions to further enhance Cleveland's international reputation in biomedical research. The manner in which institutions, government and community organizations worked together on the project gives the city hope for a promising future. **P**

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ALEC J. PACELLA

## Exit, Stage Left

If I've seen it once, I've seen it a hundred times. An investor is valuing a property, spending countless hours pouring over all of the leases, challenging all of the expenses, examining the condition of the structure and verifying current market conditions. But little, if any, thought is given to an exit strategy and the value of the property at the point in the future when the investor plans to sell the property. This month, we are going to talk about the end of the holding period, specifically discussing the various ways to estimate future value. By overlooking the potential future value of the property, what initially looks like a good investment could turn out to be a real home run. Or it could turn out to be a disaster.

When analyzing an investment property, one of the first things an investor needs to do is plan for an end; how long is the anticipated hold period? Maybe the strategy is to turn around a troubled property and sell after two or three years. Or maybe the strategy is to collect a steady and stable income stream from the property for several years and then move on. But no matter how long the planned hold period is, an anticipated ending date should be considered. Even if the investor plans to hold the property "forever," you cannot figure out important investment measures, such as

internal rate of return and net present value, without a future value. And there are two primary methods to do this – the easy way and the hard way.

The easy way is centered on the concept of appreciation. Suppose an investor buys a property for \$1 million and believes that the value will increase by 1% a year. Under this assumption, the property will be worth \$1,010,000 in the second year, \$1,051,010 in the fifth year, \$1,082,857 in the eighth year, etc. The only items needed for this method is the rate of annual appreciation. I call this the "easy" way in terms of the actual calcula-

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tion, which is simple compounding. But determining an accurate annual appreciation rate can be a challenge. A common way to do this is model an appreciation rate based on the historical rates achieved by similar properties in a similar area. For instance, suppose the subject property is an industrial building in Solon. I would collect recent sales comparables of similar industrial buildings in Solon, determine the annual appreciation for each by comparing the original purchase price to the sale price and then form an average for the sample. There are a couple of things to note when using this method. First, the rate has a greater impact (and thus margin of error) as the time horizon grows. In the original example above, increasing the appreciation rate from 1% to 2% will result in a \$10,000 increase in value if a two-year hold but nearly a \$100,000 increase in value if an eight-year hold. And second, the rate could be flat or even negative. Although no one invests to lose money, if all of the surrounding comparables are decreasing in value, the investor needs to be true to thyself.

The hard way is a variant of the same approach that most investors use when acquiring a property and incorporates our old friend, the CAP rate. But

## Daus, You Know?

**FALLEN KING** King James II, a 68,000-square-foot office building in Westlake, recently sold for \$750,000 or \$11 psf. Purchased by an investor group out of Pennsylvania, the building was totally vacant at sale. **KICKING IT UP A** recent survey by Real Capital Analytics showed that, out of the 1,000 top investors since 2006, only 11 were more active now as compared to two years ago. This select group included HRPT, a REIT that purchased North Point Tower in 2008 and the Shurtech facility in Avon in 2009. —AP

instead of applying it to current NOI (Net Operating Income), at the beginning of the hold period, it is applied to future NOI, at the end of the hold period. There are a couple of things that make this the hard way. First, a future CAP rate has to be implied. Determining a CAP rate is difficult to do for a property for sale right now, let alone one for sale in three, five or even 10 years from now. I wish I had some magic dust to help but the bottom line is that a future CAP is nothing more than an educated guess, with less emphasis on “educated” and more emphasis on “guess.” For what it’s worth, my standard rule of thumb is to stick within 50 basis points of the going-in CAP rate (unless the property is a serious value-added property, in which case I’m probably not using a going-in CAP rate in the first place). And second, a future

NOI needs to be determined, which opens up a whole new can of worms. You will recall that NOI is income less expenses. On the income side, we need to estimate market rent and any additional income as well as future occupancy. And on the expense side, we need to estimate items such as real estate tax, utilities, common area maintenance and repairs, among others. What we ultimately end up with is a stool made with three very shaky legs.

However, it is based on accepted logic (CAP rate divided by NOI equals Value) and well-defined assumptions. For this reason, even though this method is more difficult, it is also more popular when estimating a future value.

Irregardless of the method, investors will often build a sensitivity allowance which accommodates potential variances in future value. For example, there will be a low future value, a high future value and a most likely future value. By including a range of possibilities, the investor will be able to illustrate a range of performance that helps tighten up those shaky legs. **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](mailto:apacella@naidaus.com).*



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GEORGE J. POFOK

## Positive Trends Amid a Struggling Commercial Market

**W**hile the commercial real estate market may not have fully recovered, National Association of Realtors® (NAR) Chief Economist Lawrence Yun recently identified some developing, positive trends in the market overall that could eventually lead to recovery at the recent “Economics Issues and Commercial Business Trends Forum” on May 13. The forum was part of a three-day real estate summit, Realtors on the Rise: Stabilizing the U.S. Mortgage Finance Delivery System, during NAR’s Midyear Legislative Meetings & Trade Expo in Washington, D.C.

With the momentum of a broader economic expansion and the recent creation of jobs, Yun believes the commercial market is showing slight signs of improvement. He expects weaker figures through 2010 and commercial real estate to lag the economy by a full year. While jobs just began increasing a few months ago, they are still below peak.

However, the commercial market has seen a few improving trends in recent months. The market is experiencing an increase in transactions due to more distressed properties available, and prices are beginning to stabilize. According to Yun, more lending will slowly become accessible to commercial property owners within the next year.

The two commercial sectors showing the most promise are manufacturing and multifamily. Manufacturing activity and employment have risen recently

and because household formation is also rising, the multifamily sector will likely fare the best during this economy.

Despite some of these promising trends, the commercial market is still experiencing high vacancy rates and rent concessions. Although all real estate is local, Yun anticipates vacancy rates bottoming out and rent rising by next year. Yun also warned against some of the possible risks commercial practitioners may experience in the future such as high interest rates and inflation, as well as increased taxes for commercial real estate investors.

During the session, Yun was joined by two leading economic experts, Diane Swonk, Mesirow Financial; and Brendan Reilly, Commercial Mortgage Securities Association. The panelists agreed that an improving economy and job creation continue to be the two main factors

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when it comes to restoring the commercial real estate market.

While in D.C., Realtors were actively engaging policymakers on Capitol Hill in an effort to enhance liquidity in the commercial real estate market to avoid driving down economic recovery. Realtors support an increase to the cap on credit union business lending and urge lawmakers to take a more active role in addressing the problems facing commercial real estate markets.

A member of the Ohio Association of Realtors (OAR) and NAR, the Cleveland Area Board of Realtors (CABOR) ensures the voice of commercial real estate in northeast Ohio is heard at the state and national level.

For additional information or membership information, visit CABOR online at [www.CABOR.com](http://www.CABOR.com). **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. For more information, visit [www.CABOR.com](http://www.CABOR.com).*



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## Law Gives Homeowners' Associations New Powers, Responsibilities



DAVID LINDNER

**H**omeowners' associations, or "HOAs," are nothing new in Ohio. In fact, they have been used as a means to increase the value and desirability of residential developments for decades. They range from simple platted subdivisions with minimal restrictions and few common areas to master associations with complex voting structures and extensive common amenities.

What may surprise most people is that until recently Ohio did not have a law expressly governing the operation of HOAs. Developers were, for the most part, free to set up a homeowners' association however they saw fit. Unfortunately, the governing documents prepared by developers sometimes failed to address numerous important issues concerning the operation and governance of the association. For example, some declarations failed to specify the method for amending the declaration, forcing the association to undertake the nearly impossible task of getting unanimous owner consent to make even the most minor change to the declaration. Additionally, developers often chose not to record the association's by-laws (sometimes referred to as the "code of

regulations"). Consequently, new purchasers of homes within a subdivision often did not have prior notice of the by-laws. Worse still, associations would informally amend and revise their by-laws over the years, leading to confusion over which unrecorded document actually governed the association.

In response to these and other concerns raised by homeowners and HOA attorneys, the Ohio Legislature passed, and Governor Strickland recently signed into law, the Ohio Planned Community Law (the "HOA Act"). The HOA Act enumerates and clarifies the powers that may be exercised by an HOA, or "planned community," as they are referred to in the HOA Act. The effective date of the HOA Act is September 10, 2010, and it applies to all

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Ohio homeowners' associations (this does not include condominiums, which are subject to a separate statute). Unlike the Condominium Act, which provides detailed requirements for the initial development of a condominium as well as the operation of the association, the HOA Act's provisions apply mainly to the operation of the association.

Among the most significant provisions is the requirement that an association's by-laws be recorded. Developers will no longer be able to establish an association with unrecorded by-laws. Existing associations with unrecorded by-laws must file them for record within 180 days of the effective date of the HOA Act. Subsequent amendments will also need to be recorded within 60 days after they are adopted. If an association fails to record its by-laws or any amendment, it will be prohibited from maintaining a civil action to enforce the unrecorded by-laws or amendment. The HOA Act also sets forth certain basic provisions that must be contained in the declaration and by-laws of a planned community, including provisions for the election

of the board of directors, the number of persons constituting the board, the terms of the directors (with not less than one-fifth expiring each year), the power and duties of the board, the method of removing directors, whether a managing agent may be engaged, the method to amend the declaration and by-laws, the time and place for meetings, and the common expenses for which assessments may be made.

Furthermore, the HOA Act sets forth the powers that may be exercised by

the board of directors. These powers include the authority to hire and fire employees, conduct litigation, enter into contracts, enforce the governing documents of the association, acquire and convey real and personal property, levy charges for interest and late payment of assessments, and authorize entry into any portion of the planned community under certain emergency circumstances. Additionally, the association has the right to assess individual owners for costs associated with the



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enforcement of the declaration, and rules and regulations, including attorneys' fees. Prior to making such an assessment, the owner has the right to notice and a hearing, similar to the process provided for in the Ohio Condominium Act. The association may file a lien for any unpaid assessments, including attorneys' fees, and this lien is valid for five years. Many older declarations are unclear about whether the association has lien rights, so this new provision will be helpful to those associations.

With respect to the amendment of a homeowners' association declaration by the owners, the HOA Act provides that an amendment may be authorized with the consent of 75% of the voting power of the association, unless otherwise provided in the declaration. Thus, if the declaration provides that it may be amended with the approval of two-thirds of the voting power, that won't change. The amendment provision of the HOA Act will apply only in cases where the declaration fails to specify how it may be amended.

Previously, unanimous approval of the owners would have been required in such situations.

Along with new powers, associations are also given new responsibilities. Among these responsibilities is the requirement, unless otherwise provided in the declaration, to adopt an annual budget that includes a reserve for capital expenditures. The reserve requirement may be waived on an annual basis by majority vote of the owners. In addition, the association must, to the extent applicable and reasonably available, maintain property and liability insurance on the common elements, and directors and officers liability insurance.

