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Photo by Scott Pease

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KEN KRYCH

Green Light On Design and Building Innovations

Welcome to our Focus on Green Building issue, which provides a look at the latest innovations and proven methods of sustainable design, with a particular focus on green projects throughout the region in the complete spectrum of building from residential to commercial, industrial and institutional.

As part of our Focus on Green Building special section, we take a look at a pair of notable green projects in the area. Peninsula Architects' renovation to F.A. Seiberling Nature Realm in Summit County is a sterling example of green design, while in Beachwood we look at Fuchs Mizrahi School, designed by Bialosky & Partners and now seeking Gold LEED Certification. We also travel to the City of South Euclid where a green rehabilitation housing initiative is currently underway.

Our thanks go out to area green experts who contributed stories as well. Herschman Architects' Jud Kline writes about a new residential experiment for Orange Township called "Orange Goes Green." Mike Rastetter, of Cleveland Thermal, is in the midst of designing a unique "container home" in Tremont. Kevin Dreyfuss Wells, of City Architecture, green rating system planning with a look at three projects completed by his firm. Jennifer Wahl, of Bostwick Design Group, provides information on Rice Library, the

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first LEED-certified free-standing library in Ohio. Fraser Hamilton, of Air Quality Control, spreads his Indoor Air Quality (IAQ) knowledge with a story on vapor intrusion. Joe Carollo, of Jani King, provides information on green cleaning. And lastly, Ken Lang, of K.W. Lang Mechanical, details the energy savings provided at Marymount Congregational Home, in Garfield Heights, where his company installed a green HVAC system.

Speaking of Ken Lang, we celebrate his 50 years in the HVAC industry with a special article focusing on his achievements over the past five decades.

Also, we are proud to take an in-depth look at the \$523 million dollar expansion/rehabilitation of the Louis B. Stokes Veterans Hospital at University Circle which is ongoing in multiple phases.

Additionally, we visit the University of Akron and get the inside scoop on two recently completed projects: Spicer Residence Hall and, as the focus of our cover story, the National Polymer Innovation Center, where exciting materials research is underway.

As summer is ending, we take a look forward as well with two separate articles on snow and ice management. We extend our thanks to Davey Commercial Grounds Management and H&M Snow Pros for providing their expertise.

Looking ahead to next month, we will be taking a look at the ever-growing, important security and fire protection industries and the people that drive them. Call 216.251.0035 to be included!

As always, remember to contact us with feature ideas, profiles and your special anniversaries for consideration.

Enjoy the great September skies.

Positively,



Kenneth C. Krych
Publisher-Owner

CORRECTIONS & CLARIFICATIONS

After reading the August issue of *Properties*, Robert Maschke, AIA, of robert maschke ARCHITECTS inc., wrote to let us know that a landscaping project at the 27 Coltman condominiums in Cleveland's Little Italy neighborhood is not the first urban sustainable yard in Cleveland, as we wrote. In fact, RMA introduced this at its Kings Hill Residences in 2007 (West 54th Street, Cleveland, Ohio 44102).

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Highlighting notable industry events



CES Golf Outing

Ninety Cleveland Engineering Society (CES) members enjoyed a beautiful day for golf recently at Stone Water Golf Club in Highland Heights. The event featured skill prizes, an auction, raffle and a dinner to raise funds for a scholarship fund and the Road Show to bring more students into the field of engineering. **P**

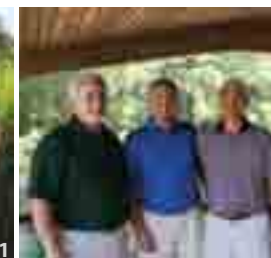
- 1 **Brittany Langel** (SE Blueprint), **Don Majba** (Middough Associates), **Wayne Powell** (Middough Associates) and **Mike Sutton** (SE Blueprint)
- 2 **Bryce Steinmetz** (Lubrizol)
- 3 **Brett Neff** (R E Warner & Associates), **Mandy Phelan** (eBlueprint), **Matt Danis** (Shook Construction) and **Ron Groh** (eBlueprint)
- 4 **Dave Peace** (Swagelok) and **Judge Bill Coyne**
- 5 **Jerry Hutchinson** (PSI Engineering) and **Tuwahanna Lewis** (CES)
- 6 The **Lake Erie Electric** team won first place.



- 1 **Dennis Wessel** (Karpinski Engineering), **Matt Danis** (Shook Construction), **Sharon Klonowski** (Circle of Friends), **Scott Kauker** (PCS, Inc.), **Jerry Hutchison** (PSI, Inc.), **Dave Hartman** (MS Consultants), **Jennifer Stull** (Osborn Engineering Co.) and **Pat Robbins** (Karpinski Engineering)
- 2 **Mark Bittenger** (CBLH Design), **Margaret Hewitt** (University Hospital) and **Jerry Cohen** (JACCO & Associates, Inc.)
- 3 **Greg Mencer** (Floyd Browne Group) and **Sharon Klonowski** (University Hospital)

"Fore The Kids" Golf Classic

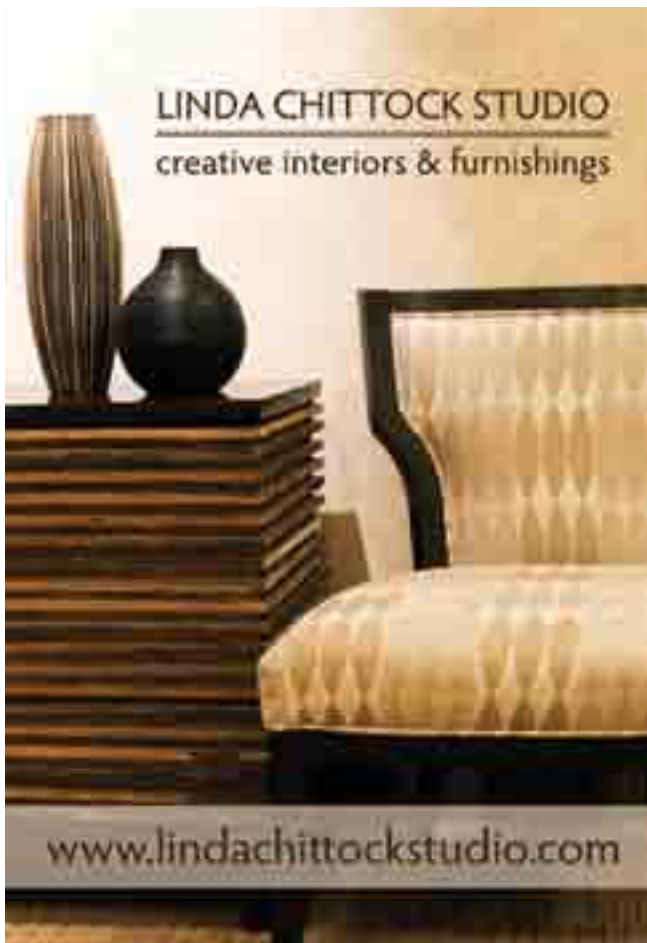
Recently, 84 members of many of the top design and building firms in the region attended the third annual "Fore The Kids" fund-raising golf event, this year held at the Shaker Heights Country Club. Over \$8,000 dollars were raised for the University Hospital (UH) Rainbow Babies & Children's Hospital. The event feature a video presentation, golf results and awards, raffle drawings and dinner, as well as remarks by Rainbow Babies & Children's Hospital President Mike Farrell. **P**



ABC Golf Outing

Recently, 60 members and guests of Associated Builders and Contractors (ABC) gathered for the association's 22nd Annual Open Golf Scramble at Brookledge Golf Club in Cuyahoga Falls. Attendees enjoyed the great day, each other and a steak lunch to help support their association. **P**

- 1 **Fred Martinez**, **Glen Powers**, **Mark Arnold** and **Mike Fanizzi** (The Blue Book)
- 2 **Bruce Wilson**, **Matt Slife**, **Jim Manns** and **Dave Cornish** (North Bay Construction, Inc.)
- 3 **Mike Lignos** (Safety Controls Technology, Inc.)
- 4 **Greg Nortz** (Gene's Refrigeration) and **Ryan Martin** (Associated Builders and Contractors)
- 5 **Mel Miller**, **Rob Harst** (Janotta & Herner, Inc.), **Dennis Vezzani** and **Jim Davis** (Cunningham & Associates)
- 6 **Lauri Cochran** (CRM), **Joe Ventura** (Safety Controls Technology, Inc.), **Blair Steiner** (Steiner Deliveries) and **Mike Lignos** (Safety Controls Technology, Inc.)



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July Construction Rebounds 7%

The value of new construction starts in July advanced 7% to a seasonally adjusted annual rate of \$411.2 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building continued to see improvement after extremely depressed activity earlier in the year, and nonbuilding construction bounced back following its June slide.

Both sectors in July were lifted by the start of several massive projects. Meanwhile, residential building lost momentum in July, as the housing recovery paused for an additional month. For the January-July period of 2010, total construction starts on an unadjusted basis came in at \$238 billion, down 4% compared to a year ago.

The July statistics produced a reading of 87 for the Dodge Index (2000=100), up from a revised 81 for June.

"The pace of contracting over the past year has essentially stabilized at a low level, and July showed activity moving back up towards the middle of its recent range, following June's weak performance," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "Nonresidential building seems to be leveling off after the

substantial declines witnessed over the past year, and in a few cases projects that were deferred are now reaching groundbreaking. Still, given the negatives of tight bank lending, sluggish employment and the diminished fiscal position of states and localities, a sustained recovery for nonresidential building remains several quarters away, at least.

"The public works sector continues to show generally healthy activity, supported by financing from ongoing federal programs as well as stimulus funds. The housing sector right now is in the midst of a pause from the earlier improvement shown during the latter half of 2009 through the first quarter of 2010. In effect, the volume of total construction starts appears to be in the process of 'turning the corner,' after the steep decline reported in 2009,

but the turn is assuming an extended U-shaped pattern."

Nonresidential building

Nonresidential building in July increased 3% to \$160 billion (annual rate), moving up for the third straight month after very weak activity in April. July's pace for nonresidential building was still quite low by recent standards – down 4% from the monthly average for 2009, as well as down 33% from the monthly average for the peak year 2008. Most of the lift to July's nonresidential total came from the office category, which soared 130% as the result of \$1.3 billion related to the resumption of work on World Trade Center Tower 3 in lower Manhattan, New York. This project had been originally entered as a construction start back in January 2008, but was subsequently put on hold

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and removed from the construction start statistics (except for \$115 million estimated for site work). The month of July also included \$110 million estimated for work on World Trade Center Tower 2, related to bringing this structure from foundation up to grade level. The entire Tower 2 was originally entered as a construction start back in February 2008 (valued at \$1.4 billion), before delays caused this project to be removed from the construction start statistics. Aside from these two World Trade Center projects, July's office construction included groundbreaking for a \$150 million data center in Santa Clara, California, continuing the strong showing for data center projects over the past year. Support for nonresidential building in July also came from a 3% gain for healthcare facilities. This reflected the start of four large hospital projects, located in Indiana (\$546 million and \$135 million), Kentucky (\$275 million), and Virginia (\$128 million).

Most of the other nonresidential structure types showed flat-to-declining activity in July. On the commercial side, July reductions were registered by stores, down 6%; warehouses, down 13%; and hotels, down 38%. On the institutional side, the educational building category was able to hold steady in July, helped by groundbreaking for such projects as a \$188 million high school in New York, New York and a \$100 million renovation to a university building in Seattle, Washington. The public buildings category in July slipped 6%, while steeper declines were reported for transportation terminals, down 19%; and amusement-related work, down 52%. The manufacturing plant category

July Construction Contracts for Cleveland Area

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

	2010	2009	Percent Change
Nonresidential	\$46,736,000	\$30,409,000	+54
Residential	\$63,345,000	\$50,385,000	+26
Total Building	\$110,081,000	\$80,794,000	+36

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

	2010	2009	Percent Change
Nonresidential	\$477,954,000	\$362,888,000	+32
Residential	\$300,478,000	\$228,913,000	+31
Total Building	\$778,432,000	\$591,801,000	+32

- 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

in July retreated a moderate 7% after a substantial 57% increase in June. Several large projects in July cushioned the manufacturing pullback, including \$418 million for a plant in Kansas City, Missouri owned by the National Nuclear Security Administration and the U.S. General Services Administration that would assemble non-nuclear components for nuclear weapons. Another large project entered as a July start was a \$110 million expansion to a plant in Smyrna, Tennessee that produces batteries for electric cars.

Nonbuilding construction

Nonbuilding construction, at \$138.3 billion (annual rate), jumped 25% in July after falling 14% in June.

The volume of new bridge projects that reached the construction start stage was particularly strong in July, soaring 89%. Helping to boost the bridge total in July were several large renovation projects, including \$508 million for reconstruction of the approaches, spans, and ramps of the Brooklyn Bridge in New York, New York; \$149 million for deck rehabilitation for the Tappan Zee Bridge in Westchester and Rockland Counties, New York; and \$93 million for reconstruction of the Newark Bay Bridge in Newark, New Jersey. Highway construction also showed greater activity in July, rising 12%. Through the first seven months of 2010, highways and bridges combined were up 5% compared to last year. The miscellaneous



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public works category, comprised of such diverse project types as site work, mass transit, and pipelines, climbed 71% in July, with July's boost coming from \$2.4 billion related to the expansion of the Gulf Coast oil pipeline in Florida and Alabama.

Residential building

Residential building in July dropped 3% to \$112.9 billion (annual rate), settling back for the fourth month in a row. This sector had shown steady improvement from April 2009 through March

2010, but since then it has fallen 20%. Single family housing in July slipped 2%, a smaller decline than reported in the previous three months.

"The recent loss of momentum for single family housing may be nearing its end," Murray says. "While homebuilding is still being adversely affected by the expiration of the homebuyer tax credits, combined with homebuyer uncertainty as the result of the fragile economy, very low mortgage rates should soon lead to a pickup in homebuyer demand."

During the first seven months of 2010, single family housing in dollar terms maintained a 19% lead over 2009, as the result of this behavior by major region – the South Atlantic, up 24%; the Northeast, up 23%; the Midwest, up 21%; the West, up 19%; and the South Central, up 13%.

Multifamily housing in July dropped 8%, continuing to slip back after the improvement shown earlier in 2010. The largest multifamily project reported as a July start was relatively small in scope – a \$40 million graduate student housing facility in Baltimore, Maryland.

The 4% decline for total construction starts on an unadjusted basis during the first seven months of 2010 was due to a mixed performance by sector. Nonresidential building fell 14% year-to-date, as the result of this pattern by segment – commercial building, down 23%; manufacturing building, down 43%; and institutional building, down 8%. Nonbuilding construction decreased 7% year-to-date; with public works slipping 2% while electric utilities plunged 35%. Residential building was the one major sector able to show year-to-date growth, rising 15%.

By geography, total construction starts during the first seven months of 2010 compared to last year were reported as follows – the Northeast, up 8%; the South Central, down 1%; the Midwest, down 5%; the South Atlantic, down 6%; and the West, down 13%. **P**



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BOMA Sets Standard in Measuring Buildings

In 1915, Building Owners and Managers Association International published the first Standard Method of Floor Measurement for Office Buildings. It has been accepted and approved by the American National Standards Institute (ANSI). Throughout the years, the standard has been revised to reflect the changing needs of the real estate market and the evolution of office building design.

BOMA International is pleased to introduce the latest version of the office standard. This version signifies a major revision, including a new name Office Buildings: Standard Methods of Measurement (ANSI/BOMA Z65.1 – 2010). The objective of the office standard is to provide a uniform basis for measuring rentable area in both existing and new office buildings by taking a building-wide approach to floor area measurement. It provides a methodology for measuring both occupant space as well as the space that benefits all occupants.

New features of the 2010 Office Standard include:

- Single Load Factor Method. A new calculation applied to the occupant area of each floor to determine the rentable area and is the same for all floor levels of a building. This method is referred to as "Method B." This method was not permitted in the 1996 version.
- Offers the option of choosing either the new Method B or the measurement methodology of the 1996 standard, referred, to as "Legacy Method A."
- Regional leasing practices, particularly for tropical climates, are included in the new standard to allow for enclosure requirements and limited (unenclosed) circulation.

- New interactive, downloadable format includes hyperlinks throughout the document text, expanded definitions and 45 full-color illustrations.

Training on BOMA's 2010 Office Standard

BOMA Greater Cleveland will be offering a ½ day seminar on October 20, 2010. Register for this seminar and learn how to maximize updates to the new 2010 Office Measurement Standard. Instructor William Tracy, MBA, NCARB, Building Area Measurement LLC, Vice Chair, BOMA International Floor Measurement Committee will:

- Review the 7 factors driving the changes to the BOMA 2010 Office Standard
- Explain the new terminology and concepts in the new Standard
- Examine the features and organization of the new Standard
- Distinguish and choose between the two calculation methods offered in the new Standard
- Explain the five simple steps to measuring office space
- Offer the correct lease language to cite the new Standard
- Review the main features of the BOMA 1996 Office Standard

Bill was the principal author of the new Standard and is one of the industry's leading experts on floor measurement standards. For more information on the seminar or to register visit www.bomacleveland.org or call the BOMA Center (216) 575-0305.



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



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Building Momentum

Cleveland Veterans Affairs expands as Brecksville consolidation nears

By Lou Kren | Photo by Russ Otto Aerial Photography Anywhere

The success of battlefield medicine has saved thousands of lives during U.S. military campaigns in Afghanistan and Iraq. But the reduction in deaths means veterans often return home with serious injuries requiring long-term care and rehabilitation.

That fact influenced an effort by the U.S. Dept. of Veterans Affairs (VA) in recent years to re-examine its programs nationwide to determine how to most efficiently provide medical services to veterans. Many VA facilities came online in the 1950s and '60s, located in what were then major population centers, but studies found demographics had changed and accessibility needed improvement.

The time had come to reconfigure VA bases of operations to, well, get things closer to the people who need them. It is as simple as that. And in the process, shift away from the institutional nature and look of aging VA facilities and instead move toward improved hospitality.

The half-billion dollars worth of work at Louis Stokes Cleveland Department of Veterans Affairs Medical Center (VAMC) has grown out of that mission, according to David Sabol, chief of engineering service,

and Sean Nelson, assistant director in charge of external affairs and planning at the Cleveland VAMC.

Cleveland VAMC looks to the future

Following the national VA lead, local VAMCs also examined their assets. "In Cleveland we evaluated our infrastructure," explains Nelson. "We considered consolidating the Brecksville VAMC into the Cleveland VAMC. What would we have to do to make that transition as seamless as possible?"

The solution: A hub and spokes. In the Northeast Ohio region, that means the Cleveland VAMC as the hub and satellite outpatient offices as spokes. The outpatient offices, or community-based outpatient clinics (CBOCs), typically range from 5,000 to 40,000 square feet.