It is important to note that the new HOA Act requires action on the part of existing associations. If you serve on the board of an HOA, you must determine whether your by-laws have been properly recorded. If not, they must be recorded. Thereafter, any amendments to the by-laws must also be recorded within 60 days after the date the amendment is adopted. This is the perfect time to review your association's by-laws and make any necessary amendments, or to adopt by-laws if your association does not already have them. HOA boards should also review their declaration to determine what, if any, capital reserve requirements it contains. If the declaration is silent as to any reserve requirement, the board must include an adequate reserve amount in its next budget following the effective date of the HOA Act, unless a majority of the owners waive that requirement annually.

While the changes put in place by the HOA Act will go a long way toward addressing some nagging issues commonly faced by homeowners' associations, it is up to each association's board of directors to make sure they are in compliance with the Act's requirements and that they are taking full advantage of the powers granted under the new law to make their planned community a better place to live. **P**

*The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David Lindner at [dlindner@bdblaw.com](mailto:dlindner@bdblaw.com) or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2010.*

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## TDA Welcomes New Project Manager

ThenDesign Architecture (TDA) recently announced that Michael E. Wellman, a registered architect with NCARB certification, has been hired as a project manager. Wellman will be managing the design and construction of a new high school project.

Prior to joining TDA, he was a project manager with another local firm. His 18 years of extensive experience includes construction document production and project management for educational, office, retail/commercial, and hospitality markets.

Wellman is a LEED Accredited Professional. He is also a member of the Cleveland Heights Board of Zoning Appeals and the Future Heights Board of Directors.

He earned a Bachelor of Architecture degree from the University of North Carolina, as well as a Bachelor of Environmental Design degree from Miami University in Oxford, Ohio.



Michael E. Wellman

and Environmental Design (LEED®) and sustainable design as another defining attribute of the firms. Their alliance incorporates that focus in impacting cultural and institutional changes that support high performance buildings.

## German Firm Enlists HSB Architects for LEED Certification Process

HSB Architects + Engineers, a leading provider of architectural and engineering services with offices in Cleveland and Scottsdale, has been selected to help certify one of Europe's most prominent new mixed-use construction projects under the United States Green Building Council's Leadership in Environmental Energy and Design (LEED) program.

HSB will lend its specialized expertise in LEED certification to Airrail Center Frankfurt, a 1.7 million-square-foot mixed-use structure located adjacent to the Frankfurt International Airport in Frankfurt, Germany. The sleek, futuristic

## Westlake Reed Leskosky Forms Alliance with LA Firm

Westlake Reed Leskosky (WRL) and Los Angeles-based Lehrer Architects LA recently announced they have formed a strategic alliance, allowing WRL to expand its presence on the West Coast while allowing Lehrer to enter new markets. The proclamation formalizes the long-standing professional collaboration and mutual relationship between managing principals Michael B.

Lehrer, FAIA, and Paul E. Westlake, Jr., FAIA. Their close working association began in their academic work at Harvard Graduate School of Design over 30 years ago. Their ties have continued to evolve, from consulting on their first projects and onward throughout their professional careers. Between them, they have gone on to win hundreds of major national, international and regional architectural, sustainability, interiors, business and construction industry design awards.

The alliance offers clients a comprehensive list of design services: architecture, interiors, energy modeling, mechanical, plumbing, electrical and structural engineering, data transport and telecommunications technology, audio visual, theatrical, lighting, security, historic preservation, tax credits consultation, sustainable design and enhanced commissioning. Both Lehrer Architects and Westlake Reed Leskosky have built and demonstrated experience in Leadership in Energy

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tic structure is perched atop a train station and adjacent to the German Autobahn. With a design that evokes the look and feel of the high-speed trains running beneath it, Airrail Center Frankfurt will house several stories of offices, retail, restaurants and hotels and serve as a direct link between the airport and the train station. Work began on the project in 2006 and will be completed this fall.

As adoption of green building practices continues to grow around the world, private developers and governing bodies in several countries have embraced LEED as their standard of choice for sustainable building documentation and certification – often eclips-

ing even certification systems developed by the countries themselves.

Accordingly, HSB is increasingly being called upon to help certify new building projects in Europe under this standard. HSB is currently one of a select few U.S.-based architectural and engineering firms with recognized LEED expertise that currently is helping overseas developers certify their projects under LEED standards.

## Forest City Capital Helps Close Financing for Low-Income Apartment Project

Forest City Capital Corporation, a subsidiary of Forest City Enterprises, recently announced that it

served as a third-party service provider in facilitating financing for the nation's first housing redevelopment backed by a government secured mortgage funded by the American Recovery and Reinvestment Act of 2009 (also known as the Federal Stimulus Act).

Net proceeds from the sale of New Issue Program Bonds issued by the Ohio Housing Finance Agency from Stimulus Act funding will be used to make needed improvements at Hampshire House, a 150-unit, low and moderate-income apartment community in Warren.

Forest City Capital Corporation, acting as financing broker, gener-

ated the mortgage that was securitized by Ginnie Mae, the Government National Mortgage Association, on behalf the Orlean Company, based in Beachwood, in conjunction with Renewal Housing Associates, a Portland, Maine based developer, which will manage the apartment rehabilitation project.

Renovations will include kitchen and bathroom improvements, new flooring, lighting, fencing, playground structures, doors and stair rails, as well as energy-efficient equipment, and a new computer center.

The New Issue Bond funds provide an interest rate that is one percent lower than a conventional

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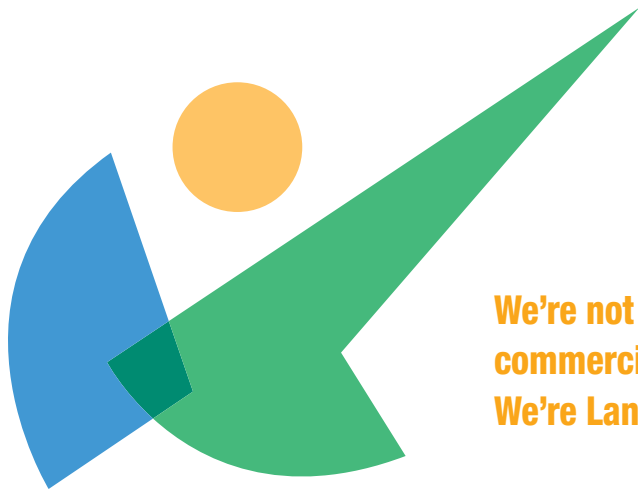
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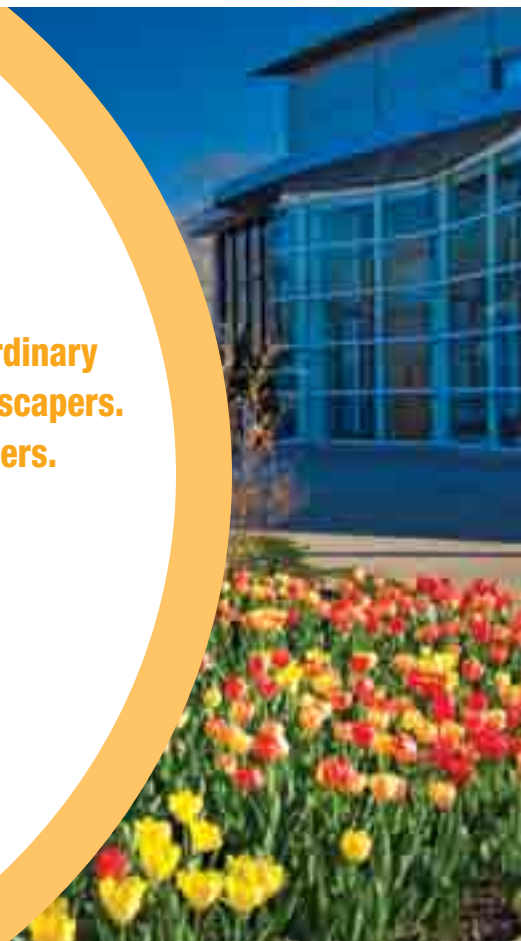
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tax-exempt bond. When coupled with bridge loans provided by Ohio Housing Finance Agency and the City of Warren, the financing was sufficient to entice investment in the low income housing tax credits by Huntington Bank's Community Development Corporation and the project was made economical.

## Cleveland Clinic Service Center/Garage Earns LEED

Bostwick Design Partnership recently announced the completion of the first LEED for New Construction Certified project at Cleveland Clinic. The East 89th Street Service Center and Garage achieved LEED NC Silver, and is

among the largest LEED-certified buildings in the State of Ohio.

Incorporating a state-of-the-art service center, offices for the Information Technology Division, and parking for 4,000 cars, the project covers approximately 1,500,000 square feet on eight floors above grade and two floors below grade on Cleveland Clinic's main campus. It houses one of the most sophisticated materials handling and distribution centers for a healthcare institution in the country.

Founded in 1921, the Cleveland Clinic has grown to be the top employer in the city, an influential leader in the community, and one of the nation's premier medical

treatment and research institutions. Recently, the Clinic has completed over \$800 million of construction at its main campus

## Vocon Adds Information Technology Director

Vocon, an architectural and interior design firm located in downtown Cleveland, has added an information technology director, Thomas Lang, to its team. In his new role, Lang will be responsible for overall planning, organizing and execution of all information technology functions throughout the company.

"We're thrilled to have Tom join the Vocon team as our new information technology director," said Deborah

Donley, principal, Vocon. "His skills and knowledge will help Vocon to better serve our clients with the best quality work."

Most recently, Lang served for eight years as an information technology manager for Insurance.com, where he assisted in the company's move to a new location while maintaining availability of all production systems. Prior to this position, he worked as a network engineer at Vista Information Technologies where he conducted data network design and implementation for various accounts.

Lang earned his certification from the Information Technology Infrastructure Library (ITIL) and currently resides in Medina, Ohio. **P**



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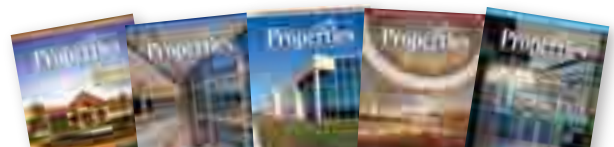
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## Forging Ahead

### Ohio Crankshaft Company updates manufacturing facility in Cleveland

By Dave Larkin | Photos courtesy of Ohio Crankshaft Company

**T**he Ohio Crankshaft Company's workforce and facility, located in the villages of Cuyahoga Heights and Newburgh Heights, have a long history of machining critical components for internal combustion engines and reciprocating pumps. Incorporated in 1920, the company specializes in the manufacturing of heavy-duty, 2,000- to 6,000-horsepower crankshafts and camshafts, such as those utilized in diesel locomotives, according to Les Havlik, president of the Forged and Machined Products Group of Park-Ohio Holdings Corporation.