Cleveland VAMC plans call for a site of care within 30 minutes or 30 miles of every veteran throughout Northeast

Ohio. This goal is achieved through the main VAMC and 12 CBOCs. Cleveland VAMC has recently completed expansion and renovation of six CBOCs, and is in the process of renovating and expanding two additional CBOCs with future plans to renovate and expand three more.

Consolidation of the Brecksville VAMC and the use of satellite offices bring a number of benefits, according to Nelson. The plan improves access to care, increases the quality of care and improves continuity of care, say VA officials. The consolidation and new construction at Cleveland VAMC will result in a new Blind Rehabilitation Center and Comprehensive Rehabilitation Center, establish long-term spinal-cord-injury care and expand polytrauma services. The hub-and-spoke arrangement also is expected to reduce patient travel costs, reduce energy use, avoid

Properties will be chronicling a series of projects at Louis Stokes Cleveland Department of Veterans Affairs Medical Center as they complete. Here we present an overview of the massive undertaking, including the why, what and who. The list of principals is long, and we cannot include them all here. We will highlight a few major projects here and in coming issues we will detail specific completed projects.



OPEN ENTRY A redesign of the VA Medical Center's main entrance was part of the overall renovation and expansion initiative.

significant maintenance expenditures by the VA due to the need to maintain less space, and significantly improve security.

Economically, consolidation provides millions of dollars in construction, 1,300 healthcare jobs in Cleveland, 102 developable acres in Brecksville and 23,975 temporary and permanent construction jobs, according to officials from Cleveland VAMC. In addition, proximity enables teaching affiliation with the Case School of Medicine and working arrangements with University Hospitals and the Cleveland Clinic.

Turning Cleveland VAMC into a hub is a major undertaking. Consider this: Prior to consolidation, Brecksville VAMC facilities totaled 900,000 square feet, with Cleveland VAMC at 750,000 square feet, according to Nelson and Sabol. With construction underway and full consolidation expected within two years, Cleveland VAMC facilities will total 4 million square feet. The space is needed, as Cleveland VAMC, in the past decade alone, has seen its annual patient load increase from 39,000 to more than 100,000. The merge of the two VA facilities will allow the VA to consolidate resources to provide state-of-the-art medical technology and convenience to our veterans.

VA Domiciliary and Office Building

So what will happen to Brecksville? That VAMC has become part of an innovative program: the enhanced-use lease, or EUL. With an EUL, a private developer builds and then leases a facility to the VA. That is the case with the VA Domiciliary and Office Building, a new \$131 million development adjacent to the main campus of Cleveland VAMC and including a six-story building with 120,000 square feet of office space, a 2,080-space parking garage and



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BUILDING BRIDGES The VA Domiciliary and Office Building, currently under construction, will connect to the Veterans Affairs Medical Center via an elevated walkway.

70,000-square-foot, 122-bed domiciliary building for homeless veterans. Under construction on East 105th Street, the complex will connect to the main hospital via an elevated walkway. Michael Forlani's Veterans Development LLC is the developer here, with design provided by Kaczmar Architects Inc., of Cleveland, under a design/build contract through The Krill Co. Inc., of Cleveland, for the office and domiciliary facilities and Donley's, of Cleveland, for the parking structure. Structural engineering is under the direction of Steve Ebersole, with Ebersole Structural Engineers Ltd., of Brecksville, including the pedestrian walkways that will connect the structures.

"The coordination, complexity and scheduling are challenging on this project," says Ebersole, noting the limited construction space and the number of entities involved.

In return per the EUL arrangement, Veterans Development LLC and the

City of Brecksville get development rights for the 102 acres in Brecksville.

The VA sees EULs as a means to free up underutilized VA properties for use that can bring in revenue for other VA services and bring better terms on new VA construction. Since 2006, the EUL program has generated \$203.1 million in total consideration to VA, including \$27.3 million in revenue, \$116.1 million in cost avoidance, \$22.5 million in cost savings and \$38.2 million in enhanced services, according to a May 2010 VA report.

All of that planning culminated in a November 11, 2009, groundbreaking ceremony to recognize the transformation of the medical center and its economic impact in Northeast Ohio, including \$487 million in private-sector investment – \$137 million at Cleveland VAMC and \$350 million in Brecksville.

The \$526 million construction investment at Cleveland VAMC will allow it, and the Cleveland VA Regional Office, to co-locate compensation and pension

services for veterans for more efficient and timely service. Cleveland VAMC also will collaborate with the Volunteers of America to manage and operate the homeless residential rehabilitation facility while the Cleveland VAMC provides clinical care to the veterans.

Major players at VA's main campus

Following is an overview of some of the other work underway or slated for the "main campus" of Cleveland VAMC and some of the companies bringing various projects to life. The list is by no means exhaustive but provides insight into the massive scope of work at Cleveland VAMC.

Cleveland VAMC projects under \$10 million have disabled-veteran preference. In pursuing the work, a number of traditional construction companies have entered into joint ventures as minority partners with disabled-veteran-owned companies. These JVs operate under names such as Vetgar, Bamco, Airborne, Brigadier and Vietnam. Larger projects, those above \$10 million, have open bidding, and have attracted large local builders such as Donley's and Krill. Some architects involved on Cleveland VAMC projects include CBLH, Hasenstab, Westlake Reed Leskosky, Kaczmar, Perspectus, Makovich & Pusti and MKC. You'll also find engineering firms such as Barber & Hoffman Inc., Fredrick, Fredrick & Heller Engineers Inc. and Walker Engineering. Again, this is only a partial list.

Perspectus Architecture was enlisted to provide architectural programming, planning and design services for basement and first-floor interior renovations and new construction for VAMC (see the "Efficient Operation," pg. 21). The objective: Backfill areas being relocated due to expansion and consolidation of



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TECH TREATMENT Among the many newer pieces of medical equipment throughout the VA Medical Center is a linear accelerator.

services from the Brecksville VAMC. First-floor facilities include mental health, social work, medical library, staff offices, recreation hall and dietetics. Basement facilities house diagnostic services, such as radiology, nuclear medicine, and cardiology, support services, pharmacies, rehab medicine, labs and engineering. New construction includes an MRI, mental health and dietetics dock. The project requires extensive knowledge of the existing facilities and how current and future departmental needs may affect adjacent facilities and service to the public, according to Perspectus officials. Providing structural engineering for Perspectus' projects was Barber & Hoffman and its vice president, Halim Saab.

CBLH Design provided design work for the ambulatory care addition, an 800-space parking structure, energy center, MICU addition and MICU, sixth-floor spinal cord injury, fourth- and fifth-floor med/surgery, third-floor med/surg/psych., hemodialysis, dental, cath. lab, monitored bed unit (stepdown), MICU office buildout, K-Wing labs, ambulatory care third- and fourth-floor addition, and inpatient pharmacy renovation. Tim Hunsicker, principal at CBLH Design, notes that his firm has impacted almost 500,000 square feet of new and renovated areas at a construction value of more than \$92 million over the last 10 years at Cleveland VAMC.

Barber & Hoffman handled structural engineering for CLBH's VA projects with Barber & Hoffman's Richard Christ, vice president, leading the company's effort. He described a project 10 years back for an ambulatory-care addition at Cleveland VAMC. At the time, VA plans called for structural work to allow the addition of one floor. A new recently completed ambulatory-care addition brought two floors instead. To allow the structure to accept the increased loads, Barber



CARES Tower Takes Shape

Situated at the southwest edge of the VA Cleveland campus is CARES Tower, one of the most visible construction projects underway at VAMC. The 260,000-square-foot six-story CARES (Capital Assets Realignment for Enhanced Services) Tower and its three-story base, more than 60% complete, is an addition to the existing hospital. Cannon Design, with offices worldwide, provided architectural services with Westlake Reed Leskosky as architect of record. Walsh Inc. of Chicago, in a joint venture with DeMaria Construction, is responsible for construction.

CARES Tower will consolidate the inpatient facilities at Cleveland VAMC, integrating acute, tertiary, rehabilitation and long-term care, according to Mark S. Farmer, associate principal at Cannon Design. The facility will house the hospital's comprehensive rehabilitation center, nursing and home care services, mental health department, and a number of other patient-care programs.

The building's three-story base is a comprehensive rehabilitation center dedicated to enhancing quality of life for veterans, including a rehab-patient unit to train those who have lost or have sight impairment, a physical rehab center, and a spinal-cord-injury unit. The six-story tower houses nursing home care inpatient units and mental health inpatient beds. The tower maintains contact with nature by exploiting lush views of the surrounding parkland and introducing an abundance of natural light into patient care areas, explains Farmer, who served as project architect for CARES Tower. Interwoven garden terraces at all levels of the building bring nature within grasp of the patients, as an essential part of their healing process.

Upon entering the facility, patients are greeted at the nursing control station in an environment reflecting a home-like setting, with warm, residential-style furnishings. Nursing stations are located in close proximity to patient rooms, dining spaces and patient and family visitation areas, providing maximum visibility and comfort to the patient. Designed to accommodate mental health, drug rehabilitation and extended nursing care, patient rooms have the flexibility to convert to medical surgery rooms, accommodating the expected veteran census rise in 2015. This is just one example of how much detailed planning has taken place in the VA as it reorients itself in coming years. Dining areas on patient floors allow veterans to prepare their own meals when appropriate, and enable long-term patients the opportunity to cook for themselves as well as family members.

The tower design, according to Cannon Design officials, acknowledges the dual nature of the assignment — creating a healing environment while also enhancing the built environment of this prominent site, surrounded by nearby boulevards and world-class medical, educational and cultural institutions. Surrounded by gardens, the tower's lower floors are reserved for the rehab center, visually impaired patients and patients suffering from spinal cord injuries. Nursing units on these floors have direct access to secured outdoor spaces.

Upper floors are dedicated to veterans whose stays range from six months to several years. The typical floor plan deviates from the conventional hospital configuration and is characterized by rooms clustered in "neighborhoods," explains Farmer. The floor plan terminates at the tip of the site with a free-flowing form that seems to open its arms to the city.

Terraces and balconies woven into the structure, from the first to the uppermost floor, emphasize the core concept of embracing nature and open air. Exterior materials, chosen for their warmth and tactile quality, include deep purple-red brick and cream color terra cotta. Light filtering through the balconies gives the undulating terra cotta surfaces a soft evening glow, says Farmer, as contrasting colors help minimize the scale of the building. —LK

& Hoffman specified the use of lighter composite structural steel that lightens the added dead load, explains Christ, and recommended the use of lighter façade materials. That addition also necessitated extension of elevator cores through the new floors and a new elevator equipment room at the top, with Barber & Hoffman making sure that was possible.

Westlake Reed Leskosky, of Cleveland, provided a wealth of architectural services, including work on VAMC's CARES Tower, described below. The firm was involved in planning that encompassed several projects in the hospital's service sector, including loading dock, central plant, oxygen farm and food service. Key planning considerations, according to Westlake Reed Leskosky officials, included an evaluation of the supply chain, which currently stretches across several locations and two levels.

To simplify the supply chain, planners have decided to consolidate all service points of entry into two locations: food service adjacent to the kitchen area, and all other ingress functions to the loading dock. All trash egress functions such as refuse and linen were conjoined to one location. Internally, service paths through the hospital were consolidated to the basement level, thus avoiding cross-traffic. A strategically placed freight elevator facilitated this solution. A similar approach was applied to the central plant and energy center, where an expansion accommodated MEP engineering services to best handle the planned increase in size of the Cleveland VAMC campus.



PLEASANT PASSAGE Undulating ceiling panels and curved interior and exterior walls add visual interest to a corridor, designed by Hasenstab Architects.

Hasenstab Architects designed a number of Cleveland VAMC projects, including the mental health addition, linear accelerator, VARC and day hospital, emergency room renovation, oncology renovation, PET scan, radiology rooms renovations, exterior-elevations masonry and water-infiltration renovation, main entrance and more.

Carl Walker Construction Inc., of Pittsburgh, under a design/build project, tackled a 115,200-square-foot, 362-space addition to Cleveland VAMC's existing 302,000-square-foot, 825-space parking garage. The \$4.8 million addition was built on an existing surface parking lot immediately adjacent to the existing garage. The addition features

cast-in-place frame and post-tensioned parking-deck surfaces and is engineered to accommodate future vertical expansion of as many as three parking levels.

Makovich & Pusti Architects Inc., of Berea, undertook planning to situate laboratories on the Cleveland VAMC ground level. The firm's work encompassed 20,000 square feet of plug-and-play lab space that allows for flexibility as laboratories change missions or work requirements over time. Makovich & Pusti also provided planning for surgery rooms including renovations and additions of three more, which will bring the Cleveland VAMC total to 10. The rooms have been designed to surpass all applicable minimum standards and room sizes have been boosted from a minimum of 450 square feet to a minimum of 650 square feet. Renovated surgery space totals 22,000 square feet with 6,000 square feet of new space for the new rooms. In addition, the firm worked on related pre- and post-op space as well as an 8,000 square-foot sterile processing department and 7,000-square-foot, 12-patient special-care intensive-care unit, or SICU.

"Over time, healthcare has moved from institutional design to hospitality design," says Ron Makovich, president of Makovich & Pusti. "The VA wanted to provide the same environment, technology and quality of care as the hospitals of today and also address its research assets. So we sought to do that as we designed these spaces. We want to give veterans the care that they deserve after sacrificing for all of us." **P**

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Efficient Operation

Architect, general contractor team up for multiple Veterans Affairs projects

By Lou Kren | Photos by Jim Maguire

You know the old saying about Cleveland weather: Don't like it? Wait an hour. And as quickly as the skies over the North Coast change, so, too, does the makeup of Louis Stokes Cleveland Department of Veterans Affairs Medical Center (VAMC).

Known locally as the Wade Park VA, this massive structure has grown larger as more construction and renovation projects come online seemingly with each passing day. Three recent construction completions arrive via the team efforts of general contractor Vetgar LLC, of Chesterland, (with Dunlop & Johnston Inc., Valley City, as minority member) and Perspectus Architecture, of Cleveland.

Canteen

This \$2.8 million project converted office space into a 9,400-square-foot single-level food court, including kitchen, for VAMC visitors and staff (see photo above). The key to this project was inclusion of a clerestory to infuse the space with natural light. The multi-phase project – most projects at VAMC

are phased in order to minimize disruption to staff and visitor access – brought the first “storefront” to Main Street, the main first-floor corridor that forms the spine of the medical center.

“The use of glass and awnings at the entrance of the Canteen and inclusion of the clerestory brings natural light onto Main Street and allows views that add a vibrant feel to the storefront,” says Tim Huffman, Perspectus’ lead architect for design work at the center.

Work on this space included a complete tear out and construction of temporary partitions to reroute building occupants around construction and also to control airflow.

“This is a hospital, and construction zones must be sealed from the floor to the next-level deck, with HEPA filters and an air system installed to create neg-



ROAD TO RECOVERY A concept plan developed by Perspectus provides a “Main Street” on the basement and first floors of the medical center. Developing those corridors – complete with common finishes, colors and décor – help clearly define central rights of way.

active air pressure in the workspace and filter out any impurities,” explains Grant Raymond, project manager at Vetgar.

Creating the clerestory meant opening up the roof to reroute and add structural steel. Raymond credits Bob Welch, Vetgar superintendent, with coordinating the work; Rene Niemoller, Perspectus construction administrator, for implementing a workable clerestory that minimized construction challenges; and Virgil Adams, the building

owner’s contracting officer/technical representative (COTR), for making sure crews had access to needed space and service lines. Playing a large role early on in this as well as the other projects described in this article was Joe Garisek, Vetgar owner and lead project manager. A disabled veteran, Garisek passed away in 2009.

“When punching through the roof to do the structural steel work, we had to make sure that the space remained water-

tight,” Raymond says. “The floor underneath our work area contains sophisticated imaging equipment including a PET scan machine and five CAT scan units.”

The sophisticated equipment one floor below also meant crews had to be careful in working around and reconnecting the various service lines feeding those machines.

The new Canteen opened following a construction period stretching from July 2008 to March 2010 – the extended time attributed to project phasing and time needed for the medical center to relocate offices. It features new kitchen equipment and several food-service concepts that remain in operation during traditional work hours. Seating for more than

250 patrons is via booths, tables and counters. After hours, a self-service bistro-style vending area is available. Décor is light, with plenty of glass and open space.

Dietetics

The same working team also spearheaded the full renovation of Dietetics, which, from its first-floor location adjacent to the Canteen, provides inpatient meal service. Renovating Dietetics in its existing location was a four-phase project as kitchen services had to remain operational throughout construction. The \$3.2 million project lasted from August 2007 to May 2010 due to the phasing.

“By redesigning the kitchen to improve efficiency, we were able to reduce square footage from more than 14,000 square feet to about 12,500 square feet,” recalls Huffman, “and free up space for other use by the medical center.”

Locating Dietetics adjacent to the Canteen, as one example of efficiency creation, allows both programs to share a foodservice loading dock.

Phase one of this project entailed removal of existing coolers. To provide refrigeration during this phase, a temporary cooler was installed on a platform outside of the building. This cooler has since become a permanent dry-storage

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FF&H sheds light on work for Cleveland VA

Fredrick, Fredrick, and Heller Engineers (FF&H) has been an active consultant to the overall renovations of the Cleveland VA for over five years. In the early planning stages of the basement and first floor renovations, FF&H was integral in the development of a master plan for the mechanical and electrical systems. One of the initial tasks of the master plan was designing the replacement for the 20 air-handling units that serve the basement and first floors. The greatest challenge in addressing the existing air handling units was determining how the new air-handling units can be installed while maintaining the operation of the existing systems. This problem was solved by allocating space on the lower roofs for two new penthouses. Each penthouse houses five modern air handling units sized to accommodate the majority of the basement and first floor renovations.

The "Facility Master Plan and Space Programming Documents" guided the firm on what future department layouts were going to be upon completion of the master plan. This helped determine how to size new replacement air-handling units while developing a plan on how to phase out the 20 existing units over the course of five-plus years. The new air-handling units also address multiple operational deficiencies that have accumulated over the past 50 years: efficient heating and cooling, code required ventilation and maintenance accessibility, just to name a few.

The new penthouses, constructed in 2008, will now act as the hub for HVAC provisions to the basement and first floors. One of the first areas to be served from the new penthouse systems is the new Canteen/Dining. This project, along with the renovation to Dietetics, has provided a small sample of what to expect from the comprehensive scope to the overall VA campus. Along with a modern look, the new HVAC and electrical systems in place are providing comfort to the occupants and necessary utility to the staff.

Not all projects have been sequenced per the original master plan, most of which has been beyond the control of the A/E team. This has required FF&H to adapt systems design to the ever-changing construction schedules. These challenges are overcome by being very organized and working closely with VA personnel. Paramount strategies are educating the team members involved, listening to building operations personnel, and providing timely responses to all matters. **P**

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chamber. Challenging on this project, too, was placement of infectious-control partitions, which necessitated temporary installation of sinks and other appliances as well as associated service lines within the partitions.

Other phases covered creation of a new cooking area, dishwashing area and food-preparation space. In addition, new retherm units were installed to keep meals warm prior to delivery to patients' rooms.

Located a floor below Dietetics, a main mechanical room providing service to the medical center brought more challenges, as a spaghetti network of electrical and plumbing lines as well as HVAC ductwork and even 12- and 18-inch steam pipes routed through the walls, floors and ceilings. Here again, meticulous planning and coordination between the principals and trades saved the day, according to Raymond.

"Bob Welch, the project superintendent, was crucial as was Virgil Adams, the COTR, in that it was the coordination between these two men that made this project successful," says Raymond. "Kudos also to Perspectus for developing the original phasing that, for all intents and purposes, managed to keep the kitchen active during the remodel. It took a lot of research and understanding of Dietetics' daily procedures to make sure that each phase maintained Dietetics' needs."

Huffman also mentions Ron Kooser of Cini-Little, a food-service consulting firm headquartered in Washington, D.C., for efforts in phasing development.

Rehab Medicine Pool

Vetgar and Perspectus teamed again for renovation of the lower-level rehab pool and locker rooms, a \$1.15 million project encompassing 5,800 square feet. Mike Morgan acted as COTR on behalf of VAMC with Tom Majewski serving as superintendent for Vetgar. Completed this past February, the Rehab Med area project included new tile for the therapy pool and surrounding deck, providing a more spa-like atmosphere. New offices also were added to the Rehab space.

"This project restored the existing pool with all new finishes and also reconfigured and redid the locker

areas so that now they are completely ADA-accessible," says Huffman. "That is important as many patients visiting this space are in wheelchairs."

Sprucing up Main Street

The three aforementioned projects grew out of a concept plan developed by Perspectus to provide a Main Street on the basement and first floors of the medical center. Developing those

corridors – complete with common finishes, colors and décor – help clearly define central rights of way, according to the concept plan, and greatly assist visitors and patients in finding their way through the existing medical center to the attached CARES tower (see "CARES Tower Takes Shape," pg. 19), now under construction. Along the corridors, programs are being located within zones

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that promote efficiency, flexibility and collaboration across the programs. The first floor of the existing medical center is being reconfigured to accommodate public amenities, outpatient clinics and administrative services, with all public functions flanking the first-floor Main Street. Each program component along Main Street will have a single access point to limit confusion along the new public flow route, with the Canteen providing the initial example. Other major public functions slated for first-floor Main Street include the recreation hall, chapel and retail store.

Waiting areas and conference rooms in each functional suite will be adjacent to and have views into Main Street.

"The use of glass and awnings at the entrance of the Canteen and inclusion of the clerestory brings natural light onto Main Street and allows views that add a vibrant feel to the storefront."

Tim Huffman
Perspectus Architecture

Doing this will not only help animate the street, but will provide flexibility in allowing the conference and waiting areas to be used by other departments with minimal disruption.

Under the concept plan, the lower level will accommodate diagnostic and support services. The lower-level Main Street will feature a diagnostic zone housing Radiology new atrium, Nuclear Medicine/PET, Cardiology and Rehab Medicine Pool areas. A new atrium connecting the lower level to the first floor will be created around an existing elevator bank. This will provide visitors, patients and staff with a visual connection to the Main streets and enable them to access front doors of the diagnostic services more efficiently.

For more on other VAMC work undertaken by Perspectus and Vetgar, as well as an overview of the entire \$500 million VAMC construction project, see the main article in this issue of *Properties* (see pg. 14). **P**



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Early Preparation Pays

Now is the time to plan for snow management

By Pat Sarikelle

Davey Commercial Grounds Management

Summer heat is just beginning to moderate, but ice and snow will be on the ground shortly. As a property manager you know that ice- or snow-covered sidewalks and roadways can seriously disrupt your operations by creating safety hazards for drivers and pedestrians and reducing access to critical facilities, such as loading docks and parking lots. For businesses that rely on the general public, poor access can mean a fall-off in customer traffic. For manufacturing facilities, impassable roadways can result in production or delivery delays. If you wait until the storm hits to plan for snow and ice removal, it will be too late.

So, now's the time to take a look at your snow removal contracting process. The necessary first step is assessing your needs. As you develop your scope of work, consider the size and configuration of your property, how it is used, the tolerance for minimal snow accumulations, your operation hours and traffic levels and the frequency of de-icing applications you require. These elements will affect the type of equipment, quantity of materials and level of staffing necessary to keep your property open. For example, can your facility tolerate 2" of accumulation before service begins or does the property require bare pavement – regardless of weather conditions.

"There's a snow removal contractor for every type of facility," says Frank Monteleone, Midwest manager for business development for Davey Commercial Grounds Management, a division of The Davey Tree Expert Company. But, he adds, "To make sure that the people you are considering have the right staff and equipment to handle the demands of your property, you need to evaluate your needs and be very specific about your expecta-



Photo courtesy of Davey Commercial Grounds Management

READY TO REMOVE Plows, loaders and salt spreaders are the standard tools against snow and ice, but new de-icing materials have been developed recently and brine and treated salt are emerging as effective treatments on roadways.

tions. Only then can you develop a scope of work that will result in the level of service that your site demands

"If you have a critical facility that must be kept open, you may need 'zero tolerance' language in your contract," adds Monteleone. "That means that your contractor will be there if there is a 50% chance of snow. On the other hand,

you might only need snow removal at the two-inch level during shift change hours." He adds that a new trend he is seeing is snow management service contracts that specify ½-inch of snow as the trigger.

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trigger and will respond to your requirements accordingly. If a contractor lacks the equipment and staff to meet your trigger point, the time to find that out is now, not when the snow is falling.

Plows, loaders and salt spreaders are the standard tools against snow and ice, but new de-icing materials have been developed recently and brine and treated salt are emerging as effective treatments on roadways.

Brine, which requires specialized spreading equipment, is primarily being used by larger entities such as street and highway departments, but will probably be seeing wider use in the next few years. Treated salt products are more expensive, but work at lower temperatures and have a longer effective time after application, which reduces application costs. "Treated salt can still be working hours after application, while traditional salt usually requires a re-application more frequently," Monteleone says. "This winter in the Cleveland area we will be using a liquid treated salt that adheres well to roadways and, while more costly, requires application amounts about 25% lower than salt. We should use only as much salt as is necessary to provide the required result. Excess salt application is wasteful and damaging to the environment."

Choosing an appropriate snow removal service is a case of matching the contractor's capabilities with your property's needs. Clearing an 80-acre parking lot makes very different equipment demands than one with 20 parking spaces. Dependable, around-the-clock access to your property calls for a different level of service than that required by a 9-5 Monday to Friday property. The best contractor for your property is one that understands the special demands of your facility and has the equipment, supplies and staff to deliver.

In granting your snow removal contract Monteleone advises, "Determine what you need at the beginning of the planning process, but to avoid surprises in December, be careful what you ask for." **P**

Pat Sarikelle is with Davey Commercial Grounds Management in Kent. For more information, visit www.davey.com or call Frank Monteleone, Midwest manager for business development for Davey Commercial Grounds Management, at 440-237-5394.



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Selection for the Season

Tips on prequalifying a snow and ice management provider

By Mark Mazzurco

H&M Snow Pros

I truly feel that snow and ice management of any commercial, medical, industrial or HOA facility is a partnership between the customer and the provider. It is the service provider's responsibility to educate a potential client on the true intricacies of our business and how we can add value to their property or product that they may produce.

I was recently in a meeting with several facility managers. We were being interviewed for a multi-site snow and ice management contract when the potential customer posed this question to me: "I want you to describe your action plan on servicing our 13 sites when we receive two to four inches of snow and you have four hours until we open."

My answer was as follows: With all do respect plowing your facilities when we receive two to four inches of snow with a four-hour window is a task that I believe most of the snow and ice management contractors can perform. Let me explain our process when we were expecting two to four inches of snow and received 12 inches of snow instead, my team has been out for 30 hours straight, and I need to keep them motivated to finish the task at hand and keep your facilities clean and safe to get your staff home. This comment actually was the difference I was told later on our firm being awarded the contract.

With that in mind, here are five items I feel are imperative to clarify when you are interviewing a snow and ice provider in the order of importance:

Experience

Experience of the site supervisor as well as the team he has assembled is paramount in my eyes. Many time you are dealing with a sales person and he may or may not be the one putting the rubber to the road when the services are rendered. All good planning is as it sounds: just planning. When night falls and it is snowing at a rate of one inch per hour, all bets are off and it is comforting to know that experience takes over to

make the game-time decisions that need to be made quickly.

Density

Density is the amount of work that particular contractor has in your geographic region. This is very important to the level of service they can provide to your facility. Not only does it help when equipment breaks down, which is inevitable in snow and ice management,

Experience of the [snow and ice management provider] is paramount. All good planning is as it sounds: just planning. When night falls and it is snowing at a rate of one inch per hour, all bets are off and it is comforting to know that experience takes over to make the game-time decisions that need to be made quickly.

but it also allows the site supervisor to remain in your geographic area to monitor existing site conditions and potential changes in weather patterns. All of us know that the weather can deteriorate pretty rapidly in a short period of time in Northeast Ohio and navigating the streets can become a time-consuming issue if the supervisor needs to travel great distances.

Technology

Technology is our friend in this business. Whether it's communicating an issue via email, monitoring weather remotely in a supervisor truck or the equipment and/or materials we are using to service a site, a good snow and ice management company will be on

the cutting edge of technology to allow for the best quality of service expected.

Planning & Education

Planning is very important to allow a customer's expectations to be translated to the front line team members. I believe that planning should start in May after the last occurrence from the previous year. A good provider will service all of its equipment to make sure it is in good working condition for the next season. Most importantly they should identify any service issues or areas that need improvement for the following year services. All of us our human and make mistakes. Those of us that fix those mistakes and grow from them are great service providers.

Value

Notice I did not say price. I truly believe that the value of what a good snow and ice management provider is a culmination of cost of service and the piece of mind you receive knowing that a client has chosen a company that will be there at 2 a.m. when their services are needed the most.

I will leave all of you with this last words of wisdom when interviewing your 2010-2011 snow and ice provider. A good partnership comes from good communication. The more information you provide to your potential service provider and the more questions that provider asks at your initial meeting should help you qualify a good fit for your facility. **P**

Mark Mazzurco is president of H&M Snow Pros. For more information, visit H&M Snow Pros online at www.hmsnowpros.com or call 440.564.1157.

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RSC congratulates Ken Lang on 50 years in the business



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A Half-Century of HVAC Expertise

KW Lang Mechanical CEO Kenneth W. Lang celebrates 50 years in the business

By Lou Kren | Photos courtesy of KW Lang Mechanical

Tending steam-fed engines deep in the bowels of a U.S. Navy destroyer as a teenager, no doubt Ken Lang dreamed the things that teenagers dream. By his own admission, he didn't dream about spending a half-century in the HVAC business. Today, by his own admission, there is nothing else he'd have rather done.

The CEO of KW Lang Mechanical Inc., in Solon, which he formed in 2001, Ken recently celebrated 50 years as an HVAC professional. KW Lang Mechanical operates as a mechanical HVAC design/build contractor, with its 35 employees providing commercial, residential and industrial design/build and installation services. It also performs preventive maintenance and equipment sales, and provides 24/7 assistance to clients. Service and residential work are performed as Stovicek Heating and Air Conditioning.

Recent work completed by KW Lang Mechanical includes a \$725,000 design/

build project for the old Union Gospel Press Building, now Tremont Place Lofts (see *Properties*, July 2010), and a \$10 million design/build project for rehab of the 31-story Book Cadillac Hotel and Condominiums in Detroit.

Learning all about steam in Navy classes in Hawaii, and then taking up the Navy's offer for air conditioning and refrigeration training on the mainland, Ken slowly built a knowledge base that would expand exponentially over the years. Out of the service, he took a job with Shaker Air Conditioning on Lee Road. With three others, Lang would found Shaker Mechanical and run it

side by side with a familiar sounding business: Havsko. In 1983, Ken sold his share in Shaker Mechanical and took over Havsko, which he ran until 1998. That year he sold Havsko to Blue Dot, an operation out of the western United States that for a time gobbled up HVAC businesses throughout the country. Staying on, Ken took Blue Dot-Havsko from a \$15 million to a \$45 million business.

Then, looking to regain independence, he left Blue Dot and founded KW Lang Mechanical. All along the way, he saw new heating and cooling systems and technologies emerge, and

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TOP TEAM KW Lang's leadership includes (from left) Vice President Tim Hildebrand, CEO Ken Lang and Treasurer Susan Bulone.

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industry and technology trends reveal themselves. Ken recalls the emergence of variable-air-volume (VAV) systems in the 1960s, which typically send air – cooled to about 58 degrees Fahrenheit – into a space to maintain a constant temperature. Contracting with the development team of Darling & Darling, which pioneered the specification of VAV systems in its Cleveland-area buildings, Ken Lang and his companies installed a number of VAV systems in the mid-1960s.

The advent of sophisticated controls allowed the emergence of more energy-efficient systems. Variable-volume/

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HVAC HEADQUARTERS After four decades of work in the mechanical systems industry, Ken Lang founded KW Lang Mechanical, Inc. in 2001. The HVAC design/build contracting company employs 35 and is headquartered in Solon (above).

variable-temperature (VVT) systems, supplying cooled and heated air through an electronically controlled damper arrangement to maintain space temperature, were developed for smaller buildings.

KW Lang Mechanical has stayed abreast of the latest energy-saving climate-control products and systems, which form the mainstay of the company's business. Such technology includes water-source heat pumps, essentially water-cooled air-conditioning units with reversing valves in the cooling systems that allow the units to supply heating or cooling. This technology can operate at a balance point where approximately half the units are heating and half are cooling. In this arrangement the technology is very efficient as no energy from a boiler or cooling tower is required. Water-source heat pumps provide climate control in geothermal systems, which KW Lang has designed and built for a number of clients including Marymount Hospital and Baldwin Wallace College. The pumps work off of ground wells, lake water or water wells, needing only the natural water source to provide heating and cooling.

The company also designs and builds variable-refrigerant-flow (VRF) systems. This technology, established in Europe and Asia where electricity costs are more than triple that of the United States,

are finding their way into the domestic market as green climate-control solutions. Instead of groundwater, the heat pumps use outside air. Compressors in these pumps employ variable-frequency drives that vary the flow of refrigerant without completely stopping and then having to start again. That means the noise associated with compressor startup is eliminated as is the energy needed to provide startup. The result is a quiet, energy-efficient and

long-lasting system that costs about 25% less to install than a geothermal system. Green technology such as this has a home at KW Lang Mechanical.

"I tell my customers that when they install the most efficient operating system, they will get the best operating costs," explains Ken on his company's website, www.kwlang.com. "When we design a job for our customer, green systems are always part of our proposal.

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KEEPING COMPANY Ken Lang's son, Kevin Lang, has followed his father's lead and now serves as the company's president.

A green HVAC system benefits the building owner, tenant and, most importantly, our environment."

An industry leader, Ken Lang is past president of Air Conditioning Contractors of America, was vice president of Mechanical Contractors Association, and has been a long-time member of American Society of Heating, Refrigeration and Air Conditioning Engineers. He credits his success to striving to keep abreast of new technologies and maintaining relationships with quality industry experts and associates. In addition, Ken points to the experienced leadership team at KW Lang along with conscientious, experienced employees as the reasons for the company's solid performance. Summing up a half-century in the industry, the memories of people he's worked with, learned with and contracted with are cherished by Ken.

"Over the last 50 years in the business, the relationships I have built with our customers, manufacturers, developers, architects and engineers have been very important to me," he says. "I have enjoyed watching and participating in the progression of our industry. Working on projects as a team from beginning to end, such as Marymount and Book Cadillac, has been very rewarding. The trust and confidence our customers have put in me and my associates mean a lot. It is what keeps me going year after year!" **P**

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ALEC J. PACELLA

It's a Brave New World, Part II

Last month, we started a discussion on technology, talking about the hows and whys of websites. This month, we are going to expand into subjects such as social networking and blogs. If you are one of the non-believers who think this is a passing phase, consider this story. A few months ago, nationally syndicated sports radio personality Jim Rome unveiled his new Twitter account at the beginning of his show. By the end of the three-hour stint, his followers exceeded 30,000.

If you know what Twitter is, you certainly understand the impact of this number. And if you don't know what Twitter is? Read on, as we break down the most popular internet-based tools, including what they are and how they are used.

Blogs

Blogs have been around since the early days of the Internet but began to rise in popularity in the late 1990s. They began as a sort of digital journal, where individuals would post entries on their lives, thoughts and opinions, for the entire world to read and comment. But over the years, they have evolved into a diverse and widespread genre, covering a

near-limitless range of subjects. Blogs are a great place to read some opinions on the new iPhone 4 or where the best BBQ joints are in Memphis. But blogs are not a great medium for business marketing, due to their very origins. Blogs exist for individual expression, not corporate promotion. In short, if you want to see what items a company sells, go to their website. And if you want to see what others think about the items a company sells, go to a blog.

I am a regular reader of several blogs covering subjects such as real estate investing (<http://www.astudentoftherealestategame.com/>), electronic gadgets (<http://www.canteraconsultants.com/tech/>) and my favorite football team

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(no names, please). I also blog – check out <http://blog.sbequitiesinc.com/> for my thoughts on the local and regional real estate market.

LinkedIn

This is a social networking site that is oriented toward business/professional users. It has more than 75 million users worldwide (about half are in the U.S.) and adds a new user every second. The site allows users to directly connect or link and share information, join trade/industry groups and ask questions among others in their network. It also allows users to see indirect connections to those whom they are directly connected (think six degrees of separation).

I have been on LinkedIn for almost three years and think that it can be a terrific tool. Like many things in life, you reap what you sow and this is very true with LinkedIn. If you are an active user, participating in industry discussions and sharing information, it is a robust and lively platform. But if you simply sign up for an account (it's free) and then check in every few weeks, it probably will not have a lot of value. If you are (or will be) a member and want to link up, go to <http://www.linkedin.com/alecpacella>.

Facebook

This is another social networking site, with a heavy emphasis on "social." By most measures, Facebook is a runaway success, having recently surpassed Google as the most-visited website and total worldwide users exceed 500 million. Facebook is similar to LinkedIn in that it allows you to connect to others (called "friends") to send messages, post photos and share information. However, the universe of users is much wider, ranging from pre-teens to businesses to groups with common interests. As a result, the information is much less channeled and range from insightful to grossly extraneous.