Park-Ohio Holdings Corporation, which owns Ohio Crankshaft Company, recently completed a major renovation to update the company's building at 3800 Harvard Avenue. Constructed in the 1930s, the facility is recognized as a historical landmark by ASM International, a science and engineering society headquartered in Materials Park, Ohio; the ASM Historical Landmarks Designation was established in 1969 to identify sites that have played vital roles in the discovery and development of metalworking.

The \$2.5 million project at Ohio Crankshaft included extensive work on

the facing of the 400,000-square-foot facility, specifically the installation of new brick fascia and replacement of windows. According to Rick Neiden, vice president of Ray Fogg Building Methods, the building's front elevation was fixed by taking down the brick veneer, repairing the deteriorated lintels, and then putting the brick back up while installing new windows.

System upgrades including the replacement of more than 2,000 outdated sprinkler heads to modernize the building's fire protection capabilities. The project team also installed new, more efficient ventilation systems with

a capacity of one million cubic feet per minute for high velocity exhaust of the interior to make it comfortable during the summer months.

While the offices retain their distinct 1930s/1940s look, the interior spaces have been refreshed with new paint, carpeting and furnishings in places as part of an ongoing updating effort.

Lastly, a primary component of the renovation was extensive work on the building's roof by Professional Roofing Service and Ray Fogg Building Methods. "The roofs were a major piece because of long-term problems which needed correcting," Havlik says.



**REFACING THE FACILITY** The \$2.5 million project included the installation of new brick fascia and replacement of windows.

"The front office flat roof was changed to a hip roof by forming lightweight metal trusses over it," Neiden says. "An insulated, standing seam brown metal roof was then installed. Framing was gabled for positive drainage and an external gutter system installed. For the

saw tooth monitors, a standing seam roof was put on their tops, along with a step purlin system to create pitch for positive drainage."

Upon inspection and making core cuts of the existing roof membrane, Mike Cappy, president of Professional

Roofing Service, noted that the existing five-ply tar and gravel flat roof was severely weathered, and wet insulation and rotten wood decking were identified in many areas.

"First, we stripped off the old gravel and debris," Cappy says. "When necessary, we then removed sections of the wet decking, but spanned the smaller areas up to 18 inches in width with plywood. The three-quarter-inch plywood was also installed over the existing roof as a base for then installing a new, reflective white TPO [thermoplastic polyolefin] membrane."

Manufactured by GAF Materials Corporation, the TPO membrane has an 80-mil thickness, is self-adhering for ease of installation, and is a green product, according to Cappy. New gutters and downspouts were also installed.

All work on the facility took place without having to shut down operations at the plant, which is utilized 24 hours a day, according to Havlik. That challenge was worth the effort, he says, adding that the project was "definitely a big morale builder for everyone."

"The building had reached a point that without the upgrade – a major investment – it would no longer be tenable," says Terry Philips, project manager with Park-Ohio. "The new roofing systems have helped with interior heating and cooling. We've taken a 1930s facility and turned it into something that will be viable for another 30 years. This facility now suits us very well. The City of Cleveland is happy, and foremost so are all of our employees." **P**

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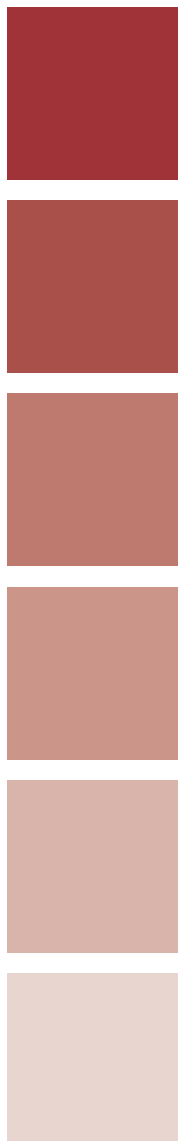
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Majestic Steel Headquarters, Photo courtesy of Christian Phillips Photography



## Evolving Interiors



Laura Gills, ASID

As members of ASID (American Society of Interior Design), our mantra is “Where Design Comes to Life.” And no matter what aspect of interior design we are in, we all seem hardwired with the same innate drive to create an aesthetic, functional and responsible solution.

We are always seeking new products. National and local trade shows like NeoCon, HD, KBIS, High Point Furniture Market and ASID Ohio North Chapter’s annual tradeshow Sourcery, to name a few, reveal the latest products, and are an excellent resource for networking and continuing education. Simply looking at the variety of different shows offers a snapshot of the diversity of this profession. Whether commercial or residential, the challenge is, and will always be, how to keep current with the evolving needs of society.

Our lives have become more integrated. More and more people work from home at least part of the week. Businesses and institutions are re-examining the way people meet and interact. Society is searching for both physical and mental well being both at home and in their work environments. This theme of well-being is central to the interior design profession.

The cornerstone of any profession is accountability and continuing education. The certifications and education courses offered to interior designers are endless. Graduating design students have the NCIDQ exam on their radar, and with an aging population, more healthcare certifications (AAHID) are being pursued. We are also seeing more and more designers becoming LEED certified.

Then there’s technology. Rapidly advancing technology continues to change the way we do business. AutoCAD, Revit, Sketch Up, 20/20, iPads and more. Technology flattens the planet, and spins us around. Can you keep up?

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## Designer Digs

**CBLH utilizes own expertise at new headquarters**

By Diane DiPiero | Photos by Robert Heine

**A**s a 39-year-old architecture, planning and design firm, CBLH Design has helped to create efficient and attractive workspaces for numerous clients. Two years ago, the Middleburg Heights-based company had the opportunity to devise such a space for its own partners and employees. The result was a 7,800-square-foot facility that allows team members to collaborate and maximize their creative talents while illustrating to visiting clients that CBLH provides functional, thoughtful and aesthetically pleasing design solutions.

CBLH specializes in educational, healthcare, library and community/corporate projects. The company's list of clients includes Cuyahoga County Public Library, University Hospitals Case Medical Center, Cleveland State University and Flair Corporation.

CBLH prides itself on listening to client needs and requests to create the ideal space for each individual company or organization. "We're very attuned to customer service," says Tim Hunsicker, AIA, who serves as a partner of CBLH along with Marc Bittinger, AIA, and Michael Liezert, AIA. Moving from its existing Middleburg Heights offices to another facility on Freeway Circle gave the CBLH team a chance to satisfy its own needs for optimal space.

In moving to a different facility, CBLH had four goals in mind: create a new image in keeping with the firm's attention to form and function, establish an environment that reflects a focus on collaboration between team members and clients, design a financially efficient space and establish a distinct firm identity. The first challenge in meeting this goal was finding the ideal location.

Hunsicker credits the Middleburg Heights director of economic development, Charles Bichara, with connecting CBLH to Stevens Engineering and Constructors, which had recently purchased a building on Freeway Circle and was looking to fill space on the first floor. Stevens, whose design/

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**COZY CREATION** The warm wood of the custom architectural millwork and the soothing green paint on the walls, along with rotating photography of recent CBLH projects, work together to establish a confident yet inviting setting at the design firm's headquarters.

build clients include Cleveland State University, General Motors and PPG Industries, has offices on the upper floor of the building.

CBLH and Stevens soon discovered they shared a commitment to collaboration. "[CBLH] knew what they

wanted," says Matt Bill, of Stevens. "They were great to work with."

On its end, Stevens was able to deliver fast and thorough general contractor services that allowed CBLH to move into its new digs within a couple of months.



The entire first floor was gutted, save for the restrooms and part of a demising wall. "We removed an internal stairwell, put in new decking and joists and poured a new concrete floor," Bill says, as an example of the work Stevens completed within two months' time.

Dependable Painting did all of the painting for the project; Messina handled flooring; A.J. Misseri was responsible for the electrical work; and T.H. Martin took care of the HVAC. MEP Engineer for the project was Bandwen Williams Kindbom.

In addition to highlighting its own creative talents, CBLH wanted to design its new offices as a showcase for several of its

major suppliers. "Some vendors put in their products at low costs," Hunsicker says. Track lighting from Tech Lighting and decorative pendants from Prima Lighting, for example, are used in the reception area and conference room as integral design elements. Other major suppliers showcasing their products in the CBLH offices include Sherwin Williams (paint), C&A (carpet tile), Flexco (rubber wall base), Wilsonart (plastic laminate) and Axis Lighting (indirect pendants).

The abilities of CBLH's architecture, space planning and interior design departments converge in the reception area. The warm wood of the custom architectural millwork and the soothing green paint on the walls, along with rotating photography of recent CBLH projects, work together to establish a confident yet inviting setting. This theme is carried over into the conference room, which is flooded with natural light and enhanced by a healing garden just outside the windows.

The layout of the work areas encourages collaboration. The offices of the





**WORKING TOGETHER** The layout of the work areas encourages collaboration, with partners' offices lining one wall and opening onto the workstation area.

three partners line one wall and open onto the workstation area. This setup helps the partners stay in touch with projects and invites team members to approach partners with any questions, according to Hunsicker.

The large workstation area is divided into commodious pods that each accommodates four people. "They can set up their pods however they want," Hunsicker says. A central area for storage, a central library, a model-building area, a tech area and a lunch area complete the office space. Additional room is available on the first floor should CBLH decide to expand.

The CBLH offices provide ample room to concentrate on current projects, including Mercy Medical Center in Canton, the VA Hospital in Cleveland and Ohio State University in Columbus.

Although it may not be visible, CBLH's commitment to sustainability also played a key role in the new offices. All of the finishes and paints are low VOC, according to Hunsicker. The carpet is recyclable. Doors and light fixtures were reused wherever possible. The metal from the demolition was recycled. "We didn't do anything cost-prohibitive," Hunsicker says. "We were just trying to be conscientious, which is what any contractor or architect should be doing."

The design of CBLH's offices proved to be just the beginning of its relationship with Stevens. The two firms are set to work together on a project for Homeland Security. It just goes to show that a little collaboration often goes a long way. **P**

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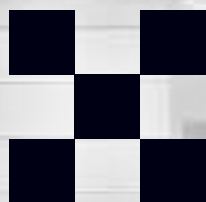
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# Metallic Motif

## Majestic Steel's own products provide stylistic interior at new headquarters

By David Wasserstrom | Photos by Christian Phillips Photography

When architect and client share a singular vision and embrace a spirit of constructive collaboration, inspired design usually results. In 2008, HSB Architects + Engineers sat down with Majestic Steel Executive Vice President Todd Leebow and a member of the company's founding family, to discuss the relocation of Majestic's office opera-

tions to Pepper Pike. From the outset of this initial meeting, it was apparent that their design philosophies would mesh.