Although there has been an onslaught of companies flooding to Facebook in the past 18 months, I struggle with the actual and measurable benefit to these companies. Sure, Facebook provides another way of getting in front of a large universe of potential customers but I'm unsure how they use this to drive more business. This is not to say that I'm anti-Facebook – in fact, I'm a regular user. I find it to be a fantastic

Daus, You Know?

ADDING UP Otima International, a Miami-based entrepreneurial investor, made another acquisition in downtown Cleveland last month by acquiring the Penton Media building. They now own 2.8 million square feet in Cleveland, ranking them amongst the largest downtown owners. —AP

way to re-connect with old friends and, through the group function, it allows me to set up a page to share info, photos and communications amongst just that group (in my case, a sports team that I coach). If there was only a way to get rid of all those pink cows and mystery eggs.

Twitter

This service is a combination of blogs and social networking. It is similar to LinkedIn and Facebook in that it allows people to connect to one another, thus creating a network (this time, called "followers"). And it's similar to blogging in that it is centered on short entries by an individual. When I say short, I mean short – Twitter limits these entries (called "tweets") to 140 characters. The tweets are then visible

to any of your followers. Twitter has exploded in popularity, driven in part by high-profile celebrities and sports stars using it to send thoughts and messages to their followers. But it is also a terrific tool for business professionals. I follow a few dozen people, mostly in the real estate industry. It's a great way to glean a range of information without being overburdened, since tweets are required to be short and to-the-point. I also tweet – <http://twitter.com/dausyouknow> if you just have to hear me more than once a month.

Social networking is still in its infancy and both companies and individuals will continue to struggle with effectively using these new mediums. However, it wasn't so long ago that the same could be said of websites and I continue to be amazed at how that platform has re-shaped the business landscape. So the question is not *if* you should tweet or link or blog but rather *when*. And Jim Rome? His followers now exceed 70,000. **P**

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



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ANTHONY R. VACANTI

Property Rights & the Constitution

Property. At first thought, it seems to be a simple concept that we all can understand. However, under the Fifth Amendment to the United States Constitution and its state counterparts (including Ohio's Constitution), defining property rights becomes a little like nailing Jell-O to the wall.

The Fifth Amendment to the United States Constitution states "[n]o person shall be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation." Courts have struggled nailing down what constitutes deprivation of property without due process and property taken for public use without just compensation under the Fifth Amendment. One of the problems, as Supreme Court Justice Kennedy noted in a concurring opinion back in 1992, is that "property is what courts say it is." *Lucas v. South Carolina Coastal Council* (1992), 505 U.S. 1003, 1034 (concurring opinion). Namely, state statutory and common law (judge made law through court decisions) determine property rights, and those rights can be and are changed through time by court decisions or legislative actions. Thus, does a property owner's Constitutional right to

due process and compensation under the Fifth Amendment change as well? This is a circular concept that has troubled courts for some time.

In a much-anticipated recent decision, the United States Supreme Court had the opportunity to grapple with such issues surrounding the intersection of property rights and the Fifth Amendment requirements in *Stop the Beach Renourishment, Inc. v. Florida Department of Environmental Protection, et al.*, Case No. 08-1151, which was decided on June 17, 2010. The primary issue before the Court was one that has never been directly addressed: whether a court decision interpreting property laws could constitute an unconstitutional governmental taking of property without just compensation under the Fifth Amendment of the Constitution. The property owners in *Stop the Beach* argued that the Florida

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Supreme Court suddenly departed from previously recognized property law when it found in favor of a state beachfront restoration project, and thus the Florida Supreme Court decision departing from the recognized property law constituted a taking in and of itself.

The issue of whether court decisions may constitute governmental takings of property could have an impact on property rights across the county. If judicial takings are cognizable under law, then courts may be far less deferential towards governmental entities and may tend to err on the side of caution, namely on the side of property owners, due to the risk that the court decision itself may be challenged as a taking. Moreover, federal courts may become a new sounding board for review of state court property law decisions.

In *Stop the Beach*, a group of beachfront property owners challenged a beachfront restoration program implemented by the State of Florida under Florida's Beach and Shore Preservation Act. Under the restoration program, Florida set a fixed "erosion control line" based on the mean high-water mark, which changes over time, and added 75 feet of sand seaward of the erosion control line to, obviously, control erosion. Under the Act, the erosion control line became the new property line and Florida became the owner of the property seaward of the erosion control line.

Previously under Florida common law, the mean high-water line, which changes over time, was considered the boundary between private beachfront property owners abutting the water (otherwise known as littoral property), and the state-owned land under the water (the state generally owns property under a seabed in trust for the general public). Under Florida common law, littoral property owners have rights to access the water, to use the water for certain purposes, to have an unobstructed view of the water, and to receive accretions. An "accretion" is the gradual accumulation of land, which gradually increases the littoral property and moves the mean high-water line and the property line seaward. In contrast, a sudden increase or decrease in the land due to an event such as a hurricane or other natural force is called an avulsion. In the event of an avulsive occurrence, the property line, i.e., the mean high-water mark, stays

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the same. Thus, under Florida common law, when an avulsion adds new land seaward from the mean high water line, that property is still owned by the state, and at that point the private property owner no longer has the right to receive


accretions because the private property no longer touches the water.

The littoral owners claimed that the Act unconstitutionally deprived the owners of their littoral rights without just compensation under the Fifth

Amendment, arguing in part that the Act abolished their rights to accretions (the gradual increase in land). The Florida Supreme Court ended up addressing the issue and determined that the owners did not have any property rights that were taken by the Act because Florida actually owned the property seaward of the mean high-water line due to the beach restoration project, which constituted an avulsive event.

The owners then sought redress from the United States Supreme Court, arguing that the Florida Supreme Court decision itself constituted an unconstitutional governmental taking of property rights without just compensation in violation of the Fifth Amendment. This appeal drew interest across the country because regulatory takings cases such as this case typically arise when the governmental action constituting the taking is either an administrative or a legislative action, not a judicial action. The owners argued that under commonly accepted Florida law, their littoral rights included the right of accretion, but that the Florida Supreme Court decision authorized the beach restoration project that created a 75-foot strip of public land, eliminated their littoral right to accretion without just compensation.

Unfortunately, the Supreme Court Justices did not directly address the issue of judicial takings, but the Court decision provided some insight into the issue. The Justices agreed 8-0 (Justice Stevens did not participate in the decision because he owns a condominium in Florida) that the owners did not demonstrate that they actually were entitled to the littoral right of accretion because Florida common law recognized the doctrine of avulsion. According to the Supreme Court, Florida common law concerning the avulsion doctrine did not provide an exception when the state actually causes the sudden avulsive event. According to the 8-0 majority, the beach replenishment constituted an avulsive event, which meant under Florida law the littoral property owners no longer owned the sand abutting the water, and thus their right to accretions was non-existent. Consequently, the Florida Supreme Court decision did not alter any property rights to begin with, so given that property rights were not altered, there could not even be a taking.



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At least four Justices – Chief Justice Roberts and Justices Scalia, Thomas, and Alito – indicated in a separate opinion that they would recognize a judicial taking if a Court decision suddenly departed from well-established property law. Two Justices, Justice Kennedy and Justice Sotomayor, in a separate opinion, indicated that the Court should not address this constitutional issue in the case because it was unnecessary. However, they hinted that there might be circumstances where a judicial decision arbitrarily reverses property rights as established by common law, and that the proper mechanism for addressing an arbitrary change in real property law would be under the Due Process Clause of the Fifth Amendment, not the Takings Clause of the Fifth Amendment. Finally, the two remaining Justices Justice Ginsburg and Justice Breyer simply concluded it was unnecessary to address the constitutional issue of whether a judicial decision could constitute a taking.

In sum, it appears that at least six of the Justices, enough to constitute a majority, believed that a constitutional challenge to a judicial decision interfering with property rights could be made under the Fifth Amendment. They just might disagree as to whether the challenge should fall under the Due Process Clause or the Takings Clause of the Fifth Amendment. (To a certain extent the differing approaches may appear to be a matter of form over substance; however, there are different tests and remedies for each approach. The differences, however, are beyond the scope of this article.) That being said, portions of the decision joined by all eight of the Justices, including Justices Ginsburg and Breyer, arguably imply that a judicial taking claim may be cognizable:

The Takings Clause only protects property rights as they are established under state law, not as they might have been established or ought to have been established. We cannot say that the Florida Supreme Court's decision eliminated a right of accretion established under Florida law...

Because the Florida Supreme Court's decision did not contravene the established property rights of [the property owners], Florida has not violated the Fifth and Fourteenth Amendments.

Indeed, this analysis implies that a majority on the Court may recognize a judicial taking if they were presented with a case where the owner establishes a concrete property right taken away by a judicial decision.

While the Supreme Court decision in *Stop the Beach* does not provide a clear definition of what constitutes a compensable property interest, it does provide a property owner with sufficient precedent to argue that a certain judicial decision itself may constitute an unconstitutional taking, and may

have a chilling effect in state courts to the benefit of property owners. What is certain, however, is that there will be more litigation over the issue in this fast-moving area of law. **P**

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NAWIC Member Installed as National President

Cleveland Chapter member of eleven years, Debra M. Gregoire, was installed as the National Association of Women in Construction (NAWIC) National President recently at NAWIC's 55th Annual Convention held in Louisville, Kentucky. Her priorities in that role, she says, are to offer NAWIC members the opportunity to grow both personally and professionally through the educational programs offered at the chapter, regional and national levels; mentor all future leaders of the association by leading by example; and to encourage other women in the industry to join NAWIC.

Gregoire has 20 years construction experience (residential and commercial combined) and is currently the executive assistant at the Brewer-Garrett Company, based out of Middleburg Heights. Gregoire first joined the Cleveland NAWIC Chapter in 2001 and received the Outstanding New Leader award from both the Chapter and Region in 2001. She became Chapter President in 2003 which inspired her to run for Regional Director in 2004. On the National level, Gregoire held the Treasurer position for two years in 2006 and 2007, Vice President in 2008, President – Elect in 2009 and became National President in 2010.



Debra M. Gregoire

maintenance programs for structured parking facilities, as well as surface parking lots.

PICIS Welcomes Assistant Project Engineer

PICIS recently announced the return of Bob Burichin to the PICIS family after three summer internships and receiving his Bachelor's in Construction Management from Bowling Green State University in Bowling Green.

Burichin returns as an assistant project engineer, having worked with PICIS as an intern in both the Estimating and Operations Departments.

Bob will begin his new tenure at PICIS on-site at the Garfield Heights City Schools project assisting Pete DeVine and Leslie Wheeler. He will primarily assist with providing efficient flow of project related information, including the coordination of all contract documents and correspondence associated with cost and schedule related control functions.

Grubb & Ellis Welcomes Vice President

Grubb & Ellis Company recently announced that Kevin J. Riley, CCIM, has joined the company as vice president, Tenant Advisory Group, effective immediately.

Riley joins Grubb & Ellis from Colliers Ostendorf-Morris, where he was a Top 10 producer in 2008 and 2009, earning the distinction as the top office broker in 2009. In his six years at Colliers, Riley completed the lease or sale of more than 600,000 square

feet of office space valued in excess of \$50 million.

Technical Assurance P.E. Earns LEED Credential

Technical Assurance has announced that Jeff Smallidge, P. E. recently passed the Leadership in Energy & Environmental Design exam and is now a LEED Accredited Professional with a Building Design + Construction designation (LEED AP BD+C).

The LEED AP BD+C credential establishes a

standard for professionals participating in the design and construction phases of high-performance, healthful, durable, affordable and environmentally sound commercial, institutional, and high-rise residential buildings. Smallidge has extensive experience in the parking garage consulting industry, functioning as the lead parking expert for many owners, architects and developers over the past ten years. At Technical Assurance, Jeff is involved in developing design, restoration and

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Robert Skillman, Jr.

TC Architects Hires Project Manager

TC Architects has announced the addition of Robert Skillman, Jr. to its team of experienced design professionals. Skillman brings over 20 years of experience in architectural design, construction documentation, and project management with a diverse portfolio of new con-

struction and renovation projects. He holds a Bachelor of Science in Architecture from The Ohio State University. He is a registered Architect in the State of Ohio and a LEED Accredited Professional. He is also a member of the American Institute of Architects.

TC Architects is a full-service architectural and interior design firm with offices in Akron.

NAWIC Announces Networking Event

Cleveland Chapter 156 of the National Association of Women in Construction (NAWIC) announced it is hosting a networking event on Thursday, October 14, 2010 called "Discover the Treasures of NAWIC." This event is free for all guests and \$23 for members.

The event takes place at The Hilton Cleveland East – Beachwood at 3663 Park East Drive. Networking begins at 5:30 pm and dinner begins at 6:00 pm. A meeting and "treasure hunt" will begin at 6:45 pm and will conclude at approximately 8:30 pm.

Guests are encouraged to attend and to learn about this year's NAWIC programs, opportunities to interact with many construction industry professionals and to discover how NAWIC can enhance their personal growth and professional success. Valuable raffle prizes will be awarded to guests and NAWIC members.

For registration, contact Mary Carrossellia at 440-783-0300 or email mcarrossellia@simplexgrinnell.com before the October 11, 2010 deadline. Pre-registration is required. **P**



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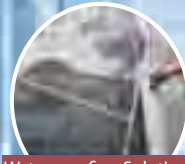
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Living to Learn

Spicer Residence Hall expands University of Akron's initiative to grow campus culture

By Mark Watt | Photos by Jim Maguire

This fall, 450 students are settling in at Spicer Residence Hall, the newest residence hall to open on the campus of the University of Akron (UA) in downtown Akron. Filling up the new \$27.3 million facility didn't take long as it was the top on-campus living choice for many students, says Frank Horn, UA's director of architectural design and construction. In fact, all 16 of UA's residential facilities are currently full, housing a record 3,250 students, and more than 280 students were on the waiting list when the fall semester began. Campus life at UA? How times have changed.

Historically, UA has been known as a commuter school, with the vast majority of students living off campus and traveling to school by car, bus or foot. Little by little, that's changing and it's no accident, according to Ted Curtis, UA's vice president for capital planning and facilities management. In fact, it's all part of the plan.

Seven years ago, UA kicked off a large-scale, multi-phase construction program intended to transform its campus and create a "more traditional university setting that would offer a richer campus life experience," Curtis says. That ini-

tiative, called A New Landscape for Learning, has seen UA invest more than \$500 million in renovations, landscaping and about 20 new buildings. This fall alone, UA is celebrating the completion of five significant projects, totaling \$72.7 million and including a new parking deck, new soccer field, new space for the Archives of the History of American Psychology and the new National Polymer Innovation Center (see full story, pg. 55), in addition to the new residence hall.

That aggressive programming has paid off as enrollment has climbed

from 24,000 to 29,000 since the campus improvement project began, a growth of about 20% in seven years. But as enrollment has grown, so has the need for on-campus housing. UA has responded by opening three new dormitories in the past six years, including its third and latest: Spicer Residence Hall.

Programming pursuit

Built by Kenmore Construction with architectural services provided by DesignGroup, of Columbus, Spicer Residence Hall is located adjacent to InfoCision Stadium-Summa Field at



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the corner of Spicer and Vine streets. The 145,000-square-foot, five-story residence hall includes a combination of room configurations, including shared-single, double and triple occupancy housing units, each with their own in-room bathrooms. In addition to living spaces, the facility includes study and lounge areas on each floor, computer lab space and flexible recreational and meeting rooms.

"This represents a continuing evolution of student housing," Horn says. That evolution, he notes, began with the 2004 construction of the Honors Complex, which introduced suite-style living spaces to UA's campus. It continued with the 2007 opening of the 500-bed Exchange Street Residence Hall along the southern border of campus. "Spicer Residence Hall builds on that stock. We listen to students' feedback on each building and incorporate their thoughts into the design of each new facility. That's what we did here."

Expanding from a design approach introduced at the Exchange Street Residence Hall, the new building is horseshoe-shaped with three connected wings wrapping around a courtyard. Outfitted with a sand volleyball court, informal seating areas and a pavilion shelter, the courtyard is bordered with decorative iron fencing.

"The horseshoe configuration allows you to maximize the amount of building you can put on the site, while generating green space at the same time," says Jack W. Giljahn, project architect with DesignGroup. "It also makes the corridors inside the building more user-friendly."

The building is a masonry bearing wall system, including precast concrete plank. "These are very solid, well constructed buildings with solid masonry and concrete floors," says Curtis. "For example, we fill the doorframes with mortar instead of leaving them hollow. When a door closes it sounds like a Rolls Royce."

Exterior façades, like those of most other buildings on UA's campus, continue a design standard of red-brown Belden Brick, produced in Canton, as



MADE FOR MINGLING A horseshoe-shaped layout at Spicer Residence Hall creates a courtyard area, which has been outfitted with a sand volleyball court, a pavilion shelter and informal seating areas.

well as Prairie Stone cultured stone product along the base, a design material first introduced at the football stadium next door. Windows are of aluminum and glass.

Although the building is sizeable, it is designed to evoke a residential feel with a gabled roof, covered in heavy-duty asphalt shingles. "It's designed to have a warm and inviting residential feel to present a comfortable image, not just for the students who live here but also for the surrounding community," Horn says.

Rooms are outfitted with modular beds, desks and wardrobes to provide numerous possibilities for furniture arrangement. Interior corridors feature cream walls with charcoal accenting and recycled content carpet tiles with a gold and black scroll pattern. "It's a little more of a sophisticated look with a hospitality-inspired stylization," says Julia Schumacher, president of Schumacher Designs, which provided interior design services at the facility.

An entry and lobby space, situated near the building's northeast corner, includes a control desk staffed 24 hours a day, with student mailboxes nearby. An elevator lobby is wrapped with walls of clear glass, which adds a sense of spaciousness while providing security. A card access entry system is used to separate public and private areas within the residence hall.

"Student safety is paramount here, as is durability," Horn says. "But comfort is just as important. These have to be places where the students want to live."

Just across a covered outdoor walkway is a multi-purpose room outfitted with an audio-visual system and a drop-down screen for viewing movies or educational programs. Two separate sets of furniture – including curved, soft couches or hard seats and tables of varying heights – are available for the space and allow it to be used for a variety of educational or recreational purposes.

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Belden Brick was proud to supply the brick to University of Akron's Spicer Residence Hall and the National Polymer Innovation Center in the heart of Akron, Ohio. The beautiful blend of colors, shapes and accents complement numerous other Belden Brick projects at the University of Akron.

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Wi-Fi Internet access. “Kids have higher standards today,” Curtis says. “They want amenities and it’s up to us to provide them.”

Giljahn, of DesignGroup, notes that the building is home to a variety of Living Learning Communities, a trend in residence halls that has developed over the past decade. Essentially, this means that rooms for student residents pursuing similar areas of study – such as nursing or business – are clustered together to encourage community-building.

Mechanical systems are situated in a lower level beneath the south wing of the building, while energy recovery and ventilation units are tucked within the attic. While most other facilities on campus tap into the university’s central utilities, Spicer Residence Hall is serviced by an independent system of gas-fired boilers and electric chillers

Although UA is not currently pursuing LEED (Leadership in Energy and Environmental Design) certification for the dorm, it meets many of the U.S. Green Building Council’s qualifications. Green features abound. For instance, LED lighting provides efficient illumination, exhaust fans include energy recovery units and variable frequency drives with smart controls are utilized to contain HVAC costs. Significantly, a 48,000-gallon rainwater harvesting system is used to guide storm water from rooftops to an underground tank where it is then filtered and pumped back up to irrigate landscaping. The building also utilizes recycled content finish materials, locally produced masonry and low VOC (volatile organic compounds) paint.

“The building is modeled to be about 20% more efficient than the energy code,” Giljahn says.

Study in coordination

According to Giljahn, the biggest challenge of the project was a tight schedule. “We had to be able to get the building designed and constructed in a very short amount of time,” he says, noting the team started the design in June 2008 and put out the first bid package five months later. “What really helped was the fact that the design team, the construction team and the university have all worked together on various other projects over the years.”

Bill Scala, president/owner of Kenmore Construction, agrees, noting



BUILT TO LAST Because of its role as housing for students, durability and safety are key to the design at Spicer Residence Hall. Glass wall panels provide visibility at the building’s main entrance (top). Carpet tiles throughout the facility, including in meeting lounges (bottom), allow for easy replacement if needed.

that his company broke ground in early 2009 and wrapped up work this July.

“Keeping this team together across these different projects worked well and continues to work well,” he says. “We know the university’s expectations and they know how we work. That’s what stands out when I think about this project – how well coordinated the teams have been. And the end product is great.”

Room to grow

As demand for on-campus housing continues to grow, UA is prepared for expansion at Spicer Residence Hall.

“We have the capacity to build out to a total of about 1,200 beds here,” Horn says.

Until then, students are continuing to grow accustomed to their new on-campus housing for the building’s inaugural semester.

“We’ve had great feedback from students so far,” Horn says. “This building has a more sophisticated look than some of our other living spaces, yet it’s still a fun place. The layout is set up to foster a sense of community among the students. We are very pleased with it.” **P**

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Revolutionizing Research

Advanced science, manufacturing merge at UA's National Polymer Innovation Center

By Mark Watt | Photos by Jim Maguire

The possibilities are intriguing and could have game-changing implications. High-tech nano-fiber bandages that can treat slow healing wounds by releasing nitric oxide to fight infection. Impossibly thin fabric that can change its appearance on command. These are just some of the exciting ideas being pursued within the College of Polymer Science and Polymer Engineering at the University of Akron (UA), which ranks with M.I.T. and Caltech as one of the preeminent polymer programs in the world.

Research and development of these and other pursuits in forward-thinking polymer science at UA has enjoyed a significant boost this summer with the opening of the National Polymer Innovation Center, a 42,750-square-foot facility located adjacent to the Polymer Engineering Academic Center near the intersection of Lincoln and South Forge streets on the UA campus.

Designed by Hasenstab Architects, of Akron, with the help of UA's own architecture team and constructed by Hammond Construction, of Canton, the new \$17.1 million facility houses 10 state-of-the-art laboratories and an adjoining high-bay processing area designed to accommodate prototype manufacturing machinery. What does this mean? It means that graduate students and faculty will be able to conduct first-of-its-kind research on advanced materials in a lab and then

cross a hallway into a manufacturing space where they can produce and test these possibly revolutionary products in a real-world environment.

"Nobody else in the nation has [a facility] with this approach," says Dr. Stephen Cheng, dean of UA's College of Polymer Science and Polymer Engineering, noting that his group of researchers envisioned the basic layout of the building several years ago with high efficiency in mind. "Because of the way it's designed, it provides a bridge between advanced research and manufacturing."

Study in efficiency

As explained by Mark Dodd, project manager for Hammond Construction, the National Polymer Innovation Center is a steel-framed building with a masonry shell, utilizing UA design standards such as red-brown Belden brick, aluminum wall panels and glass. A main

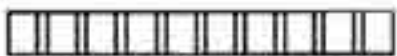
entry at the southwest corner of the building is accented by a two-story glass curtainwall and aluminum panel radius that leads visitors into a spacious two-story atrium, featuring soft seating, light wood finishes and a welcome desk.

"We wanted the entrance to feel open and inviting, and especially present a nice corporate image for visiting businesspeople and potential partners or clients," says Frank Horn, UA's director of architectural design and construction, noting that some work that takes place in the facility may be commissioned from outside businesses.

Beyond this entryway is a corridor running north and south, which divides a cluster of lab rooms – stacked on the first and second floor – and the massive two-story high bay area, viewable through a wall of glass panels.

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STYLE + SUBSTANCE A two-story atrium (left) welcomes visitors at the main entrance to the National Polymer Innovation Center, while a high bay area (right) further inside is where much of the activity takes place in the building. The 17,500-square-foot space provides a home for about \$6 million worth of specialized equipment to manufacture and manipulate new polymer materials.

research of those small-stage projects happening on the first floor, and then right out to the production environment,” Horn says. “Each lab allows researchers to keep an eye on what’s happening on the factory floor and allows them to go out to the floor quickly.”

The high bay area, encompassing about 17,500 square feet with a 32-foot-high ceiling, is an open and flexible manufacturing space. High PSI (per square inch) concrete flooring is six inches thick with a hardener on top to accommodate heavy pieces of equipment, which enter and exit the facility through three overhead doors along the western wall. Tectum paneling is used on interior masonry walls to absorb sound.

Currently the high bay area houses about \$6 million worth of specialized manufacturing equipment, which allow researchers to manipulate materials using chemicals, magnetism, heat and other techniques. The open floor will allow the team to utilize the space in countless ways.

“Flexibility is essential here,” says Jim Haskell, project manager for UA. “This technology moves so fast that we literally have no idea what may emerge next week, let alone a year from now. We look at this as being a moving target, trying to get our arms around what we think we’ll need in five, ten or 20 years.”

Overlooking the high bay area is a second-floor room that will be used by research assistants supporting the staff.

From here and elsewhere along the first and second floor corridors, building users and guests are offered wide-open views of the “factory floor” while not interfering with researchers’ activity.

Other areas in the building include a second-floor kitchenette, meeting rooms and administrative offices.

Following LEED

Viewable throughout the building are materials and building processes that emphasize sustainability. The project team is pursuing LEED (Leadership in Energy and Environmental Design) Silver certification from the U.S. Green Building Council, a process that won’t be completed until 2011, says John Van Auker, project manager with

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BUILDING ENERGY Green features can be found inside the facility – and outside as well. Photovoltaic panels on the roof generate some of the electricity for the building.

Hasenstab Architects. Although green techniques are used at various UA facilities, the Innovation Center would be its first to hold LEED certification.

Green building efforts include the use of locally produced, recycled-content and/or low-VOC (volatile organic compounds) materials, with all wood produced from quick-growth forests. Reflective white concrete and a white roof reduce solar island effect in warmer months. Photovoltaic panels on the roof generate some of the electricity used within the facility. Low flow plumbing, a variable frequency drive HVAC system and LED lighting help reduce energy costs.

“Pursuing LEED for this type of building can be challenging because lab spaces are energy hogs,” Van

Auker says. “In a lot of ways, the things you don’t see are the most important in a space like this The HVAC system, exhaust fans for fume hoods throughout the building, water systems – they all must work together as efficiently as possible.”

To assist in this, smart controls are used throughout the building, with occu-

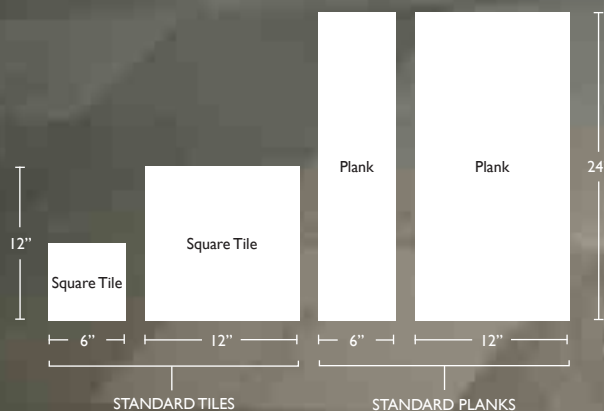
pancy sensors to trigger lighting, heating and cooling as needed. Additionally, window blinds track the movement of the sun and open or close automatically when required.

To educate building users and guests, green features of the building are highlighted by a video presentation in the lobby and via signage throughout



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the facility. A monitor in the main lobby also allows the public to observe energy usage in real time.

Developing solutions

Dodd says that the project presented a few notable challenges, although his company's ongoing relationship with the university helped the team accomplish its goals smoothly. "We've been fortunate to be part of their building program for many years," he says. "We consider this one as another success."

The first challenge, he says, was an aggressive schedule. Construction began in late June 2009 and was completed in May 2010, which was essential to accommodate research grants requiring the building to be open by early summer 2010.

The second challenge involved soil conditions on the site, which once housed a building structure but most recently was used as a parking lot. To deal with soft soil, Hammond built the new facility on Geopiers, stone aggregate piers rammed deep into the earth.

Lastly, Dodd notes that the site was tight, which demanded careful planning. "There's not a lot of room for staging so all deliveries had to be well-timed so as not to disrupt activity on the rest of campus," he says.

Ready for research

Faculty and researchers are enjoying the new facility, according to Dr. Cheng. "This is exactly what we envisioned a couple of years ago," he says. "We are very happy."

Ted Curtis, UA's vice president for capital planning and facilities management, says he's excited to see what comes out of the research that is taking place in the facility. "What we can envision rolling out of that workshop are products that will benefit humanity," he says.

Horn says the entire UA team is pleased with the results.

"We expect the facility to do what our faculty and researchers had hoped could be done," Horn says. "That is to present the university as a great partner to area businesses and to stimulate health, job opportunities, new businesses and all of the economic vitality that makes Northeast Ohio a great place to live and work." **P**

Sustainability in the City

Incorporating green design into the fabric of Northeast Ohio

By Kevin Dreyfuss-Wells

City Architecture

Every week we open our web browsers and the covers of our trade magazines to see a new and stunning green project debuting somewhere on the national stage. Some of these projects are truly breathtaking in the extent of their integration of innovative and high-tech green solutions. The pace at which sustainability has been adopted by the building industry is stunning, both in the language that is used to describe projects, but encouragingly often in their actual implementation.

However, encountering green projects that relate to our circumstances in Greater Cleveland is all too infrequent. Our local newspapers hammer us with news of poverty, property foreclosures, limited resources and enormous challenges that seem far removed from the realities and budgets that might create a museum with a living, breathing rooftop in California or a skyscraper with NASA-worthy lighting controls in New York.

As architects and planners that focus our work in the urban areas of our cities, we face this reality every day. We work with organizations and building users that need every advantage they can get to succeed, but with budgets where every dollar is precious. These projects need to function in the middle of the city, with durability and easy maintenance critically important to their success. Furthermore, any project that gets built has the additional burden of being a crucial catalyst to help invigorate and inspire its sur-



Renderings courtesy of City Architecture

START YOUR ENGINES At the Mayfield Road Transit Station, integration of sustainable design became a priority at the beginning of the design process.

rounding neighborhood. Where should we begin when we are planning the future fabric of a city like Cleveland?

Green as a priority

Nothing is more important than coming to an early consensus among the project team regarding the role that

sustainable design will play in a project. At the proposed new Mayfield Road transit station, we at City Architecture and our client, the Greater Cleveland RTA, decided at the project's inception that green design would be important in providing an inviting and responsible new station. During preliminary design,



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solar orientation and the local micro-climate helped inform everything from proportion, locations of openings, and eventually glazing types.

We have spent a great deal of time studying natural ventilation and how it can be enhanced by the stack effect that occurs when warm air rises. Each decision is tested against the rigorous construction and maintenance constraints that accompany a public transit station. Most importantly, initial planning identified opportunities to create a new sunlit urban plaza that will welcome pedestrians from Little Italy and University Circle alike, re-branding the image of public transit in this location as a natural part of an urban lifestyle.

Most of what we have

At the Collinwood Recreation Center, the initial foundation of our structure was already in place, in the form of a dilapidated former "big box" retail store



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SHADES OF GREEN Green development strategies take a variety of forms. For instance, the Collinwood Recreation Center (left) is transforming a vacant big box retail store into a sustainable oasis for residents of the City of Cleveland, while CMHA's redevelopment of Garden Valley Homes (right) creates new green spaces and opportunities for a neighborhood and its residents.

with no discernable future. We carefully studied the potential of the site to create a new asset for the City of Cleveland, and found the opportunity to re-use what was there instead of demolishing it and starting over.

The design was developed to facilitate keeping much of the original structural frame and dropping in the new big spaces like the natatorium and gymnasium. This approach informed aspects of the design from site development, where new bioretention swales were cut in to green the old asphalt parking lot, down to the detail of re-using old City of Cleveland street signs to create a colorful welcoming element as facing for the reception desk. Studying costs and benefits side by side with client helped make room in the budget for more visible demonstrations of renewable energy like solar hot water and a photovoltaic array.

Careful selection of materials not only will enhance indoor air quality and integrate the use of rapidly renewable materials like linoleum, but also focus on materials found near to our region to enhance our local economy. The countertop for the reception desk will be sourced from wood recovered from demolished Cleveland buildings. Can a project get more local than that?

Sustainability, everyday

We can see nothing more important to our city's future than making hopeful

new places in our city's most challenged neighborhoods. At Garden Valley, we are working with the Cuyahoga Metropolitan Housing Authority and Ralph Falbo Associates to make a new urban village in a nearly forgotten area of the city. New streets re-connect to the fabric of the neighborhood and new green spaces use stormwater as a resource to nourish lush rain gardens that become the vital heart of play spaces and gathering areas. Homes that are designed with long-term affordability in mind are being carefully insulated and sealed to create comfortable spaces that conserve energy. Material selections and engineered ventilation are an important part of creating low-VOC indoor spaces for families that can't afford to have an unhealthy home.

These are the kinds of approaches that are critical not only to the success

of these projects, but to the success of our city. In this economy and in our region, we can't afford to miss an opportunity. It is time for us all to agree that all projects, even those considered "ordinary" in program or budget, must rise beyond their minimum requirements and create new assets that compound the benefits for building users and surrounding neighborhoods.

There is no doubt that each plan and project presents us, as designers and citizens, with the chance to create a sustainable and lasting future for our community. **P**

Kevin Dreyfuss-Wells, LEED AP BD+C is the Director of Sustainable Design at City Architecture, a firm that focuses on sustainable planning, urban design and redevelopment projects in Northeast Ohio.



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Environment for Education

Fuchs Mizrachi School creates modern, green learning space

By John Elliott | Photos by Scott Pease

This fall, students at Fuchs Mizrachi School, Greater Cleveland's only college preparatory Orthodox Jewish day school serving pre-nursery through 12th grade, have the privilege of attending classes in a new school building.

The 102,000-square-foot facility, designed by Bialosky + Partners Architects and built by Arbor Construction, a subsidiary of Stark Enterprises, Inc., fulfills a long-awaited dream of an improved learning environment for Fuchs Mizrachi. Compared to the previously occupied 57,000-square-foot former elementary school in University Heights, the new \$20 million building features a white masonry exterior, extensive windows, which provide a significant amount of natural light to the building's interior, larger and improved educational spaces, Internet access throughout, and a significantly improved gymnasium.

The building is located on a 10-acre parcel of land on Shaker Boulevard immediately east of the Laura and Alvin Siegal College of Jewish Studies. It joins the Mandel Jewish Community Center, Agnon School, Temple Tifereth-Israel's suburban branch and the Maltz museum to create a Jewish campus. Park Synagogue East is within close proximity.

Design development

Initial planning for the building began in 2005, but at that time, there was no site available. Through the generosity of the Jewish Community Federation of Cleveland, the current parcel was purchased. The school itself had outgrown its previous facility on Fenwick Road in University Heights, having grown from an initial 10 students to over 400 in 25 years.

In an attempt to underscore the Jewish traditions and Torah values, the school consulted with David Moss, a renowned Israeli illuminator, animator and trans-former of Jewish texts. Moss initially spent a great deal of time interviewing students, faculty and administration



SCHOOLED IN SUSTAINABILITY From geothermal heating to daylight harvesting, green features are prevalent throughout the new \$20 million facility.

about their ideas for a new school. The school was designed as one building rather than a campus, because the students expressed the desire to be together and not separated by grade-level.

Other ideas incorporated by Moss in the design of the building included the atrium, also known as the "Lev" or heart of the school. While different wings of the building are allocated to an early



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childhood center, lower school, junior high school and high school, it was felt that the atrium is the space where the students would congregate. Inherent in the design of the atrium is that its main axis is oriented four degrees south of due east, pointing directly toward Jerusalem. Both interior and exterior walls of alternating smooth and split-faced block simulate the columns of text from the Torah. The colors chosen for the interiors reflect those of fruits and grains of Israel mentioned in the Torah.

The main entrance to the school is constructed of Jerusalem stone, inside and out, from quarries in Israel. Two-story glass walls on both the east and west walls of the atrium provide an abundant amount of natural light. The atrium floor, as well as hallways and many classrooms, is polished concrete. A stainless steel, railed glass balcony overlooks the atrium from the second floor. The interior ceiling in the atrium is exposed wood decking, and many of the spaces in the building are open to the exposed structure above.

The school has two “Batei Midrashes,” or religious study halls, which are also used for junior high school and high school assemblies, classrooms and for large events. The junior high Bet Midrash is partially illuminated by a skylight running the full width of the room.

*Proud to be part of the
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SOLID FOUNDATION Accessing the building through the front doors (left), students enter into an open atrium (right) constructed with Jerusalem stone from quarries in Israel.

The high school Bet Midrash, arguably the most dramatic room in the school, contains three tiers of windows on its western exposure. Both of these allow for large amounts of natural light.

Building the layered ceiling in the high school Bet Midrash was a challenge, notes Mike Thorson, a structural engineer at Richfield-based Thorson-Baker and Associates, the structural engineer on the project. Inverted trusses made of heavy rods were suspended to achieve the layering of the ceiling. "It was fairly unique," Thorson says.