Leebow sought to relocate the company's Cleveland office operations in order to streamline workflow, provide additional space for current and future employees and better reflect Majestic's unique corporate culture. The space he

envisioned would personify the company's rich heritage, inspire employees and visitors, and set a standard for excellence for the next generation of leadership.

In 2008, Majestic signed a multi-year lease to occupy the remaining 20,000 square feet of available space in the newly completed Landerwood Crossing office building in Pepper Pike. Constructed by







**STYLIZED IN STEEL** Majestic's specialty as a distributor of steel sheets and coils is reflected in the design, which incorporates the company's own products as unique and powerful architectural features.

Palmieri Builders, Landerwood Crossing was the first Class A office development to be built in the city in more than 20 years, and it achieved full occupancy soon after completion with tenants including Citi Smith Barney and Clear Choice Dental Implant Center. Majestic would occupy half of the 52,000-square-foot building's ground floor, and 75% of the second floor.

Several factors were critical in ensuring the functionality of the design at Majestic Steel headquarters. Since Majestic's new offices would be located on two floors, HSB was challenged to provide a sense of connectivity throughout the space and maximize circulation. Robert Bajko, AIA, LEED AP ID+C, a Partner at HSB Architects + Engineers, quickly determined that a

new stairway was necessary to achieve these objectives. "Equally important, we saw enormous potential for this open stairway to also serve as a dramatic focal point within the office," Bajko said.

Leveraging Majestic's employee-centric culture, HSB internalized executive and management staff offices in order to ensure that everyone had an open view to the outside. By centralizing offices, conference rooms and the company library around the open stairway and entry lobby, HSB created a two-story, public hub. Departments were then organized around

the hub, adjacent to their respective managers' offices.

One of the most unique and exciting facets of this project was the use of Majestic's own products as a defining element in the buildout. Majestic is a leading national distributor of prime galvanized steel sheets and coils. HSB capitalized on the relatively low cost of this strikingly beautiful material by integrating it strategically throughout the space. This was most evident in the fabrication of the ductwork, as Majestic's own steel would tie offices, hallways and common areas together through the artistic use of this distinctive common element.

But it also was used in the main reception desk, in several pieces of artwork and in a training room marker board. Additionally, HSB wrapped a fireplace in the library with it, and most importantly, HSB clad the two-story enclosure around the executive offices with Majestic steel.

"The extensive use of Majestic's materials also allowed us to experiment with different gauges, finishes and fabrication techniques," recalled Bajko. "Personally,

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I gained a great appreciation for the local sheet metal worker's ability and creativity in delivering high-quality finished products for this project."

The use of steel lends a sleek, modernistic aesthetic to the space, but without sacrificing comfort, says Dino Palmieri, president of Palmieri Builders. "Majestic Steel wanted an industrial look in their headquarters, but they also wanted a comfortable office setting," Palmieri says. "It's a very creative, nice environment."

To increase the sense of openness and connectivity on both floors, HSB incorporated a substantial amount of full-height glass throughout Majestic's space. All offices have glass walls facing the open work areas, and conference rooms are positioned opposite the windows to allow light to penetrate the space. Exposed ceilings and polished concrete floors add to the quality of the overall space and underscore the strength and durability of Majestic's core products. High-output, single-lamp T-5 fixtures were also installed to increase energy efficiency.

Additional elements serve as key aesthetic complements to HSB's core design strategies and material choices. Classic Louis Poulsen pendants penetrate the acoustical ceiling clouds in the break room. Twenty-six flat-screen televisions located throughout the offices also provide pre-programmed company-specific information to visitors and employees, as well as local and national programming. A hanging coil of steel located in one of the primary common areas binds Majestic's past with its future, harkening back to Majestic's old offices which overlooked their distribution facility in Cleveland.

"Majestic's leadership recognized the value that HSB's design expertise would offer the company as it charts a path toward future growth," said Bajko. "Value engineering was strategically employed at each stage of the project in order to maximize efficiencies and keep costs in check. But Majestic afforded us the freedom and flexibility needed to translate our bold vision into reality." **P**

**PROUD TO BE PART OF THE TEAM AT MAJESTIC STEEL HEADQUARTERS**

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# “True” Integrated Project Delivery Relies on Trust-based Collaboration

By Christopher P. Trotta, AIA

Array HFS

**A**rray Healthcare Facilities Solutions has been promoting Integrated Project Delivery (IPD) throughout the country over the past two years as a recommended design and construction project delivery method. We view IPD as a positive evolution of design-bid-build, CM at Risk, and design/build models, capitalizing on their benefits while addressing weaknesses proactively through characteristics of delivering projects to reduce process waste, gain early involvement by all participants, and to share risk and reward.

We have found that when jointly developed project goals are established, collaborative decision-making occurs and liability waivers among key participants are acknowledged, that the opportunity for increased value to our clients can be recognized and innovation and significant savings can result.

In short, IPD is a process mechanism to bring out the best talents and resources from all project team participants and utilize these individuals at the right time to positively impact a project's outcome and better serve and support our building owners. IPD is certainly the latest trend for the construction industry and has been the subject of numerous national articles and conference agendas; however “practicing what you preach” has been a true eye-opener for Array and our partners, providing us incredible insight beyond theory and speculation.

Array's President Carl Davis believes “architects and contractors have been placed in silos by our contracts. The industry develops contract documents, bids projects and implements construction with a risk-shifting mindset. We need to embrace collaboration and expect project outcomes that far exceed the basics of just delivering a project on budget, on time and of high quality.”

Currently, Array is in design of the region's first “true” healthcare IPD project and starting to commence a second

project under this delivery model. “True” being solely defined as engaging the majority of IPD characteristics of this delivery approach, from the project's inception, wrapped up into a single contract between the owner, architect and contractor. Our two projects are very similar in nature and provide us one answer to the most frequently asked question we receive relating to IPD: “what is the right-sized project for IPD?” Our IPD projects are for healthcare clients, work that impacts multiple areas of the facility, and the majority of the scope is renovation in nature. They are respectively \$15 million and \$30 million in construction value.

Array and Donley's Inc (contractor for the initial IPD project) engaged the client from the beginning. Establishing trust at the outset was important and beneficial for support of a new delivery process and approach. Both companies were part of developing a strategic facility master plan and project due diligence. Formulation of a team, accountable from the beginning, was a key success and consistency measure. Both companies developed RFPs to select engineers and subcontractors to join the project and process early in the criteria design phase. Never before has such an actively participating talent pool been established so early, for either Array or Donley's. The team established project goals that



The image is a vertical banner for Array Healthcare Facilities Solutions. At the top is the company logo, which includes a stylized 'A' icon and the word 'ARRAY' in large, bold, sans-serif capital letters, with 'Healthcare Facilities Solutions' in smaller text below it. Below the logo are three rectangular photographs showing the interior of a modern healthcare facility. The first photo shows a brightly lit, curved hallway with a reception desk. The second photo shows a long, straight hallway with a blue and white patterned floor. The third photo shows a circular meeting area with a round table and chairs. At the bottom of the banner is a dark grey box containing the text 'strategy-driven, business-justified healthcare facilities solutions' in white, followed by the website 'www.arrayhfs.com'.



## PROJECT PROFILE: Wood Dimensions Lands Hopkins Int'l Airport Renovation Project

As part of ongoing renovation efforts at Cleveland Hopkins International Airport, Cleveland-based Wood Dimensions and company division Rocksolid Stone Works recently took part in the reconstruction, expansions and interior overhaul of the food courts prior to entering the airport's concourses A and B.

For the project, which was completed in February, the team of Rocksolid Stone Works and Wood Dimensions designed, fabricated and installed custom stainless steel pillar and wall treatments and seating areas throughout the food courts. The project integrated various metals that featured custom texture treatments along with various large shape and angular fabrication techniques. The team also custom designed and fabricated all of the food court tables and booth seating areas using quartz and Avonite-brand solid surfaces. Woodwork treatments are intended to complement the architectural styles of these areas and became integrated with soothing lighting for a relaxing, inviting atmosphere for travelers.

Wood Dimensions Inc. specializes in custom fabrication work using alternative materials such as metals, stainless steel, glass, Plexiglas, plastics, and an array of solid surfaces, which were required for this project. Company division Rocksolid Stone Works is the only stone fabrication shop in Ohio to be accredited through the Marble Institute of America (MIA) and specializes in complete residential and commercial stone fabrication.

"The architectural specifications and design challenges for this project required an experienced fabricator that had the facility, equipment, and manufacturing versatility," says Thomas Rocks, owner of Rocksolid Stone Works and Wood Dimensions Inc. "Our company gets chosen for projects like this because we are a one-stop, local resource that can handle all of the functions and needs necessary by utilizing our company divisions for wood and mill-work fabrication, granite, quartz, and natural stone fabrication, and solid surface fabrication." **P**

included scope, schedule and quality milestones, but also went beyond the basics to include sustainability, client operational needs, patient satisfaction, inclusion requirements and other more unique targets.

"Chris [Trotta] and I have served as fellow project executives with our client and have worked hard to jointly support each team member's success which has ultimately transcended into a unified voice regarding decision-making and keeping our project within the defined scope," says Don Dreier, executive vice president with Donley's Inc. "It has been truly unique to witness and participate within this IPD framework."

Early benefits of the IPD process have included proactive management of scope creep and project contingencies, being nimble to adjust to ever-changing client needs and requirements, a built-in QA/QC process that transcended typical lines of party responsibilities, and creation of an open forum for issue identification, debate and resolution. All team members are part of the solutions and we capitalize on their specific knowledge and industry experience early. Generally in the past, unforeseen conditions, constructability issues, means and methods of construction, infrastructure alternatives, phasing identification and realities of the owner's operational protocols were not considered in any great detail, early. Acknowledging these items upfront provides enough time to impact design and documentation that will result in a reduction of project costs, tighter bids, and reduction in RFIs (request for information), change orders and process waste.

Ray Corby, senior project manager for Array, consistently reminds the team that "there is no more money! In these tougher economic times we must be greater stewards of our client's capital and maximize the scope within their finite budgets. Our team's value is doing more with less."

As a unified team of architects, engineers, contractor and subcontractors (mechanical, electrical, general trades)

we have designed and priced all work together and this has resulted in more comprehensive and reliable estimates. Other team initiatives have included identification of value alternatives in real-time, tandem field investigation of plenum, infrastructure, and site conditions, development of mock-up requirements and multiple design solutions to provide realistic options, and jointly determined project schedule in a round table forum with the client in the room as a side-by-side partner and facility user.

Patrick Canada, project manager with Donley's, views IPD this way: "Estimates and re-estimates – a non-stop process of just-in-time pricing. The initial design phase is rigorous, however, the rewards of our upfront efforts will surface later with everyone focused on building the project rather than challenging the contract documents."

Integrated Project Delivery may not be right for every organization or project. However, the collaborative and accountable premises that underscore the process certainly can apply unilaterally. A participating organization needs to assess whether they can provide decision-makers at the table with an intuitive mindset for best practices. All parties need to be comfortable with an open-book process identifying fees, profits and pricing, and have a real understanding of sharing risk and reward and the positive outcomes that result from having "skin-in-the-game." The goal of IPD is to be accountable for meeting all project expectations and the owner's business strategies, while creating the best project possible incorporating design excellence, the highest quality of construction implementation, operational return on investment, and creating benefits for our clients for years to come. **P**

*Christopher P. Trotta, AIA is managing principal and vice president of the Midwest Region for Array HFS. He is available to discuss or present IPD to your organization upon request. He can be reached at 216.292.7950, or ctrotta@arrayhfs.com*





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## Moving Up

### Designer recounts interior remodeling of 1960s-era Bratenahl Place suite

By John Koncar | Photos courtesy of John Florian Koncar Interiors

*John Florian Koncar Interiors*

In 1967 rental suites and condominium apartments at Bratenahl Place became available. In promotional materials, the residential property located along Lake Erie's shores was claimed to be "Cleveland's Most Distinguished Address." Reading original promotional brochures is like looking at scenes from *Mad Men*, the cable TV series about Madison Avenue advertising executives, touting a lifestyle of privacy and glamour. Recent availability of these spacious units has generated new interest in living the "high life" above the forested shoreline, a mere ten minutes from downtown Cleveland and about the same distance from University Circle.

Originally built on what were The Country Club grounds by the Bratenahl Development Corporation headed by John B. Dempsey II, the property is defined by two 15-story residential towers designed by New York Architect Nicholas Satterlee, whose wife Sally Hitchcock grew up in Bratenahl. Original interior design was executed by the New York firm of Theo. Hofstatter Company. Julian Abbott was in charge of decoration in both towers. He was a native Clevelander and formerly with the Rorimer, Brooks Company, an historic name in Cleveland interior decoration.

All of the apartments in both of the buildings have large balconies providing private outdoor space during the

warmer months. The two buildings share a gatehouse, Olympic-size swimming pool, tennis courts and a cliff-side fire pit on the 18 manicured and gated acres of private land. Such space and amenities are drawing a new type of resident to Bratenahl Village. These owners view the apartments as "buildable lots" on increasingly rare lakefront property. Unafraid of gutting the space, they are creating an entirely new home within the existing concrete structure. Some have bought adjacent apartments, combining them to create larger homes of 3,000 square feet or more, tailored to the owners' functional and aesthetic preferences.

Recently, I was asked to redesign the original 1960s plan of one of the rare executive suites occupying the

14th floor in Two Bratenahl Place. The new owners of the 3,400-square-foot apartment envisioned an open plan, maximizing breathtaking views of Lake Erie, the eastern shoreline and downtown Cleveland. They required an efficient kitchen and office, a utility and laundry room, formal and informal sitting areas with audio video, a gracious master suite and guest rooms. The oversize balcony was to be fully utilized by the owners who spend their summers in Cleveland. Because this was not their primary residence, I acted not only as interior designer, but as owner's representative, hiring the general contractor and coordinating the efforts of the lighting designers, architect and engineer and furniture procurement.

Badly proportioned rooms and a dated material palette required a total demolition of the space.

The new floor plan surrenders the original kitchen to a larger laundry and utility area, a walk-in pantry with a stacked wine cooler and an efficient home office with two workstations, custom built like the rest of the mill-work by Artistic Finishes of Willoughby. The new office space can be hidden by a sliding frosted glass door that disappears into a large storage cabinet housing the audio-video equipment. The kitchen, relocated to the former dining room, is open to the larger living space at the North West corner. From here, meals are conveniently served at either a small breakfast table near the prep area or at the round antique dining table positioned between a double sided, wood burning fireplace (exclusive to the Executive Suites) and the living room, furnished to accommodate guests.

On the other side of the fireplace, there once stood a dark and unlit library that opened to an expansive balcony occupying nearly 500 square feet. And on this balcony was a ten-person hot tub, complete with diagonal rough sawn siding on the ceiling and Spanish tiles on the floor. These were all removed and replaced with new tiled floors and a fresh coat of stucco matching the building's exterior finishes.

Once demolished, the library became a light-filled video lounge with a flat-screen TV recessed on the fireplace wall. The balcony, divided by custom bronze powder-coated planters serves as three outdoor living zones: dining, lounging and another for private rest, accessed through a master bedroom door.

Of the three bedrooms arranged along the Eastern wing, the largest of these spaces is the owners' corner suite. The original walk-in closet and bathroom were adjacent to the balcony, making it possible to install a window taking advantage of the light and lake views. A wall of custom built-in cabinetry conceals this bathroom, surprising visitors who open a cabinet door to discover the spa-like atmosphere of the newly created bathroom.

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The other two bedrooms and two bathrooms were remodeled and renovated, but occupy the same space as before. But all of the finishes and fixtures are upgraded.

The surrounding shoreline's natural beauty served as my inspiration for the

material palette. There, I found sandy beaches, blue skies and water; ice formations in the winter. To warm the space, I used a teak engineered paneling product by Treefrog as the singular wood finish used architecturally on walls and custom millwork, to capture the feeling of being

**DOWN TO DETAILS** The apartment's demanding design relied on the work of Doug Kertesz, of DAK Construction Management, Inc., who coordinated the project on a tight schedule.

on a yacht. Mechanically "laid up", the grain pattern is very consistent so little wood is wasted during fabrication.

Techno-quartz covers all of the floors in the living areas and the balcony. It looks like sandstone, referencing the beaches below and also faces some of the fireplace elevations. It is frost-proof and easy to maintain. The bedroom wing is carpeted in wool installed by Watson Carpet.

The apartment benefits from significant new technology in lighting and controls. Units in Bratenahl Place are built slab to concrete slab. There is no plenum through which a contractor can run wiring. I designed sleek soffits accommodating wiring and lighting, while also adding architectural detail.

Having interest in using LED lighting, the owners engaged Beverly Hills



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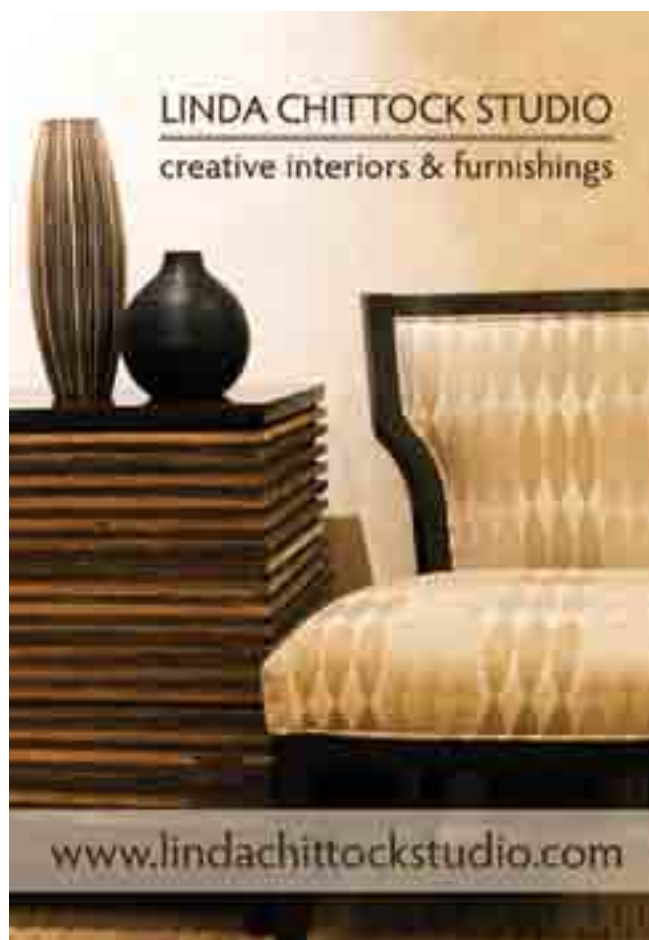
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**TWO WITH A VIEW** Bratenahl Place consists of two residential towers located along the shores of Lake Erie, just a few miles from downtown Cleveland.

lighting designer Sean O'Connor, of Sean O'Connor Associates, to arrange and specify fixtures and switching throughout. Now, banks of barely visible light fixtures bathe the walls in a soft energy-efficient glow. Since all are low voltage, countless transformers are concealed in the closet walls to minimize noise.

Energy efficiency guided all decisions related to appliance selection and audio-video equipment. The building replaced HVAC convectors at the time of construction, part of the owners' association's plan to cut energy costs for all units in the building. Additionally, the owners replaced all fenestration with gas-filled, double-glazed Traco windows and doors supplied and installed by Jamieson Ricca.

The furnishings reflect contemporary styling and colors are limited to light neutrals reflecting the luminous light 14 floors above the lake. Sunlight is controlled by Lutron shading systems by Clover Electric. The same vendor provided all of the switching devices and lighting controls. With this system, the owners can engage all light sources upon entering or leaving the suite, and further can create pre-set customized "scenes" that adjust the lighting from dim to bright depending on the use of the space. Handheld remote controls add further convenience to this feature.

Demolition and construction took nine months as work must be performed from 9 am until 4 pm, shortening the

## Still Hip

### Designer shares interior styles for "55 and better"

Is it time for a fresh start? Is your "55 and better" client downsizing, wanting to eliminate clutter, and ready to hand down the furniture? What is important to this market, to this client? As interior designers, it is our task to ask the questions and guide their needs and styles.

This is not an assisted living time, yet there are geriatric factors to remember in this application. In most cases, depth perception is the first factor to weaken in eyesight. Lighting becomes essential; it must be adequate in task areas and reading spaces. Strong contrast in permanent finishes would be too busy and confusing to the eye. And safety should always be a priority. Handrails in bath and shower areas are appreciated by all ages. In specifying flooring, be sure to consider how hard that surface might be on the legs for long periods of time. For example, in a kitchen we would recommend a hardwood or a soft tile such as limestone, versus porcelain tile of high density. The flooring market today has many beautiful tiles that have just enough texture to prevent slipping.

Fifty-five and better individuals have seen many interior styles in their lifetime, yet the priority now is comfort and function. Cushions that are too soft or a seat height that is too low are not practical. Nothing's worse than having a "good tired" from an active day of exercise and not having the proper support in the furniture. Contemporary and transitional styles create a clean and sleek space, which becomes an important factor for downsizing. Multipurpose living areas are often requested for special events and accommodating guests. Flex rooms become important; for example, having a library/study that can allow for a small sofa bed. Furniture pieces that offer flexibility have become quite popular, such as a sofa table that opens up for a project table or as serving station. An existing game table can be used for dining when guest arrive. There is also a chair and a half that pulls out to a twin size bed.