The early childhood center contains a large "muscle room" for its students, a circular-shaped indoor play area in which the students can ride their tri-cycles on a track that simulates the outdoor play area. Outside, a fence-enclosed play area for young children has a rubber mulch base made from recycled tires.

All classrooms are Wi-Fi enabled, allowing teachers the ability to move about the room and interact with students while using tablet computers wirelessly connected to projectors. "We wanted to

create a high-tech environment for both teaching and student computer use," explains Dr. Mark Kreindel, chairman of the school's building committee.

Multiple energy conservation strategies

According to Bruce Horton, principal at Bialosky & Partners, multiple energy conservation strategies were included in the project. These include such things as high insulation values, efficient windows and glazing, and an advanced



lighting control system with occupancy sensors and daylighting controls. Heating and cooling is provided by 99 wells, each 300 feet deep as part of a geothermal heat pump system. The building uses 37% less energy than most comparable buildings, Horton notes.

The school is applying for Leadership in Energy and Environmental Design (LEED) Gold Certification for Schools as a result of these energy saving strategies. Bedford-based Doty Miller Architects, a company specializing in LEED certification and green building, assisted Arbor Construction in documenting the LEED construction credits. While the incremental cost of \$500,000 presented a significant upfront cost, the savings realized by such systems should allow the school to recoup the costs within five years, according to Horton.

Additional LEED strategies incorporated into the building include five inches of roof insulation, double the code requirement; greater than 20% of the building materials are recycled, and more than 30% of

the building materials were sourced from within a 500-mile radius. The building uses 40% less water due to washroom sinks and toilets that have automatic start and stop functions, and solar thermal panels on the roof provide



NATURAL SETTING The interior ceiling in the atrium is exposed wood decking, and many of the spaces in the building are open to the exposed structure above.

supplemental heating for the water. Cabinets and shelves are made from wheat board, a rapidly renewable material.

Outdoor areas contained wetlands in several areas. This resulted in mitigation of some of the wetlands, while the major area of wetlands was retained and enhanced. This is expected to become incorporated into the school's science curriculum as an outdoor laboratory.

A healthy environment

The quality of the indoor environment is of high importance to promote the health and academic achievement of the students. According to Kreindel, "multiple studies have shown that

an environment with increased daylight and good ventilation result in improved student test scores, healthier students and less sick days for both faculty and students."

The windows are made from Solarban 70XL glass, a new solar control, low emission glass that combines the clear appearance of transparent, color-neutral glass with a combination of solar control and visible light transmittance. "We're getting a tremendous amount of light into the building and we're minimizing the solar heat gain," says Horton. The extensive glazing also affords the building's occupants views of the exterior. All of the classrooms have demand control ventilation, which also saves energy.

All lighting fixtures in the classrooms are programmed to dim or brighten

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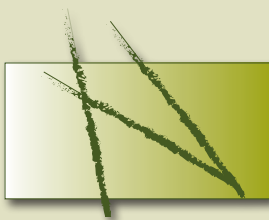
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ACTIVE EXPANSION A small gym at the school's previous facility provided seating for just 25. In contrast, the new gymnasium (above) provides seating for 850-1,000 fans and includes three basketball courts.

automatically, depending on the amount of natural light. This is known as "day-light harvesting," says Greg Blatnik, an electrical engineer for Cleveland-based Karpinski Engineering, which was responsible for the mechanical, electrical plumbing and technology aspects of the project.

Much of the mechanical, electrical and plumbing system components are above the first floor corridor ceilings, allowing for more open space in the second floor ceiling, notes Jim MacMillan, vice president of mechanical engineering at Karpinski and the principal in charge and lead mechanical engineer for this project. One goal was to keep the roof as clean as possible because of its visibility from I-271.

State-of-the-art gym

Probably the biggest single improvement over the old facility is the new gymnasium. Whereas the old school had a very small gym with a low ceiling – low enough that volleyballs and basketballs frequently hit the ceiling during games – the new facility is state-of-the-art. The building itself is a pre-engineered structure with a masonry veneer exterior. The gym floor is bamboo, again maintaining the use of rapidly renewable materials. Seating has been improved from about 25 in the old facility to 850-1000 fans in the

new one. The main gymnasium is used for junior high and high school students and has two side basketball courts and one main regulation sized court. It also accommodates a full volleyball court.

The lower school gymnasium actually functions as a multipurpose room; it also serves as a cafeteria and auditorium. This room contains a fully functional stage with full theatrical lighting.

Outside areas include parking for over 170 cars, multiple playgrounds designed for students of different ages, a full-sized soccer field and a softball diamond.

The project is the culmination of years of planning and development and construction. Ground was initially broken in September 2008 and the school was completed just in time for the current school year.

Sue Frankel, owner's representative for the project, notes that "completion of this building is a result of the cooperation of many different individuals and agencies that made it possible, including Beachwood's mayor, city officials and police and fire departments."

For the students, teachers and administration, it is a dream-come-true. The new Fuchs Mizrahi School will allow greater Cleveland's Orthodox Jewish community to educate today's generation of students in a state-of-the-art facility. **P**



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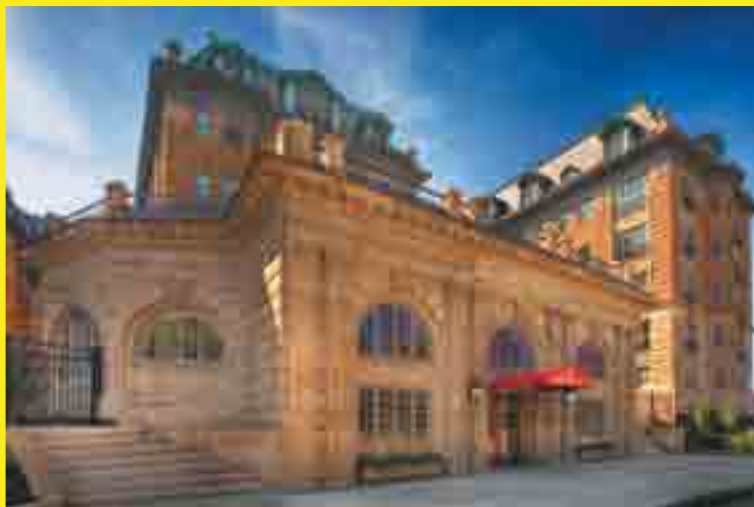
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Photos courtesy of KW Lang Mechanical

PLOTTING THE PROGRAM (From left) Marymount's Sister Joyce worked with KW Lang Mechanical Service Manager Chris Shaffer and Mike Richenbacher, of Jera Contracting, to learn how to use computerized controls for a new variable refrigerant flow (VRF) heating and air conditioning system at Marymount Congregational Home (right).

Install + Operate Green: The Story Gets Even Better

Examining HVAC energy efficiency at Marymount Congregational Home

By Ken Lang
KW Lang Mechanical

Last year, I wrote an article on green systems and in particular a project that we at KW Lang are very proud to have worked on with Sandvick Architects, Denk Engineering and Jera Contracting. When I wrote the article, the jury was still out on operating costs of the City-Multi Mitsubishi VRF (variable refrigerant flow) heating and cooling system.

Now that the system has operated for over a year, I am convinced and so is our client, Marymount Congregational Home, that this green system has already saved these Sisters a lot of green. Take a look at the numbers in Table A.

This building, a 1920s-era, four-story large heavy masonry building, had an old steam system with little to no controls. When we put the new City-Multi heating and air conditioning system in operation, their operating costs were less than half of the steam-heating-only system we took out.

Marymount is a multi-use building. It has two stories of residential suites, child-care, pre-school, offices, meeting rooms, dining rooms, kitchen, storage and a chapel. Sister Joyce was the owner's representative during the construction and is now in charge of the operation of the new VRF system. Throughout the project, she worked with KW Lang Mechanical

Natural Gas and Electrical Costs: Marymount Congregational Home

2005-2007	2008	2009
\$109,473 per year (Avg. per year)	\$47,069 per year (Under construction)	\$29,994 per year (New system)

Table A - Courtesy of KW Lang Mechanical

Service Manager Chris Shaffer and Mike Richenbacher, of Jera Contracting.

Together they went over an operating schedule of the seven systems with 150 zones controlling the maximum and minimum setpoints, which control overcooling or heating. The system is web-accessible so we can monitor the building from our office at KW Lang and our service technicians carry laptop computers so we can monitor the system anytime from anywhere.

As Sister Joyce becomes more familiar with their system, she will be able to make adjustments, which will in turn improve operating costs even more.

VRF systems have about the same operating costs as geothermal. On the Marymount project, the VRF system was about 30% less than geothermal installation costs.

After a year or so of operation, what does Sister Joyce think of her City Multi Mitsubishi "very green" VRF heating and air conditioning system?

"Before the renovation, our building was heated by two "old" boilers (small car size) and cooled using window air conditioners," says Sister Joyce. "The heating was an all-or-nothing system and the cooling was by room and most rooms did not have A/C units – both systems were very expensive energy hogs.

"Now our entire building is comfortable both summer and winter. Residential suites, meeting rooms, offices, child care, etc. can be scheduled to heat or cool only when used. Individual thermostats can be locked (no keys needed; all done by my computer), prohibiting constant



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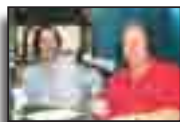
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adjustment by whoever walks in. I have the ability to sit at my computer and adjust any thermostat in the building.

"In total honesty, we have had a few bumps in the road but with a bit of time, patience and many computer adjustments everything is working wonderfully.

"As Mr. Lang has stated, our utility bills have been greatly reduced. Just as important to us is the 'green' effect. Our bills went down because our consumption went down, thereby reducing our footprint on the earth. We are more comfortable and we have reduced our energy consumption. The system has far exceeded my expectations." **P**

Ken Lang on Operating Green HVAC Systems:

There are several green systems on the market today that KW Lang recommends and installs: variable refrigerant flow (VRF), geothermal, ductless splits with VRF compressors, water source heat pumps, VAV (variable air volume) and VVT (variable volume temperature) systems, variable water IPS system and optimizer using high efficiency furnaces and air-to-air heat pumps. All have good to very good operating efficiencies.

Some systems only operate with electronic controls. Some systems have standard controls but can be upgraded to electronic controls. For office buildings, VAV systems are particularly efficient. The system follows the load of the building and produces only the A/C required to maintain space temperature.

No matter how green the HVAC system is within a particular building, the best operating cost is when the system is "off." There are many HVAC systems that still operate 24 hours per day 365 days per year, but with electronic controls and a PC, sequence-of-operation can be programmed so areas of a building can be put in setback or shut down when not in use. For instance, a building with normal operating hours – from 7 a.m. to 7 p.m., 12 hours per day, Monday thru Saturday and off on Sunday – has 72 hours of operation per week. There are 168 hours in a week. The system is off over 50% of the time.

When weighing options on HVAC solutions, there are a lot of factors to consider. That's why we recommend working with an HVAC service provider with experience and expertise in the field.

For more information, contact KW Lang at 440-349-9989 or visit www.kwlang.com.

Local Colors

Herschman Architects leads “Orange Goes Green Certification Program” in setting the bar for sustainability in village, region

By Jud Kline

Herschman Architects

The development of the “Orange Goes Green” Certification Program in Orange Village serves as an example of how architects can influence and facilitate community aspirations. Herschman Architects, Inc. has recognized this role and encourages its staff to be catalysts in their communities by serving on boards, committees and commissions. In understanding the opportunity these positions provide, they were able to assist Orange Village in pursuing the community goal of working to provide a more sustainable built environment within the village.

The development of the “Orange Goes Green” Certification Program in Orange Village serves as an example of how architects can influence and facilitate community aspirations. Herschman Architects, Inc. has recognized this role and encourages its staff to be catalysts in their communities by serving on boards, committees and commissions. In understanding the opportunity these positions provide, they were able to assist Orange Village in pursuing the community goal of working to provide a more sustainable built environment within the village.

In October 2008, Jud Kline, senior director of Herschman Architects and a member of the village’s Architectural Board of Review, proposed the creation of guidelines to promote sustainable building in the village. Both the mayor and planning commission responded by establishing an ad hoc committee to develop a green building strategy and appointed Kline to chairman. The Orange Village Sustainable Building Committee was established and included: Mayor Kathy U. Mulcahy; Rebecca Sheltenbran, the assistant law director; Lou Hovansek, the building commissioner; Ron Kluchin, the village’s architect; Dave Hartt, the village’s planner; Anthony Lazar, member of the planning commission; Mary Fisco, building department secretary; and interested citizens Harley Cohen and Pamela Pierce. With a belief the program could be valuable to other communities in the region, Kline contacted Paul Alsinas, director of the Cuyahoga County

Planning Commission (CCPC) to enlist their assistance. The CCPC responded, offering the support of Kristen Hopkins, a senior planner with the CCPC, and Joyce-Burke Jones, executive officer in the county’s Office of Sustainability.

The committee’s goal was to investigate and determine community aspirations for sustainable building and development in improving the quality of life for residents, reducing the carbon footprint for the village, improving storm water quality, enhancing biodiversity and increasing property values. The resulting program sought to produce achievable standards without making

them burdensome, difficult or financially unreasonable.

The committee utilized the USGBC LEED standards for homes, new construction, neighborhood development, the NAHB Green Building Guidelines and the Enterprise Communities Green criteria as resources in the development of the program. Through the application of these criteria, the team considered which specific items in these various recognized green guidelines resonated with the village’s intentions. By running these various standards through the sieve of community values, the committee built a credit system around

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existing local codes, practices and policies resulting in a set of guidelines and a certification program meeting the village's needs and goals.

Through the committee's effort, the "Orange Goes Green Certification Program (OGGCP)" was created. The program produced a strategic credit list for building and site development. Participation in the process would lead to a certificate of achievement and plaque for attaining compliance with the standards at three credit levels: Certified, Green or Orange. To facilitate the program, the committee developed a credit form; a manual to assist builders, developers and home owners in pursuing the certification; and protocol for the program management. While the program will be voluntary, the hope is the local community will embrace the opportunity for builders, developers and property owners to improve energy efficiency, environmental impact and overall quality of life in the village. The local council endorsed and supported the process by voting in March of 2010 to adopt the completed proposal. The program is available to residents through the office of the Orange Village Building Department and has been provided to the Cuyahoga County Planning Commission to be shared with other communities in the region.

The committee will continue to function as a resource for participants in the certification process and an arbiter where questions arise in the application of the credits, which will be reviewed by the village's architect and building department for conformance. The next steps for the committee are to beta test a model house project for certification and to investigate development remodeling and renovation guidelines.

In spring 2010, Premier Custom Builders and Alan Brown got underway with the construction of a new home on Emery Road. When completed, the home will be built to achieve the first certification in the village. In the acquisition of properties adjacent to the house under construction, Brown's firm will also pursue certification for his overall development under the OGGCP Site Development Certification.



Image courtesy of Bill Mason

Green Building Blocks Innovative home design incorporates recycled intermodal shipping containers

A new housing concept coming to Ohio City this fall will undoubtedly spark the interest of those looking for a truly unique and innovative home in the area: a house with an exo-skeleton constructed of 12 recycled intermodal shipping containers – yes, the ones you have seen stacked high atop huge sea going vessels carrying import and export goods to and from distant places.

Simplistically modern, yet complex in its design, finish and deployment, the concept is truly a product of its time, sustainable by definition, and is one-of-a-kind in the area. The recycling of the containers minimizes impact on the environment, while the housing adds economic value to the local economy by strengthening the tax base and soulfully contributing to the eclectic fabric of Ohio City's renowned housing stock.

At approximately 2,000 square feet, the light-filled two-story, single-family residence includes three bedrooms, three baths and a two-car garage wrapped around an intimate center courtyard. The structural integrity of the containers' steel tube framing enables sections of its corrugated walls to be cutout for large windows, doors and open utilitarian type spaces. A plethora of sustainable options will be made available to prospective buyers, from alternative, more energy efficient mechanicals such as a rain water capture system to custom interiors made from reclaimed materials like barn siding. Multiple green roofs and living walls have also been incorporated into the conceptual design to further reduce the home's life-cycle costs.

There hasn't been a better time to introduce such a sustainably innovative concept to housing market. The project has had an overwhelming amount of support through the design review process and is moving forward into marketing and design development. It is anticipated that the area's first container home will go from conceptual offering to being built and occupied within six months.

This one-of-a-kind home, conceived by owner/agent/project developer Michael Rastatter and designed by architect Bill Mason, will be available for purchase soon. Interested buyers should contact Rastatter at 216-258-4273 or via email at www.michaelrastatterjr@howardhanna.com. **P**

Michael Rastatter is a long-time Cleveland, real estate entrepreneur and self proclaimed urban dweller who has been vested in the Ohio City neighborhood for over ten years. Rastatter and architect Bill Mason met in 2008 and are fellow Cleveland Landmarks Commission board members. Mason has lead a variety of local projects and is currently consulting on the development of Cleveland's Historic Warehouse District Public Realm Plan.

Herschman Architects has set its sights on playing a role as a leader in sustainable building. Through the application of their knowledge and leadership, the Orange Goes Green Certification Program emerged, enabling the Village to work toward achieving its sustainable goals. Through engaging the community and provided resources to facilitate

Orange Village, the firm demonstrated how architects can have an impact on their communities beyond the buildings they design. **P**

For further program information, contact Jud Kline, c/o Herschman Architects, Inc. 216-223-3224 or by e-mail at jkline@herschman-architects.com.

Planting a Seed in South Euclid

Green Neighborhoods Initiative sprouts its first sustainable home project

Story by Hannah Yanega | Photo courtesy of City Architecture

Driving down Wilmington Road in suburban South Euclid, the small tract bungalows are all fairly uniform and practical for their price. At a glance, one house's vibrant green door contrasts the pale shades of the surrounding homes. Besides the colorful entryway and minimal landscaping, the structure keeps in line with the other bungalows on the block. However, there is so much more to this house than the intensity of its front door.

The first bungalow refurbished for South Euclid's Green Neighborhoods Initiative, 4182 Wilmington Road has a very big role to play. The house was completely renovated by Home Again Restoration Company to meet LEED (Leadership in Energy & Environmental Design) standards for green building. The design was provided by Kevin Dreyfuss-Wells of City Architecture under the direction of Sally Martin, housing manager for The City of South Euclid.

"The Home Again approach to home renovation is to give a complete review of a house's needs and then to perform a first rate renovation with a home-builder's approach," says Joe Del Re, director of new business development with Home Again.

The house had been in immense disrepair and had been vacated by the previous owners. Gutted and stripped down to the wall studs and restored with new, all green features, the house may qualify for LEED Platinum status, the highest certification given to such a project. Already, the home is the first Gold LEED certified home renovation project in Northeast Ohio.

When deciding to embark on this "green" initiative, the City of South Euclid had a specific approach in mind. "The city's desire was that if any home restorations occurred in their target area, that the renovations be performed with green and sustainable building methods. Our approach fit their model perfectly," says Del Re.

Pam Pierce, a LEED Accredited Professional and Green Home Trainer/Rater through the U.S. Green Building Council, is one of the primary volunteers to assist with rating the house and helping



HUMBLE BEGINNINGS The first bungalow refurbished for South Euclid's Green Neighborhoods Initiative is located at 4182 Wilmington Road.

to oversee the project. In her experience, she has seen trends develop and change, and this house is the start of a whole new chapter in green development.

"Working closely with architects and public officials is a critical part of any real estate development," Del Re says. "In a situation like the South Euclid Green Neighborhood initiative, it becomes even more important to work closely with partners like the Green Rater to ensure that the correct systems, methods and materials are put in place."

In a residential neighborhood such as this one, there is often a stigma attached that all homes are small homes. On walking into 4182 Wilmington, however, it's quite clear that open space is abundant. The living room and kitchen both intersect the entryway, giving the foyer a very roomy and welcoming feel. All-wood cabinets by Choice Cabinet create plentiful storage space in the

kitchen while still allowing for a spacious walkthrough. Broad, expansive windows in almost every room of the home let in natural light and reduce the need for electricity during the day. The first floor bedroom is connected directly to a full bathroom, and pocket doors allow the bedroom and shower to be closed off to create a guest bathroom without sacrificing extra space. Upstairs, a rolling dividing wall can be pushed back to reveal a small lounge and study area or kept closed to divide it from another bedroom and bathroom. The floor plan is laid out to bring the house together without giving up any elbowroom.

Beyond questions of space constraints, consumers often choose not to invest in green features because they believe cost is an issue. Because of the hype that green architecture and appliances have created over the past 20 years, the perspective on the green movement has

been skewed. Fortunately for people with such doubts, Pierce explains that such concerns are unnecessary.

"The average person thinks it might cost 17% more to build a house green, but the numbers are actually under 2%," Pierce says. "You can still have a really green, really nice home without all the extra expense. Moreover, you're repurposing and reusing materials."

With costs projected this low, property owners can afford to jump-start a green lifestyle, beginning with their homes. South Euclid is taking advantage of cost-cutting measures by extending the life of this house by easily implementing basic green features.

A gaze out the windows of the Wilmington house reveals lawns of low-mow grass and additional low-water landscaping courtesy of Yardmaster. Rain barrels are placed near the back steps and next to the garage and permeable paving stones in the backyard assist in retaining the yard's water. In the basement, a

complex heating manifold is installed to conserve and direct heat to specific regions of the house. Energy-Star appliances, compact fluorescent light bulbs, low VOC paint, well-insulated ceilings and walls, and low-flow toilets and showers have all been used to reinforce green measures and LEED requirements.

Looking at the long term effects of even these minor changes, how much more would a house similar to this, built green from the ground up, be worth in the long run? "You're not just considering first cost, but over the lifetime you'll be saving a lot of energy and have a building that lasts longer," Pierce says. "Especially in a building that you're going to resell to tenants, you'll have a higher resale value."

In terms of long-term benefits for the City of South Euclid, continuing this green initiative broadcasts positive responses from both the consumer aspect and the city itself.

"Cities like South Euclid are using the challenges created by high foreclo-

sures and vacancy as an opportunity to re-invent their image and market themselves to a new segment of the home buying population that might not have considered their community before," Del Re says.

When all the factors that fit into the green lifestyle are combined, the end result shows outstanding promise. The opportunity to start something that will prove better for a house and for a family is invaluable and the city is making great strides to build a foundation for this initiative and keep it alive.

"[Home Again] is working with the City to restore additional houses in their community, as well as planning for some appropriately placed new construction homes to create some more diversity in the market place," Del Re says. "We look forward to a long and productive relationship with the City of South Euclid to restore many homes for years to come." **P**

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Airing Concerns

A look at vapor intrusion and indoor air quality

By Fraser Hamilton
Earth Consulting, Ltd.

The intrusion to indoor (occupied) spaces of vapors from sub-grade sources is becoming increasingly recognized as a potential threat to the health of building occupants. Vapor intrusion is the movement of volatile compounds into indoor spaces. When chemicals or products are spilled onto or into the environment, they will generally meet one or more of three fates. They might 1) evaporate into the air, 2) run-off to a surface water feature and/or into engineered sewers, or 3) soak into the ground and percolate to the water table. Along the way some fraction will likely become absorbed (or adsorbed) to soil.

Depending on the quantity of material released, soil type, surface conditions and even the weather; any one or any combination of all three of these is possible.

Brownfield development an issue?

It is probably not coincidental that the redevelopment of Brownfield properties (abandoned or unused commercial or industrial sites) has made the issue of vapor intrusion come to the forefront. The indoor air pathway, or exposure scenario, is one that becomes more important when low levels of contaminants are in soil or shallow groundwater. Former property uses such as dry cleaners and gasoline stations are of particular concern.

Even without an obvious catastrophic release the small amounts of dry cleaning fluids that might get spilled when the dry cleaner is filling his machine or a truck is making a delivery can accumulate in soils beneath floor slabs over time. Likewise, minor leaks, spills and other releases of product at gasoline stations will also result in an accumulation of petroleum products over time.

Any property use that includes the use of chemicals that could be spilled or leaked to the ground has the potential

for indoor air impacts. And the source of the potential intruding vapors may not be anywhere near the building in question. If a utility trench has been contaminated by a release of gasoline from the tanks at the corner gas station, the vapors released by the liquid gasoline into the pore space of the loose backfill around the water/sewer/telephone/etc line can easily migrate back towards the building that those utilities are serving.

This is of particular concern in Northeast Ohio where the native soils are typically clays with low porosity and permeability, causing trenches backfilled with sand and gravel to act like subgrade superhighways for the migration of water as well as liquid and vapor contaminants. The problems become exaggerated during the heating season when warmer buildings and constantly operating HVAC systems create a preferential flow from the cold underground and around the building slab.

Sampling and testing

Given that the "safe" levels for exposure to many airborne contaminants are well below the odor thresholds for those contaminants, if your building potentially could be affected by these

issues it is important to have adequate data to ensure that you are doing to be protective of the health of the building occupants. This is why the regulators and – likely more important to many – the banks have taken an interest in this aspect of indoor air quality.

The State of Ohio's Environmental Protection Agency (OEPA) this summer issued a Guidance Document for Sample Collection and Evaluation of Vapor Intrusion to Indoor Air. This document describes methods that the OEPA has determined are acceptable for the collection of samples, modeling and analysis of data. It also describes some remedial methods.

The methods described in the OEPA document for the sampling of soil gas, subslab gas/vapor and indoor air are generally not new. In the 1980s and 1990s, soil gas studies were a popular method of assessing the nature and extent of volatile organic compound (VOC) plumes in soil and groundwater.

Many of the methods used then are being revisited. And while none of these methods are particularly complex, they require a different skill set than is used to drill and sample soil borings and set groundwater monitoring wells.

Some of the materials used in collecting these samples are particularly sensitive and require extra care in packaging and handling (this writer had an experience in the late 1980s where the laboratory informed us to stop fueling our rental car with samples in it as they were able to detect a signature gasoline spike in the samples). Therefore, if you suspect (or are told) that you have a potential vapor intrusion issue, be sure to query your choice of consultant on their experience to do the work and their ability to do it right.

Taking care of the problem

If you perform a vapor intrusion study and after review of the results, modeling and risk assessment, it is determined that an unacceptable risk exists, the next step will be determining how to resolve the problem. The answer can be as simple as sealing all joints, cracks,

sumps and other penetrations through your slab. Coating the floor in some sort of high performance epoxy or other sealant might also help (but of course, this raises the issue of off-gassing from the sealant!).

In more extreme cases, and more likely in new construction where gross removal of the impacted material is not practical, a subfloor ventilation system can be designed. This system may include some means to create a subfloor negative pressure area that would trap migrating vapors in a granular material where a subfloor piping system can be used to capture the vapors and vent them to the atmosphere where they will safely dissipate.

A carefully installed vapor barrier between the floor and the granular base is also an important part of this process.

Don't worry!

While hearing from your lender two weeks before closing that you need to perform a vapor intrusion study/indoor air sampling program might cause some panic, rest assured that the process is manageable. The hardest part, besides the waiting, will be communicating to your employees/occupants that there is no documentation that they are at risk and the work is being done as a precaution. This is just another reason to schedule the environmental part of the due diligence process up in the schedule and not leave it to the end.

This is especially true right now, as some lenders who thought that they had a "clean" property based on Phase I's performed over the last 10 or 15 years (when real estate values were going nowhere but up and refinancing was frequent) are discovering that some of those Phase I's "missed" some concerns that today's more risk averse bankers are taking note of. **P**

Fraser K. Hamilton Sr. PG has over 20 years of environmental consulting experience. His experience ranges from field geologist to managing Dames & Moore's Cleveland office to his current role as the principal of EARTH Consulting, Ltd (www.earthconsulting.org). He can be reached at fhamilton@earthconsulting.org or 216.410.3422.



Photos courtesy of PS Construction Fabrics

Industry Profile: The Dandy Bag® Captures Sediment, Contains Contaminated Run-Off

By Dave Larkin

PS Construction Fabrics, Inc., a Northeast Ohio business specializing in geotextiles and pavement maintenance, has offered a range of products since it was founded over 25 years ago.

One such product is the Dandy Bag®, a simple device for capturing sediment and containment of contaminated erosion run-off from construction sites or where storm water systems are exposed to debris run-off. It is a proven solution to help protect storm grates and storm drains from heavy, sediment-laden storm water.

The Dandy Bag is used with flat grates (including round) and mountable curbs to filter out all the sludgy sediment-laden storm water. The suspended solids are allowed to settle out of the slowed flow and are captured by the Dandy Bag prior to entering the inlet, ensuring regulatory compliance performance.

For more information, contact psconstfabrics.com, or call 330-335-3635. **P**

Setting a New Standard

CPL Rice Branch becomes Ohio's first freestanding LEED-certified library

By Jennifer Wahl

Bostwick Design Partnership

Bostwick Design Partnership recently announced the certification of Ohio's first freestanding LEED-certified library according to the U.S. Green Building Council's (USGBC) Certified Project List. Designed for Cleveland Public Library, the new Rice Branch has been certified as a LEED-Silver building under USGBC guidelines in the LEED for New Construction rating system. The project is also the first LEED-certified facility for the Cleveland Public Library system.

The 14,000-square-foot, one-story library is located on a prominent corner site adjacent to a new elementary school in Cleveland's east-side Buckeye Neighborhood. To provide a significant presence and communicate the value of literacy, the length of the building on the east and west elevations invites the community inside by using floor-to-ceiling windows that allows the activity within the library to be displayed to the surrounding neighborhood.

The library is organized along a central spine of circulation defined by an open colonnade and accented with daylight through the use of the clerestory windows along the top of the spine. Surrounding it is a spacious hall containing most of the library's programs in a flexible, open plan. With people of all ages reading, gathering information, conversing with friends and doing homework, this space creates an atmosphere of engagement, animation and community.

"Cleveland Public Library wanted to create a 'living-room' for the community," explains Rich Ortmeyer, the



COMMUNITY CONNECTION Floor-to-ceiling windows allow the activity within the library to be displayed to the surrounding neighborhood, while bathing the interior with daylight.

principal-in-charge of library design at Bostwick Design Partnership. "The use of brick and wood creates a warm, inviting environment – and with all the windows, it's easy for the neighborhood to look in."

Bostwick Design Partnership's architectural development process promotes

deep collaboration with its clients. The team worked hand-in-hand with Cleveland Public Library to incorporate several different sustainable design strategies in the design to achieve their goal of being a good environmental steward.

"Cleveland Public Library has always prided itself on being a good environmental steward. In recent years, we have implemented a number of programs designed to reduce the amount of waste generated and energy consumed by our branches," says Cleveland Public Library Director Felton Thomas. "But the construction of the new Rice Branch offered us the first real opportunity to showcase the latest green building technologies and set the standard for our facilities going for-

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ward. Because of Bostwick Design's expertise in sustainable design, we are proud to have earned the LEED Silver distinction."

"It was important for the Rice Branch send a clear message about the Cleveland Public Library's commitment to sustainability, and we're proud that achieving LEED Silver certification allows them to show how their building contributes," Ortmeyer adds.

Many different factors affect whether a building may be considered "green," including site selection, energy and water usage, sourcing of regional and recycled materials, and the quality of the indoor environment. A few examples from this project were daylighting and views from within the library, automated lighting control to minimize the use of electricity, native landscaping to reduce water consumption used from an irrigation system, easy access to public transportation, and

diverting 95% of construction waste from landfills.

Ortmeyer reflects on the outcome of the project, "It's been rewarding to see community stakeholders help create this opportunity from the start, and now embrace the building as their own. This personal connection to the library, the way the design represents CPL and the community it serves, and the

enduring support the Rice Branch will receive all reinforce a vital and lasting relevance, a 'cultural sustainability' that can't be measured but contributes to a meaningful longevity that every building aspires to." **P**

Jennifer Wahl is director of marketing with Bostwick Design Partnership. For more information, visit www.bostwickdesign.com.



Photos by Donald Joseph Photography

TAKING THE LEED The 14,000-square-foot facility is now the first freestanding library in Ohio to receive LEED certification.



Cleveland Public Library, working together with its community, has created a neighborhood beacon for learning and gathering.

Bostwick Design Partnership and Tec Inc. congratulate Cleveland Public Library for completing the first freestanding LEED Silver Certified library in Ohio!

We're proud to share this achievement with you!



Green Cleaning

Sustainability-minded maintenance plans bring big benefits for property managers

By Joe Carollo
Jani-King

As we all know, going green is in. And for property managers, the easiest way to jump on that bandwagon is to take cleaning services green. Green cleaning is one of the fastest growing practices in the workplace. As a result, it has become unlikely for any type of facility manager to hire a commercial cleaning service that does not promote and practice an eco-friendly concept.

But the question is, why should you as a property manager take the green cleaning path and how do you get started?

Tenant health & safety

There are several reasons why property management companies are selecting green as their color of choice, the most apparent being tenant health and safety. According to the U.S. Environmental Protection Agency, "approximately 30% of new and remodeled buildings may be the subject of excessive complaints to indoor air quality." These problems are linked to Sick Building Syndrome (SBS), health issues that appear with prolonged exposure in a building. Green Cleaning has been offered as the best remedy. Jani-King of Cleveland, part

of Jani-King International, a leader in the commercial cleaning industry, has worked side by side with several property management companies in Northeast Ohio who have wanted to become LEED certified buildings for the very reason of improving employee and tenant health. Through, Jani-King's Green Program, exposure to toxic fumes and chemicals are minimized. Tenants are seeing the impact that Green cleaning has on their employees with fewer calling in sick. They are feeling better and more alert, leading to the trickledown effect of increased productivity.

Saving green

Another significant reason property management companies are going green

is cost. One of the major concerns challenging green initiatives is the rumor that they are sometimes more expensive than normal cleaning. This is not the case with the majority of green-cleaning products. Whether it's because green products are concentrated or energy consumption is minimized, in the end green will cost you less green. How do you know what products will meet GreenSeal & LEED requirements?

"The great thing about Jani-King is that we'll do all the thinking for you when it comes to green cleaning and product selection," says Joe Carollo, president of Jani-King of Cleveland. "It's simply a part of the Green Program. We will counsel you to find the best Green Cleaning option personalized to your facility's needs, all while meeting GreenSeal and LEED requirements."

Social responsibility & PR

Finally, going green is not only a great solution for the environment but it's also a great move in efforts to rebrand the interior of a building as "Eco-Friendly." In other words, it's good for image. This rebranding reflects a positive light on both the property management company and its tenants. For property managers, occupancy rates have shown to increase when "green" is in their property image. In turn, this yields a great return on investment for not only property management, but tenants as well.

Hiring the right cleaning company

So now that you have decided to go green, what's next? Hiring a com-

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mercial cleaning company. This may be the most important decision in implementing Green Cleaning in your building. You will need a commercial cleaning service that is well educated and practices that exact eco-friendly concept. That is where Jani-King comes in. Committed to being stewards to the environment, Jani-King of Cleveland performs their Green services to numerous clients each day. Their program provides Jani-King franchise owners with training and education on various environmentally friendly "Green Cleaning" processes, including chemical use reduction, waste management, recycling and energy conservation. And don't worry about the implementation process of going green. Jani-King's Green Program provides their clients with the ability to bring Green into their facility with seamless transition. Jani-King's Green procedures utilize chemical dispensing systems, micro-fiber technology, HEPA/ UPLPA vacuums, and various other methods that provide a safe environment for the occupants.

"The reason why Jani-King's Green program has proven to be so successful among other cleaning companies, who have tried their hand with the buzz of 'green,' is because of Jani-King's continued dedication to training and staying on top of the latest green methods and technologies," Carollo says.

In the end, making the switch to Green Cleaning can have some powerful positive effects for your facility. Making the choice to go green is easy, especially with a commercial cleaning company like Jani-King of Cleveland at the reigns. So be clean, go green and make a positive difference in the environment, occupancy health, and your property image. **P**

Jani-King was founded in 1969 and is the world's largest commercial cleaning franchise company. It has over 13,000 franchisees with a network of 120 regional offices worldwide. For more information, contact Joe Carollo at jcarollo@janiking-cleveland.com or call 440-546-0000.