Color schemes are inspired by the client, but stick with the classics and add a little surprise. Find an artifact collected from a trip or artwork by their favorite artist and let those palettes guide the color direction. Colors should flow together through the interior space, which achieves continuity and calmness.

Whether it is a contract or residential project, this generation of 55 and better is a large part of our population. They have worked hard, built careers and raised their families. Downsizing should be a rejuvenating time – a fresh start that is well deserved. **P**

*Based in Chagrin Falls, Linda Chittock Studio offers interior design services for high-end residential and commercial spaces, specializing in active senior living, clubhouses and corporate offices. For more information, visit [www.lindachittockstudio.com](http://www.lindachittockstudio.com).*



typical workday. The 14th floor location made debris removal by chute impractical, so debris was removed using small carts and the freight elevator. The general contractor, DAK Construction, cleaned common areas each day leaving them spotless; managing the job with such regard to the neighbors that several

have hired them to perform similar work in the building.

Work of this scope continues in both Bratenahl One and Two with many such projects either completed or underway. It's a new decade, but Bratenahl Place continues to strive to be "Cleveland's Most Distinguished Address." **P**



## Functionality First

Local designer preaches practicality of well-built, all-wood cabinetry

By Hannah Yanega | Photos courtesy of Choice Cabinet

*Choice Cabinet*

**R**egardless of the new trends in residential interior design, it always comes back to the kitchen. And regardless of the kitchen, it always comes back to the cabinets. While trends in kitchen design have changed as a whole over the last 20 years, cabinets have specifically stood out as a key influential piece in the final look of a kitchen layout. Glaze, glass design, knobs and additional features create the overall look, but build and wood quality are what create a lasting feature for the home.

The scale of cabinet quality may be measured on a number of different points, and homeowners will be able to see those differences as their house ages. The kitchen is one of the most functional and frequently used rooms in the house. Homeowners will do whatever they can to extend their kitchen's lifespan, but many try and look for cheap alternatives that will give them a quality face without a dent in their wallets. The newest innovations in the cabinet industry are cabinets that will give a kitchen style, functionality and beauty at a lower cost.

Dottie Laurinaitis has been a part of the cabinet and kitchen industry for over 20 years. President of Distinctive Cabinet Design, she has won numerous awards and worked on hundreds of custom homes, both in Cleveland and across the country.

"To me, it has to be about function first, looks second," Laurinaitis says. "I

don't care what someone's budget is, they better have a kitchen that functions."

The functions of which Laurinaitis speaks include all wood construction, full overlay doors, full extension drawer glides and dove-tailed drawer boxes, among others. Such features, when found in a stock cabinet, enable homeowners to have custom functionality at a fraction of the cost of a traditional custom kitchen.

"It's still about keeping the cost down for the client," she says. "The things that I do that make it look custom include pulling things forward, bumping things up, covering with skins on the side."

Laurinaitis also uses features like custom hoods, glass doors and decorative feet or toe boards to create a distinct appearance. This trend of enhancing a stock kitchen to give it a high-end feel is also being fueled by custom homebuilders seeking to give consumers

an upscale appearance within today's budget constraints.

Another merging trend in today's market is the suburban house-flipper who buys foreclosed homes, in better neighborhoods, that often need updated kitchens. Whereas such businesses have traditionally used the cheapest cabinet available, they are increasingly turning to all-wood cabinets with full overlay doors and glazed finishes in order to create a dramatic impression, which leads to a quicker sale.

One such manufacturer of high-end stock cabinets is Choice Cabinet, founded by Dottie's husband Tony Laurinaitis. Despite the building downturn, Choice has seen triple-digit growth over the past two years. Combining Amish design and craftsmanship with mass-production techniques, Choice is able to offer a high-end cabinet at a fraction of the cost.

"I think we've been blessed to find a winning combination," says Tony Laurinaitis, "and the marketplace has responded even better than expected."

These trends in kitchen cabinet design have carried over to the commercial market as well.

"With our high quality cabinetry priced below mass market particle board cabinets, it allows owners in the multifamily market a great opportunity to upgrade their properties," he says.

A side benefit to high-end wood cabinet is the total life cycle cost. The dove-tailed construction, heavy duty hinges and stronger glides mean that the cabinet will endure more abuse and not need replacement as frequently. Plus, an all wood cabinet will withstand pipe drips, drain leaks and other environmental factors that wreak havoc on particleboard cabinet boxes.

Tony Laurinaitis has seen numerous factors influence the multifamily rehab

projects. "When you combine our cabinets, lower cost granite countertops that are now available and even inexpensive stainless steel appliances, landlords can offer luxurious looking apartments even in the middle market segments."

A final trend in cabinet design is the role they can play in the "green" building movement. Choice Cabinet recently furnished cabinets for a house being rehabilitated by Zaremba for the city of South Euclid. The home will achieve either Gold or Platinum LEED (Leadership in Energy and Environmental Design) certification. Because they contain formaldehyde, cabinets made of particleboard contribute to an unhealthy living space. For this reason, LEED points are given when wood cabinets are used instead of particleboard.

The South Euclid project also scored LEED points for reducing cardboard waste on the job site. Choice delivers

their cabinets in reusable moving quilts to reduce the amount of excess trash usually associated with cabinet delivery. Another factor that can make certain cabinets a healthier building option is the use of low VOC (Volatile Organic Content) finishes.

Whether referring to a residential or commercial project, the old adage is true: "The kitchen sells the home (or apartment)." With this in mind, it's never been a better time to take advantage of these trends in stock cabinetry to reduce project costs while increasing unit sales.

So are trends constantly changing? "To me, there are some things I don't consider trends," says Dottie Laurinaitis. "For example, some finishes such as oak, cherry and white... those things are timeless." **P**

*Hannah Yanega is a freelance writer and photographer. She can be reached by email at [Hannah.yanega12@houghton.edu](mailto:Hannah.yanega12@houghton.edu).*

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# Creating Crossroads

**Generosity and collaboration lead to remodeled children's center**

By Jeanne Bluffstone | Photos courtesy of Herschman Architects

**I**t took nearly two years and a mighty collaboration of staff, volunteers, government and the city of Painesville to locate, purchase and transform what had been a lumber company showroom into the new Crossroads Early Childhood Services Center at 1083 Mentor Ave.

The new facility enables Crossroads, a non-profit organization providing behavioral health services to children, adolescents and families, to expand and consolidate services for children up to age five. The services previously had been split among three facilities in Painesville and Mentor.

Mike Crislip, president of Crossroads board of directors and president of Herschman Architects (HA), says when Crossroads first began to offer the Early Head Start program (now part of the Early Childhood Services Center), the program shared space in a Painesville church and then relocated to the basement of a building.

"It was one of the better performing Crossroads programs and needed new space," Crislip says. Wayne Lindstrom, the chief executive officer of Crossroads was interested in potential ownership of a new facility and asked Crislip to look at several possibilities in the area since most of the people being served were from the city of Painesville.

## Finding and financing

The search for a suitable building began in August 2008. Crislip visited several sites, none of which was suitable, and then suggested contacting Rita McMahon, Painesville's city manager, who had two locations in mind. One was a 10,000-square-foot showroom of a lumber company going out of business. The building needed renovating, but the space was a good fit with Crossroads' needs. It was situated on 3.5 acres and had an attached 7,000-square-foot warehouse, which offered a multitude of options for future growth and new activities.

After receiving board approval, Crisip and Lindstrom negotiated the purchase



**ADAPTABLE AREA** A large multi-purpose room, decorated in bright reds, yellows and blues, is versatile enough to serve 40 different functions for 15 different programs.

of the property and worked closely with the USDA Rural Assistance Loan Development Department program to obtain stimulus money for the renovation and amenities. They also applied for and received an \$80,000 ARRA (American Recovery and Reinvestment Act) stimulus grant for a new roof, skylights, exterior painting and landscaping, and obtained a low interest loan to purchase the property.

As board president, Crislip couldn't contract for his company to do the design and engineering of the new building, so he and HA partner Carole Sanderson decided to volunteer the firm's services as a donation to keep their staff busy during the recession and also gain experience in working on a publicly funded project.

HA donated all of the architectural, mechanical, electrical, plumbing and structural engineering required, and one

of its national vendors donated light poles and fixtures for the parking lot. Jocelyn DeAngelis, an architect who had been downsized at HA, was hired as a project manager by Crossroads. Joseph Orel, president of JJO Construction of Mentor, says he was pleased to have won the general contractor bid for a project that benefits the community.

HA coordinated the bidding process, provided construction and bidding documents and responded to contractor questions. Working closely with Crossroads' staff, HA's interior designer, Teri Ianni, addressed their need for flexibility while meeting present needs and redesigned the space with a large multi-purpose area with offices ringing the perimeter, conference rooms, new lighting and finishes, updated HVAC equipment and a new parking lot and landscaping. HA also worked with the city to help



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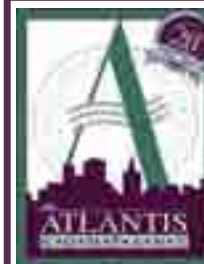
**P.O. Box 24, Perry, OH 44081**



**HARDWARE REPLACEMENT** The childhood services center replaces a lumber store (above), previously located in the building.

remove any roadblocks during the planning and construction process.

HA used its expertise in designing public spaces with a playful use of color and lighting for the main areas. The result was a new facility with 14 offices and workspaces, two assessment and treatment rooms with one-way glass, spectrum natural lighting using solar light tubes, a three-hour security vault to protect sensitive information, a modern, environmentally friendly kitchen, con-



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**MAKING A DIFFERENCE** The \$1.8 million project, which provides a home for a children's behavioral health services organization, included renovating the building inside (left) and out (right).

ference room and a large multi-purpose room – decorated in bright reds, yellows and blues –which is versatile enough to serve 40 different functions for 15 different programs. Pendant task lights above workstations provide a glow instead of glare; a triple locking file system protects the privacy of sensitive information.

"Had it not been for Mike Crislip's leadership as president of the board and Herschman Architects, this never would have happened," Lindstrom says.

### **Public, private & volunteer collaboration**

HA spearheaded much of the renovation and in addition to design and engineering services, assisted Crossroads

in the selection of furniture and window treatments and later provided move management services. HA and DeAngelis worked closely with USDA, Crossroads and the city to handle the complex paperwork for the loans and the contractor selection process.

A Head Start grant provided funds for amenities such as supplies for the playground and sandbox, which were built by a welding class from Willoughby Tech. The students built the playground, assembled the equipment and manufactured railings and stairs for the warehouse. Patrick Perotti, an attorney with Dworken and Bernstein located \$453,000 from the settlement of undistributed class

actions funds which paid down the mortgage on Crossroads' Mentor facility allowing them the flexibility to take on the new mortgage.