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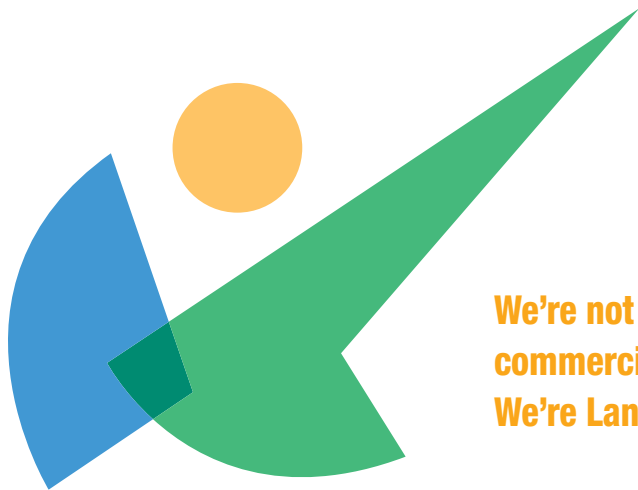
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(As ranked by the January 2010 issue of Entrepreneur's Franchise 500 magazine)

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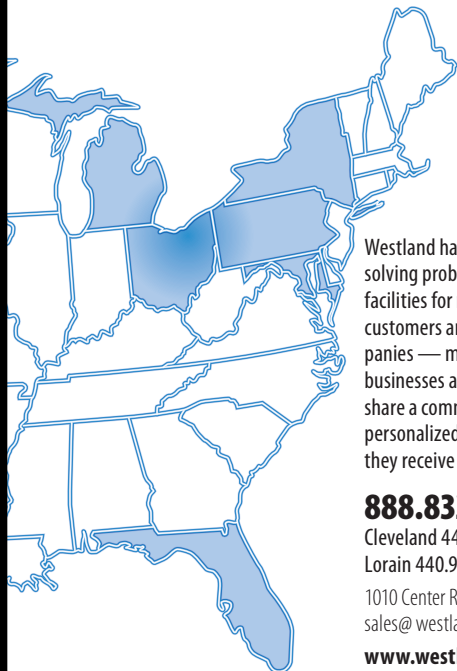
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Natural Venture

Renovation efforts position F.A. Seiberling Nature Realm for LEED Platinum certification

By Diane DiPiero | Photos courtesy of Peninsula Architects

If F.A. Seiberling were still alive, he'd no doubt approve of the recent renovation of the Summit County Metro Parks Nature Realm that bears his name. The founder of the Goodyear Tire & Rubber Company was an early conservationist who donated 400 acres to expand the Sand Run Metro Park in Akron in the 1920s.

In 1964, the Metro Parks purchased a parcel of land that Seiberling once owned to create the F.A. Seiberling Nature Realm off Smith Road in Akron. The 104-acre, special-use site boasts gardens, observation decks, ponds, hiking trails and a tall-grass prairie.

Anchoring the Nature Realm is a 10,000-square-foot visitors center built in 1991 and updated in eco-friendly fashion by Peninsula Architects.

The firm is applying for platinum LEED certification of the Nature Realm, the highest rating designated by the U.S. Green Building Council (USGBC). In 2009, Peninsula Associates' renovation of the Metro Parks' Summit County Ranger and Natural Resource Management building became Northern Ohio's first recipient of platinum LEED certification.



BACK TO NATURE Anchoring the Nature Realm in Akron is a 10,000-square-foot visitors center, which has been updated in eco-friendly fashion by Peninsula Architects.

The existing visitors center at the Nature Realm didn't function as well as it could for the Metro Parks' team and its visitors, according to Joe Matava of Peninsula Architects. "The space didn't have good flow," Matava says. "They needed more office space, and they wanted to utilize more of the site."

The project required a complete gut of the interiors, along with the addition of a relatively minor footprint, according to Matava. In the process, the facility received new, high-performance electrical and mechanical systems and took advantage of green-building features like low- and non-VOC paints,

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low-flow bathroom fixtures and reused building materials.

Cavanaugh Building of Akron served as general contractor of the project, which, in addition to the gutting and build-out of the visitors center involved refurbishing the grounds and the 120-car parking lot. Following a 15-month renovation project, the Nature Realm reopened to visitors last March.

Because it is a nature center, the F.A. Seiberling Nature Realm is surrounded by "green" details – from wetlands that show the path water takes to Sand Run to the creatures that inhabit the trees and shrubs. Inside the visitors center, green features may be less visible, but they are no less important to the Metro Parks' mission of sustainability.

LED lighting and dimmable fluorescent lights are a major part of the new electrical system. Motion sensors illuminate rooms only when necessary. The original underground ductwork was removed and replaced with a high-tech variable refrigerant heating and cooling system. A single outside unit moves air through a high-pressure system to 16 different zones inside. The inside units were placed overhead to use less space. Because each zone can be controlled individually, the result is a reduction in energy consumption and costs.

Little things can mean a lot when it comes to eco-friendly design, as the F.A. Seiberling Nature Realm projects illustrates. From sinks made of recycled milk jugs and high-velocity hand dryers to walk-off entrance mats and recycled flooring, the visitors center is a virtual field guide to sustainability practices.

The exterior blends with the natural environment. Lumber for outdoor canopies, structures and railings was certified by the Forestry Stewardship Council to have been sustainably harvested from a managed forest, according to the Metro Parks website. The natural-looking Seneca Deck walkway is made of recycled wood and plastic. Solar panels added to several sections of the roof produce up to 18% of the power for the visitors center, the Metro Parks website also notes.

Many green items associated with this project cannot be seen at all. In fact, Matava says, the biggest testament to sustainability was that the space was reused and renovated rather than torn down and rebuilt. "Site selection can be the biggest part of sustainability," he says.

Peninsula Associates is currently working on a few residential projects involving the reuse of existing buildings to make them more sustainable. "Everything we do is based on sustainability in one way or another," Matava says. "We want to be smart with people's resources."



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The notion that "going green" is cost-prohibitive isn't necessarily true, and thus shouldn't deter owners from considering incorporating eco-friendly elements into their buildings or homes, the architect notes. "It depends how 'green' you want to be. Most projects can get silver LEED certification without being any more expensive," he says.

In the case of the F.A. Seiberling Nature Realm, whatever extra expenses were incurred to create a more sustainable site will be returned to the Metro Parks via energy savings and durability of products, Matava explains. And that's a notion that would have made the entrepreneur F.A. Seiberling smile. **P**

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-V0107032

MEGA-CAMPUS

Vermilion, OH (Erie Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Project is in pre-planning stages at this time; design could begin fall 2010.

OWNER: Vermilion Local Schools
1230 Beechview Drive
Vermilion, OH 44089
vermilionschools.org
(440) 204-1700

ARCHITECT: Lesko Architecture

2001 Crocker Road
Gemini Towers II, Suite 200
Westlake, OH 44145
(440) 835-0850 FAX (440) 835-8483

DETAILS: Mega-campus based around the existing high school-middle school complex off State Route 60 and would consolidate the district's six buildings at a single site; single-campus concept may include partnering with a major hospital system or health provider to place doctors' offices and other medical services there; specific details to be determined.

PN-V0714079

LAW OFFICE

Former WKYC Building

Cleveland, OH (Cuyahoga Co.) 1401 E. Sixth Street

ESTIMATED AMOUNT: \$30,000,000

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Announcing C.M.; demo work has been previously bid; additional bids to go out within the next 60 days.

OWNER: Calabrese Racek & Markos, Inc.

LESSEE:

1110 Euclid Avenue
Cleveland, OH 44115
(216) 696-5442
Calfee, Halter & Griswold
800 Superior Avenue
Cleveland, OH 44114
(216) 622-8200

C.M.:

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Mentor, OH 44060
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DETAILS:

115,000 SF historic former WKYC building; renovation project that will include construction of an adjoining, 190-space parking deck; additional details TBA.

PN-U0401093

PUBLIC TRANSIT FACILITY

Medina, OH (Medina Co.) SR 162 & Lake Road

ESTIMATED AMOUNT: \$2,450,000

CONTRACTING METHOD: Public Bids

UPDATE: Bidding possible November 2010.

OWNER: Medina County Commissioners
144 N. Broadway
Medina, OH 44256
www.co.medina.oh.us
(330) 722-9208 FAX (330) 722-9206

ARCHITECT: Richard L. Bowen & Associates

13000 Shaker Boulevard
Cleveland, OH 44120
www.rlba.com
(216) 491-9300 FAX (216) 491-8053

DETAILS:

New facility will include indoor storage space for 30-35 light transit vehicles and three to five regular passenger size vans;

spaces for a vehicle wash bay housing an automated vehicle wash system; vehicle maintenance area; four or five private offices; dispatch center for four or five workers; staff locker and changing areas; restrooms; lunch area; storage; conference and training room; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; landscaping.

PN-V0818063

OARDC - PHYSICAL PLANT BUILDING RENOVATION

Wooster, OH (Wayne Co.)

ESTIMATED AMOUNT: \$358,100

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services RFQs due September 8, 2010 at 4:30 PM (To Owner)

OWNER: OSU - Facilities Operations & Development
2009 Millikin Road

4th Floor, Central Classroom Building
Columbus, OH 43210

www.fod.osu.edu
(614) 292-4458 FAX (614) 292-2539

Barry Mazik, mazik.6@osu.edu

DETAILS: OSU-090485

This project will construct a building addition to the existing OARDC Physical Plant Building which houses the Facilities Services department. This department includes the administration offices, building maintenance service shops and the OARDC motor pool and vehicle garage. The addition to the building will provide



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a new Truck Service Bay for large vehicles, a storage area for truck and car parts and upgrades to the existing auto service area. Also included in the project is the renovation to the existing administrative and clerical office space in the Physical Plant Building. This project will include, but not limited to, renovation of the space for more efficient use, an ADA accessible restroom, lighting upgrades, replacement of windows and the installation of a new central Heating, Ventilating and Air Conditioning system for the Administrative Offices.

PN-V0713065

DOAN BROOK STREAM ENHANCEMENT PROJECT

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$2,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Engineering Services have been received; award to be announced.

OWNER: Northeast Ohio Regional Sewer District
3900 Euclid Avenue
Cleveland, OH 44115
www.neorsd.org/neorsd_bids.php
(216) 881-6600 FAX (216) 881-2330
David Anthony, ASLA (216) 881-6600 or
anthonyd@neorsd.org

DETAILS: Bid No. P-1064
Improve aquatic habitat in restored areas for better control of stream flows; improve floodplain access

where possible; improve and enhance riparian vegetative cover; provide limited removal of invasive plant species; provide for some limited access to the brook for users of the park.

PN-R0623034

NEW PK-12 BUILDING

North Ridgeville, OH (Lorain Co.)

ESTIMATED AMOUNT: \$33,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Owner could seek a May 2011 bond issue.

OWNER: North Ridgeville City Schools
5490 Mills Creek Lane
N. Ridgeville, OH 44039
www.nrcs.k12.oh.us
(440) 327-4444

ARCHITECT: Burgess & Niple - Cleveland

1300 E. 9th Street
Suite 612
Cleveland, OH 44114
www.burgessniple.com
(216) 241-9600 FAX (216) 241-2524
C.M.: Regency Construction Services, Inc.
14600 Detroit Avenue, Suite 1495
Lakewood, OH 44107
www.regencycsi.com
(216) 529-1188 FAX (216) 529-0777

DETAILS: SF to be announced; single building to house all grades; sitework; site utilities; landscaping; concrete; masonry; structural steel; wood & plastics; roofing; doors/

hardware; acoustical ceilings; painting; HVAC; plumbing; electrical; lighting.

PN-V0811052

SUPERLUBE & BRAKE

Avon, OH (Lorain Co.) Center Road

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

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

OWNER: SuperLube - Parma Heights
7041 West 130th Street
Parma Heights, OH 44130
(440) 845-1117

ARCHITECT: Zarzycki/Malik Architects

7500 Pearl Road
Middleburg Hts., OH 44130
www.zmarchitects.com
(440) 816-2111 FAX (440) 816-2114

DETAILS: 5,854 SF building that will have eight maintenance bays; sitework; concrete; block; thermal and moisture protection; plumbing; electrical; HVAC.

PN-V0201133

CHURCH EXPANSION

Bainbridge, OH (Geauga Co.) Pettibone Road

CONTRACTING METHOD: To Be Announced

UPDATE: Project is in design phase; bid schedule to be announced.

OWNER: Parkside Church
7100 Pettibone Road
Bainbridge, OH 45612
(216) 543-1212

ARCHITECT: Anthony Paskevich & Associates

1708 Euclid Avenue
2nd Floor
Cleveland, OH 44115
(216) 696-0916 FAX (216) 696-0968

DETAILS: 114,817 SF addition to existing 139,000 SF facility; church will reconfigure the existing sanctuary with about 400 seats for special uses and for classrooms; new sanctuary would be built with 2,588 to 2,600 seats, along with 14 classrooms in the lower level, as well as storage and maintenance space; possible trades could include sitework; thermal and moisture protection; windows and doors; wood and plastics; electrical; mechanical; plumbing; HVAC; finishes; specialties; flooring.

PN-S0329001

YMCA FACILITY

North Royalton, OH (Cuyahoga Co.) 11409 State Rd.

ESTIMATED AMOUNT: \$6,000,000 - 7,000,000

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Announcing location and additional details; Architect and C.M. Services have been received; awards to be announced shortly; groundbreaking possible fall 2010 with a completion in 2012.

OWNER: City of North Royalton
13834 Ridge Road

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

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North Royalton, OH 44133
www.northroyalton.org
(440) 237-5686

ARCHITECT: To Be Announced

C.M.: To Be Announced

OPERATOR: YMCA of Greater Cleveland
2200 Prospect Avenue
Cleveland, OH 44115
www.clevelandymca.org
(216) 344-0095

DETAILS: 5,000 to 10,000 SF addition to the former Avalon Event Center; 45,000 to 50,000 SF recreational facility housing an eight-lane competitive pool, a full fitness center, a gymnasium, outdoor playground equipment and practice fields, an aerobics and cycling studio, child age options, a whirlpool spa/sauna, leisure/therapy pools, and restroom facilities; sitework; thermal and moisture protection; windows and doors; mechanical; concrete; masonry; structural steel; wood and plastics; roof membrane; insulation; steel doors/hardware; caulking; glass and glazing; painting; drywall; floor coverings; toilet and bath accessories; plumbing; HVAC; electrical; lighting.

PN-T0207078

SHEFFIELD LAKE TOWN CENTER

Shoreway Shopping Center Revitalization

Sheffield Lake, OH (Lorain Co.) Lake Road

CONTRACTING METHOD: To Be Announced

UPDATE: City is discussing plans with several potential developers; construction possible spring 2011.

OWNER: City of Sheffield Lake
609 Harris Road
Sheffield Lake, OH 44054
(440) 949-7141

DEVELOPER: To Be Announced

DETAILS: Concept would create a neighborhood of mixed retail, commercial, and government buildings. Shoreway is situated on 170,000 SF (21 acres) of retail property; specific details to be determined.

PN-V0517067

MEDINA HOSPITAL BRUNSWICK EXPANSION

Brunswick, OH (Medina Co.) 3724 Center Road

CONTRACTING METHOD: To Be Announced

UPDATE: Announcing Architect; a concept plan will be discussed with the city at an upcoming planning commission meeting.

OWNER: Cleveland Clinic Foundation
10465 Carnegie Ave.
Cleveland, OH 44105
(216) 444-2200

OWNER: Medina General Hospital
1000 E. Washington Street
Medina, OH 44258
(330) 725-1000

ARCHITECT: Hasenstab Architects, Inc.
190 N. Union Street, Suite 400

Akron, OH 44304
(330) 434-4464 FAX (330) 434-8546

DETAILS: Build a full services, free-standing Emergency Room; ER will be constructed next to the Brunswick Immediate Care Facility. An EMS Academy is also planned next to the new emergency room; additional details to be determined.

PN-U0619037

MIDTOWN TECHNOLOGY CENTER

Cleveland, OH (Cuyahoga Co.) SW corner of Euclid Avenue & East 69th Street

ESTIMATED AMOUNT: \$20,000,000

CONTRACTING METHOD: c/o Developer

UPDATE: Announcing adjusted SF; developer has received notice of Job Ready Site funding.

DEVELOPER: Geis Companies

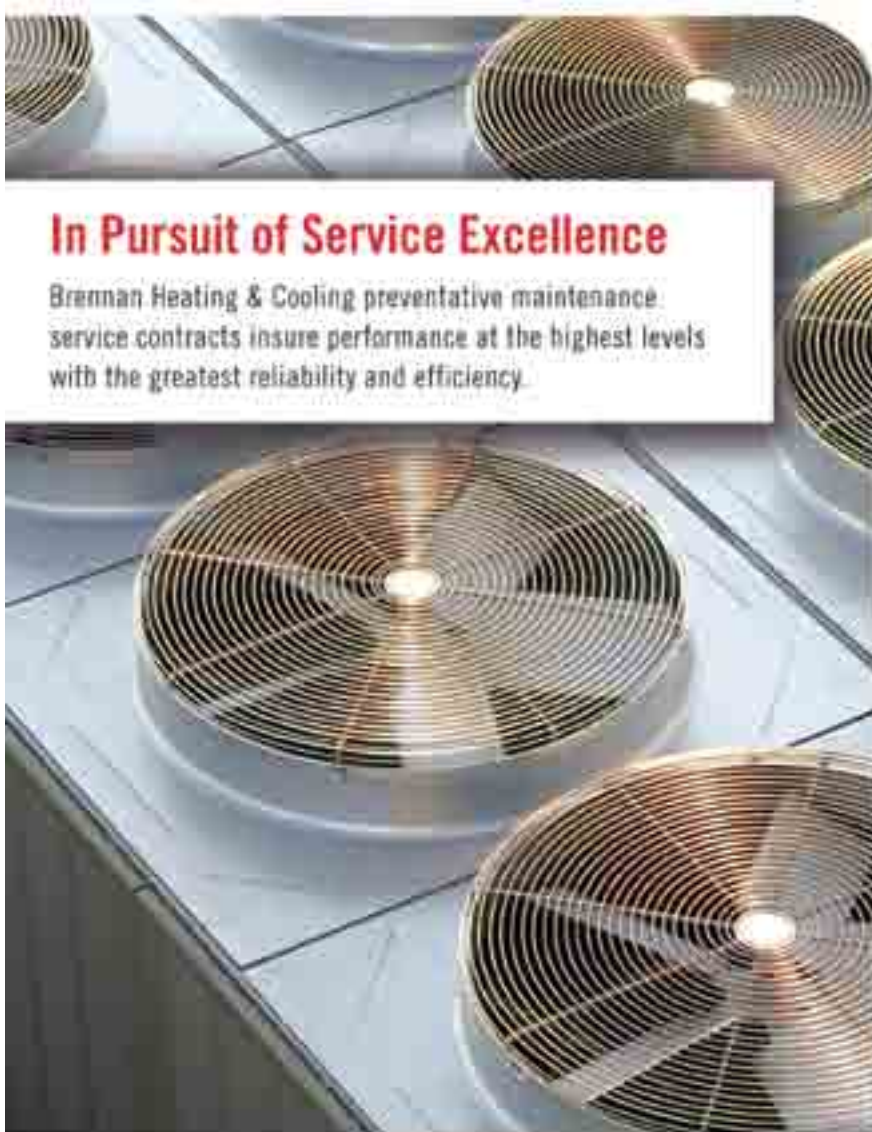
10020 Aurora-Hudson Rd.

Streetsboro, OH 44241

(330) 528-3500 FAX (330) 528-0008

DETAILS: 8 acres; 112,000 SF; office, lab and manufacturing space aimed at companies in biotechnology and health care services.

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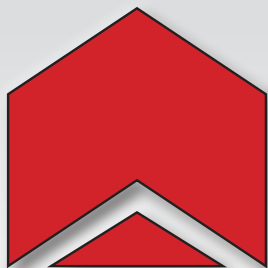
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