The overall cost of the project was about \$1.8 million, which includes renovation of the building, site work, sanitary sewer addition and land acquisition. The cost would have been more had not the original owners, Lester and Arnold Sukenik, contributed \$200,000 toward the project. The collaboration created a facility that meets a unique set of requirements tailored to the needs of Crossroads' clientele and is an example of what can be accomplished with the cooperation of public and private sectors and volunteers. **P**

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## Project Profile: The Best Seats in the House are Reserved

By Thomas J. Pervanje | Photo by Peter Renerts  
Pervanje Architects, LLC

**F**or individuals who enjoy entertaining at home, few amenities bring as much enjoyment as a personal home theater. Designed specifically for watching movies, films and playing electronic games, these settings redefine the idea of the “family” room.

A collaboration among three companies – Pervanje Architects, LLC, Dever Design & Build LLC and Audio Video Interiors – created an exceptional environment for a client with discerning and exacting taste.

The scope of the project included creating a 500-square-foot theater on the lower level of the existing home that would fit with the family’s other recreational activity spaces including: a billiard room, an exercise room, kitchen, a dance room, an indoor pool and ancillary spaces, as well as the total renovation of the traditional 500 square-foot family room.

It was important to both the client and the architect to integrate new volume into the existing aesthetic and function of the home. Careful consideration was given to ensure the integrity of the original structure would not be compromised; while at the same time, ensuring the fully operational theater system components would be integrated

with the home’s security, lighting and HVAC systems.

### Overcoming challenges

In addition to the aesthetic issues, the team faced several additional challenges that needed to be overcome.

First, the basement required extensive demolition and construction that would take place while the clients lived in the home. Careful construction planning and thoughtful and thorough client engagement helped mitigate the family’s concerns and stress during the actual construction. Each team’s commitment to meeting deadlines (time and budget) was instrumental in gaining the client’s trust and confidence so the project would have minimal impact on their day-to-day activities.

Secondly, the existing equipment location was in a room beneath the main staircase that was not accessible and could not accommodate additional power circuits or exhaust vents to cool


the equipment racks. To overcome this challenge, the equipment was placed in a discrete built-in closet located in the hallway of the theater. It was stored on three sliding racks to conserve space, yet it is easily accessible, should the need arise for routine maintenance or to update equipment when appropriate. This area has a unique thermostatically controlled system, which mitigates the heat generated by the projector and other technical equipment.

Thirdly, the acoustic requirements called for high performance sound, which had to be confined to the lower level of the residence. The new theater had to be isolated from the existing structure to minimize vibration transmission.

A JBL Synthesis sound array was chosen as this system gave the sound engineers the ability to tune the room for maximum performance. The sophisticated room equalization equipment allowed for expert calibration of the sound system, which



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**COMFORT & CONTROL** The viewing room includes 12 reclining theater seats on a split platform and a master console, located between the armrest, which allows a viewer to change channels, download movies or upload games with a touch of the screen.

dramatically improved the sound experience.

The design of the theater was similar to a matryoshka doll, or Russian nesting doll. Imagine the existing empty basement structure as the first box. The second nested box contains the theater's structure, including the support walls and ceiling system; which was isolated from the first box. The next box contains the space required for insulation, sound reinforcements, electrical equipment, such as the speaker systems. It was to this the decorative wall panels were added according to the client's preference. This "nested" box set required a thorough analysis of each system to ensure its integrity could be sustained for a significant period of time.

Additionally, a dVision 1080P projector was installed. The anamorphic lens is capable of providing 2.35:1 video format projected on to a 118" diagonal Screen Research masking screen. This TheaterScope format permits the viewer to see the complete picture as originally filmed. Conventional wide screen viewing crops 30% of the picture from both ends of the film. Masking panels drop down to crop the viewing area to the proper size when watching programs originally filmed in wide screen.

### Comfort, elegance & convenience

The actual design of the viewing room conveys an atmosphere of elegance and comfort. Twelve reclining and adjustable theater seats on a split platform (six on one level, six on the other) create just the right ambiance for movie viewers and game aficionados. A master console, located between the armrest, allows a viewer to change channels, download



movies or upload games with a simple touch of the screen.

Lighting is also controlled by the press of one button. Wall sconces were specifically selected based on functionality and beauty, and the room itself is understated. A muted color scheme (chosen by the client to reflect the function of the space) and classic architectural design elements not only create a specific ambiance for this entertainment

room, it provides the perfect balance of aesthetics and functionality within the home itself. **P**

*Pervanje Architects, LLC has more than 25 years of proven experience in custom residential home design with a special focus in designing home theaters and working with acoustical/video specialists. For information, please contact Tom Pervanje 330.425.3151 or e-mail [tp@ohio-architect.com](mailto:tp@ohio-architect.com).*



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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-V0611057

## **BROOKPARK BRANCH RENOVATION/ADDITION**

**Brookpark, OH** (Cuyahoga Co.) 6155 Engle Road

**CONTRACTING METHOD:** Public Bids

**STATUS:** Owner seeking board approval of project; once project is approved, owner could seek RFQs for Architect and Construction Management Services.

**OWNER:** Cuyahoga County Public Library

2111 Snow Road

Parma, OH 44134

[www.cuyahogalibrary.org/](http://www.cuyahogalibrary.org/)

(216) 749-9442

**DETAILS:** Additions/Renovations to existing branch.

**OWNER:**

seek RFQs for Architect and Construction Management Services.

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**DETAILS:** Additions/Renovations to existing branch.

PN-V0611039

## **WEST CREEK RESERVATION IMPROVEMENTS**

**Parma, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$14,000,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is preliminary; bid schedule to be determined.

**OWNER:** Cleveland Metroparks

4101 Fulton Parkway

Cleveland, OH 44144

[www.clemetparks.com](http://www.clemetparks.com)

(216) 635-3200 FAX (216) 635-3286

PN-V0611058

## **PARMA-SNOW BRANCH RENOVATION/ADDITION**

**Parma, OH** (Cuyahoga Co.) 2121 Snow Road

**CONTRACTING METHOD:** Public Bids

**STATUS:** Owner seeking board approval of project; once project is approved, owner could

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**DETAILS:** To include a 16,328 SF visitor center, 3,500 SF picnic shelter; all-purpose trails, an entrance drive and a 7,300 SF maintenance building.

PN-V0609071

## **APARTMENT COMPLEX**

### **Ridgecrest Luxury Apartments**

**North Ridgeville, OH** (Lorain Co.) 31836 Bagley Road

**CONTRACTING METHOD:** To Be Announced

**STATUS:** Planning is preliminary; developer seeking approvals.

**OWNER:** Villages of Verona LTD

P. O. Box 488

Avon, OH 44011

**DEVELOPER:** Pride One, Incorporated

387 Medina Road

Suite 600

Medina, OH 44256

(330) 239-6100 FAX (330) 239-6200

**DETAILS:** Single-family attached ranch-style apartments; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting;

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PN-V0430061

#### **BUILDING RENOVATION**

**North Olmsted, OH** (Cuyahoga Co.) Butternut Ridge Road

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Architect.

**OWNER:** City of North Olmsted  
5200 Dover Center Road  
North Olmsted, OH 44070  
www.north-olmsted.com  
(440) 777-8000 FAX (440) 777-5889

**ARCHITECT:** John Patrick Picard Architect

720 McKinley Avenue NW  
Canton, OH 44703  
(330) 471-9000 FAX (330) 471-9549

**DETAILS:** Remodel of existing building for the Community Food Cupboard; specific details to be announced.

PN-S1227021

#### **GRANDFAMILY HOUSING**

**Cleveland, OH** (Cuyahoga Co.)

**CONTRACTING METHOD:** C.M. Subcontracts

**UPDATE:** Developer seeking OHFA funding; project is preliminary; bid schedule to be announced.

**DEVELOPER:** Fairfax Renaissance Development Corp.  
8111 Quincy Ave. #100  
Cleveland, OH 44104

info@fairfaxrenaissance.org  
(216) 361-8400 FAX (216) 361-8407

**C.M.:** Ozanne Construction Co.

1635 E. 25th Street  
Cleveland, OH 44114  
www.ozanne.com  
(216) 696-2876 FAX (216) 696-8613

**DETAILS:** 35 to 40-unit residential building; units range in size from two-bedroom to four-bedroom and from 750 to 1,560 SF; plans include associated parking and landscaping; sitework; thermal and moisture protection; foundation; concrete; windows and doors; finishes; specialties; HVAC; electrical; flooring; painting; masonry; mechanical; plumbing; specific details to be announced.

PN-V0607063

#### **BUILDING ADDITION**

**Brunswick, OH** (Medina Co.) Center Road

**CONTRACTING METHOD:** To Be Determined

Owner has just received approvals; bid schedule to be determined.

**OWNER:** Oaks Family Care Center

4196 Center Road  
Brunswick, OH 44212  
(330) 220-7777

**ARCHITECT:** Architectural Design Studios

620 E. Smith Road  
Medina, OH 44256  
(330) 723-6975 FAX (330) 723-7129

**DETAILS:** 2,355 SF; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; interior finishes; landscaping.

PN-S0904014

#### **NEW 6-8 BUILDING**

**Madison, OH** (Lake Co.)

**ESTIMATED AMOUNT:** \$14,700,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project is in design phase.

**OWNER:** Madison Board of Education  
6741 N. Ridge Rd.  
Madison, OH 44057  
(440) 428-2166

**ARCHITECT:** Olsavsky/Jammet & Fanning/Howey JV

114 E. Front Street  
Youngstown, OH 44503  
(330) 744-8981 FAX (330) 744-4021

**DETAILS:** SF to be determined; two stories; school to house approx. 2,500 students; site-work; concrete; masonry; doors and windows; glass and glazing; plumbing; electrical; HVAC; mechanical; acoustical ceilings; lockers; lighting; bathroom fixtures; finishes.

PN-V0604038

#### **FIRE STATION & RELATED FACILITIES**

**Olmsted Township, OH** (Cuyahoga Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural/Engineering Services RFQs due Monday, July 12, 2010 at 5:00 PM (To Owner)

**OWNER:** Olmsted Township - Cuyahoga Co.

26900 Cook Road  
Olmsted Township, OH 44138  
www.olmstedtownship.org  
(440) 235-3051  
Fire Chief Mario Bellido, or Lieutenant Chris Kovach (440) 235-3746

**DETAILS:** SF to be announced; four-bays (2 deep), offices; sleeping quarters, utilities, additional details to be announced.

PN-U0909054

#### **HOTEL AND CONFERENCE CENTER**

**Kent, OH** (Portage Co.)

**CONTRACTING METHOD:** To Be Announced

**UPDATE:** Development agreement is underway; properties for redevelopment have been acquired; demolition possible September 2010.

**OWNER:** City of Kent  
319 S. Water Street  
Kent, OH 44240

www.kentohio.org  
(330) 678-8105

**OWNER:** KSU - Architect's Office

334 Lowry Hall  
Kent, OH 44242  
www.kent.edu/universityarchitect  
univarchitect@kent.edu

University Hospital - R&C Lobby Renovations, Cleveland, OH

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**DEVELOPER:** Pizzuti Companies

2 Miranova Place, Suite 800

Columbus, OH 43215

solutions@pizzuti.com

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

**ARCHITECT:** Glavan Feher Architects Inc.

2 Miranova Place

Columbus, OH 43215

http://www.glavan.com

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

**CO-DEVELOPER:** Fairmount Properties

2618 North Moreland Blvd

Cleveland, OH 44120

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

**DETAILS:** Properties that have been acquired for demolition and redevelopment include: Depeyster Street, Kent Campus LLC at 133 S. Willow Street, LKG Corp. and LKG Inc. at 416 College Ave. and 320 E. Erie St. and property owned by Frank Hornyak at 250 E. Erie St.; hotel is to have 120 beds and the conferences center will have 15,000 - 20,000 SF of conference space as well as a visitor center; sitework; thermal and moisture protection; foundation; concrete; metals; windows and doors; wood and plastics; finishes; specialties; flooring; painting; carpeting; HVAC; electrical;

mechanical; plumbing; landscaping; specific details to be announced.

PN-S0619002

**VELODROME**

**Cleveland, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$6,500,000

**CONTRACTING METHOD:** To Be Announced

**UPDATE:** Announcing additional details; owner has entered into a purchase agreement with the city; fundraising is underway.

**OWNER:** Fast Track Cycling

c/o Brett Davis

2600 Dysart Road

P.O. Box 7700882

University Heights, OH 44118

www.fasttrackcycling.org

**DETAILS:** Air-supported building with one track; could be located on a vacant nine-acre site formerly occupied by St. Michael Hospital in Slavic Village; 150,000 SF, 250-meter wood indoor cycling track and 200-meter running/skating track on the infield; 20,000 SF sport court; 75,000 SF turf field; sitework; windows and doors; finishes; HVAC; electrical; plumbing, concessions, pro-shop.

PN-U0616096

**BATHROOM RENOVATIONS**

**County Maintenance**

**Chardon, OH** (Geauga Co.)

**ESTIMATED AMOUNT:** \$90,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Architect.

**OWNER:** Geauga County Commissioners

470 Center Street, Building #4

Chardon, OH 44024

www.co.geauga.oh.us

(440) 279-1660 FAX (440) 286-9177

**ARCHITECT:** Stephen Ciciretto, AIA

270 Park Place

Chagrin Falls, OH 44022

sc-aia@sbcglobal.net

(440) 247-1000 FAX (440) 247-3100

**DETAILS:** ADA bathroom renovations; fixtures; electrical; plumbing; specific details to be announced.

PN-U0717049

**MEDICAL ARTS BUILDING II**

**Middleburg Heights, OH** (Cuyahoga Co.) 6900

Pearl Road

**CONTRACTING METHOD:** Developer Subcontracts

**UPDATE:** Owner is still seeking tenants; no construction timeline has been determined.

**DEVELOPER:** TS Acquisition - Seville

6438 Summons Drive

Seville, OH 44273

(330) 887-3500 FAX (330) 887-1430

**DETAILS:** SF to be announced; three-story building; sitework; concrete; masonry; framing; thermal and moisture protection; plumbing; electrical; HVAC; drywall;

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PN-U1223025

#### NEW STADIUM

**Hudson, OH** (Summit Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Architect.

**OWNER:** Hudson City School District  
2400 Hudson-Aurora Road  
Hudson, OH 44236  
www.hudson.edu/  
(330) 653-1200

**ARCHITECT:** Osborn Sports & Recreation  
1300 E. Ninth Street  
Cleveland, OH 44114  
(216) 649-0460

**DETAILS:** New 6,000 seat stadium to replace the old 3,000 seat Dante Lavelli Field; the stadium would be used for all field sports, including football, track and field; specific details to be determined.

PN-T1120020

#### NEW VA COMMUNITY CLINIC

**Parma, OH** (Cuyahoga Co.) 8787 Brookpark Road

**ESTIMATED AMOUNT:** \$12,000,000

**CONTRACTING METHOD:** G.C. Subcontracts

**UPDATE:** Drawings should be completed by June 2010; bidding possible July 2010.

**OWNER:** Premier Office Complex  
1456 Park Ave.  
Mansfield, OH 44906  
(419) 529-9696

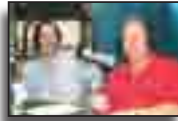
**ARCHITECT:** MKC Associates - Mansfield  
40 West Fourth Street  
Mansfield, OH 44902  
www.mkcinc.com  
info@mkcinc.com  
(419) 525-1102 FAX (419) 525-1428

**ENGINEER:** Neff & Associates  
6405 York Road  
Parma Heights, OH 44130  
www.neff-assoc.com  
(440) 884-3100 FAX (440) 884-3104

**G.C.:** Adena Corp.  
1310 West 4th Street  
Mansfield, OH 44906  
www.adenacorporation.com  
(419) 529-4456 FAX (419) 529-4288

**DETAILS:** 75,222 SF, two-story center; parking for 500 cars; possible trades could include site-work; thermal and moisture protection; foundation; concrete; metals; windows and doors; wood and plastics; finishes; specialties; flooring; painting; landscaping; HVAC; electrical; plumbing; mechanical; specific details to be announced.

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



Paul Stark and Brian Stark

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- Dust collector cleaning
- Pigeon / bat excrement removal
- Graffiti removal
- Roof fan and ventilator cleaning
- Industrial exhaust system cooling and heating coil cleaning
- Kitchen exhaust system and kitchen equipment cleaning
- Machinery cleaning / painting
- Welding exhaust cleaning
- Construction clean-up or restoration of property for sale and leasing

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## ADVERTISER INDEX

21st Century Concrete Construction, Inc. ....	58	Jera Construction.....	17
Absolute Roofing Inc. ....	69	JJO Construction, Inc. ....	69
AIA .....	58	John F. Gallagher Co., The.....	74
All Sweep Inc.....	39	John Florian Koncar Interiors.....	63
American International Construction.....	34	K.W. Lang/Stovicek Heating & A/C.....	17
Array Healthcare Facilities Solutions.....	59	Krill Company, Inc.....	23
Art Window Coverings, Inc.....	57	Kurtz Bros.....	19
Artistic Finishes.....	64	LandsKeepers, A Pattie Group Company.....	43
Atlantis Security Company.....	70	Leff Electric .....	7
Audio Video Interiors.....	73	Linda Chittcock Studio .....	64
BOMA Greater Cleveland .....	33	Lisco Heating & Cooling, Inc. ....	41
Brennan & Associates.....	11	Lorenzo Masonry .....	48
Brookpark Design Builders.....	32	LSS Life Safety Systems .....	25
Bruder Building Materials, Inc.....	28	Marshall Carpet One.....	56
Buckeye Sweeping, Inc.....	74	McConnell Excavating, Ltd .....	42
Carey Roofing Corporation.....	36	Mid State Restoration, Inc.....	42
Carrara Companies, The.....	14	Nelson Contracting .....	37
Carron Asphalt Paving, Inc.....	37	North Coast Paving.....	27
Carter-Jones Lumber Company.....	18	Northern Ohio Lumber & Timber Company..	17
CBLH Design, Inc.....	52	Novatny Electric, Co.....	4
CertaPro Painters .....	67	Ohio Concrete Sawing & Drilling .....	16
Chagrin Valley Steel Erectors.....	10	Ohio Desk/Integrated Interiors Group.....	26
Charles Schulz Building Company .....	35	Pease Photography.....	28
Choice Cabinets.....	67	Pervanje Henderson Architects.....	72
Cisar Insurance.....	57	Pete & Pete Container .....	31
Cleveland Engineering Society.....	15	Precision Environmental Co.....	3
Cleveland Granite & Marble .....	50	Professional Roofing Service Inc.....	46
CNC Construction News Corp.....	40	R B Stout, Inc.....	78
Coates, Mike Construction Co., Inc. ....	2	Ray Fogg Corporate Properties LLC .....	46
Columbia Building Products.....	14	Refrigeration Sales .....	35
Commercial Interior Resources.....	30	RS Construction.....	20
County Fire Protection Inc.....	70	S.A. Comunale Company.....	30
Courtad Inc.....	9	Sandvick Architects, Inc.....	19
Cunningham Paving Inc. ....	43	Schneider-Dorsey & Rubin.....	44
D H Kaiser, Company .....	29	SE Blueprint, Inc.....	7
DAK Construction Mangement, Inc.....	63	SMPS Northeast Ohio .....	41
Delta Industrial Services, Inc.....	77	Sobol Sales Co.....	54
DHC Associates.....	80	Space Comfort Co.....	6
EA Group.....	79	Star Design-Build Contractors .....	13
Educational Equipment .....	71	Stark Group, The.....	77
GAF, Inc.....	48	Stevens Engineers & Constructors, Inc.....	53
Geist Co., The .....	76	Suntrol Co.....	58
Givens Geotech .....	74	Superior Fence and Builders.....	30
Gleeson Constructon.....	28	Svec, Charles Inc.....	41
Hach Engineering Ltd.....	20	Tarighati Photography, LLC .....	38
Hannah Electric.....	70	Taylor Plumbing, Company .....	54
HMH Restoration Ltd.....	11	Textures Unlimited.....	20
HSB Architects, Inc.....	55	Tomco Metal Fabrication.....	56
Incorporated Door Systems.....	35	Trilobyte Software.....	51
Infinity Construction .....	75	Turner Construction.....	44
J.V. Janitorial Services, Inc. ....	35	URS Consultants .....	24
JACCO & Associates Inc.....	45	Warren Roofing & Insulating Co.....	39
JADCO, Construction Services, Inc.....	19	Westland Heating & Air Conditioning, Inc.....	12
Javorek Architectural Metals, Inc.....	54	Wood Dimensions, Inc.....	61

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1	Scheduled Demolition	23 days	Tue 9/18/07		9/18	10/18				
2	Emergency Hazardous Materials Assessment	14 days	Tue 9/18/07		9/18	10/5				
3	Agency Notification	14 days	Mon 10/8/07			10/8	10/25			
4	Asbestos & Hazardous Materials Abatement	14 days	Fri 10/26/07			10/26	11/14			
5	Environmental Site Clearance	7 days	Thur 11/15/07				11/15	11/23		
6	Revised Demolition	30 days	Mon 11/26/07				11/26	1/7		

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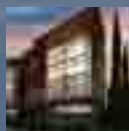
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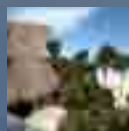
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