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## Teach Your Children Well



KEN KRYCH

**I**nstitutional work, especially schools and colleges, are definitely on the upswing of late and for our cover story this month we're proud to present Cleveland State University's new Student Center. This tremendous, spacious and also "fun" building is the latest in a long line of great projects that has transformed CSU over the last 40 years from an almost "grim" quiet island into a beautiful, colorful urban campus that is vital and bustling with activity.

From its dramatic exterior down to the many well-planned details inside, the new facility definitely deserves an A+.

In addition this month, we are featuring a grand new high school in Girard and an addition/renovation project for Baldwin-Wallace College's Thomas Family Center for Science and Innovation. Teachers, of course, are a vital element in the equation of education and we are happy to also take a

look at the Cleveland Teachers Union's new office headquarters in the Halle Building. Our thanks to all the owners, architects, engineers and builders who spoke with us and provided their input.

We also feature the elegantly designed new Ralph Regula Federal Courthouse building in Canton that is quite unique.

Lastly, we turn our sights on security and fire protection this month, as we do every October. In this issue's special sec-

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## Media Planner 2011

This time of year, we receive a good deal of calls from individuals and companies who are planning their budgets and strategies for the upcoming year. We have included our new 2011 Media Planner in this issue as a convenience for you to review, regarding both editorial and advertising opportunities for the coming year.

tion, we include features from experts in the field who own and operate businesses here locally, such as Atlantis Security Management; BCT Alarm Service Inc., Superior Industrial Insulation Company; Com-One Sound; Network Systems Engineering Inc.; and ABC Fire Inc. Thanks to all of our contributors!

Coming next month is our annual Professional Services special section in which we profile companies who may not pound a nail or lay a brick, but are essential to the building process. This includes real estate lawyers, insurance and bonding companies and more.

Additionally, we look forward to touring a wide variety of projects for November including the new Stephanie Tubbs RTA Station, the major renovation of the Cleveland Institute of Art, Case Western Reserve University's Leutner Hall renovation, the new international Thomas Jefferson High School and more.

Please check out the Media Planner in the center section of this issue and contact us to plan ahead so we can help you promote your products and services better in 2011. Remember to keep us in mind for project features, special anniversaries and potential company profiles.

Enjoy the changing colors.

Positively,

Kenneth C. Krych  
Publisher/Owner

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# PROPERTIES PEOPLE

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1 **Scott Marous, Andre, Jahzion and Jasmine Anderson, Ken Marous, Jaison Anderson and Chip Marous**



2 The Anderson family's new house

## Extreme Makeover: Home Edition Comes to Town

Marous Brothers Construction helped build a new house for a local family as part of ABC's *Extreme Makeover: Home Edition* reality television show. In addition to the home, the Anderson family received many gifts from the community including forgiveness of their home mortgage by Carrington Mortgage Services, full scholarships to Cleveland State University and a home maintenance fund of \$50,000. The episode is scheduled to air in early December. **P**



## BOMA Greater Cleveland Annual Clambake

BOMA Greater Cleveland recently held its 64th annual clambake at the Astorhurst Country Place in Walton Hills for a fun event including cornhole tournaments, live music with Blue Fish Crisis, horseshoes, card games, dinner, great gift prizes and a 50/50 raffle. Collected funds support the Williams J. Jennings Scholarship. **P**

- 1 **Vicki Neece** (BOMA), **Sean Murphy** (Behringer Harvard) and **Gene Foster** (Freedom Supply)
- 2 **Dan Osicki** and **Brian Pattie** (The Pattie Group)
- 3 **Taylor Wilson** and **Helen Pirtz** (ServPro)
- 4 **Chris** and **Mary Matejka** (Quota Contract Cleaning/ Atlantis Security)
- 5 **Gary Dorco, Linda Waites, Kristy Dopp, Bill Krob** and **Dave Boles** (United Security, LLC)
- 6 **Dennis Giraldo** (ABM Engineering), **Jim Hudak** (Hudak Plumbing) and **Ron Peterson** (ABM Engineering)
- 7 **John Penza** (JP Cabinets), **Carmen Fiorilli** (Fiorilli Construction) and **Jing Liu-Krych** (Properties)
- 8 **Don Cantlin, MaryLou Taylor** and **Mike Taylor** (Jones Lang LaSalle)
- 9 **Oscar Berman** (General Pest Control)

## NAWIC Officers Installation

The National Association of Women In Construction (NAWIC) recently held its annual Installation of Officers event for 2010-2011 with 96 members in attendance for dinner at the Hilton Cleveland East Hotel in Beachwood. The Cleveland Chapter #156 is the second largest in the nation. Among the new officers are Amy Hewis, president (Builders Exchange Inc.); Rachel Moviel, president-elect (eBlueprint); Colleen Porche, vice-president (Global Furnishings, Inc.) and Joni Hamon, treasurer (Infinity Construction, Inc.). **P**



- 1 Back Row: Treasurer **Joni Hamon** (Infinity Construction Co.), Board Member **Shirley Calvey** (Calvey Consulting LLC), Board Member **Mirol Wells** (R.L. Hill Management), Corresponding Secretary **Lynn Rieke-Galardini** (Van Auken Akins Architects), Vice President **Colleen Porche** (Global Furnishings), Board Member **Judy Masa** (Key General Contractors), Parliamentarian **Bethany Criscione** (VIP Restoration), Board Member **Stacey Lawler** (Lawler Construction), Board Member **Michelle Sevchek** (Satellite Shelters, Inc.) and Board Member **Patty Walker** (Foundation Software). Front Row: Recording Secretary **Denise Cole** (The Coniglio Company), President **Amy Hewis** (The Builders Exchange), President-elect **Rachel Moviel** (eBlueprint) and Past President **Toni Walker**
- 2 **Toni Walker** (NAWIC Immediate Past President) and **Amy Hewis** (NAWIC 2011 President)



## Cleveland Facilities Maintenance & Building Expo

The second annual Cleveland Facilities Maintenance and Building Expo was held recently at LaCentre in Westlake with approximately 65 companies displaying their products and services important to the maintenance and functioning of all types of buildings and facilities. Hundreds of property owners and managers attended to learn more about the exhibitors and their services. Another exposition is planned for September of 2011. **P**

- 1 **Scott Hart** and **Pete Cunningham** (Plumbing Professors)
- 2 **Joe Kaput** and **Jon M. Paull** (Tusing Roofing Service)
- 3 **Gracie** and **Jim Klaserner** (Expo Source)
- 4 **Adam** and **Michael Wallenstein** (Neptune Plumbing)
- 5 **Mike Harrison** (County Fire Protection)



**Mark Green** (Cuyahoga Community College), **Thomas Goins** (University Hospitals) and **Tom Einhouse** (Playhouse Square Real Estate Services)

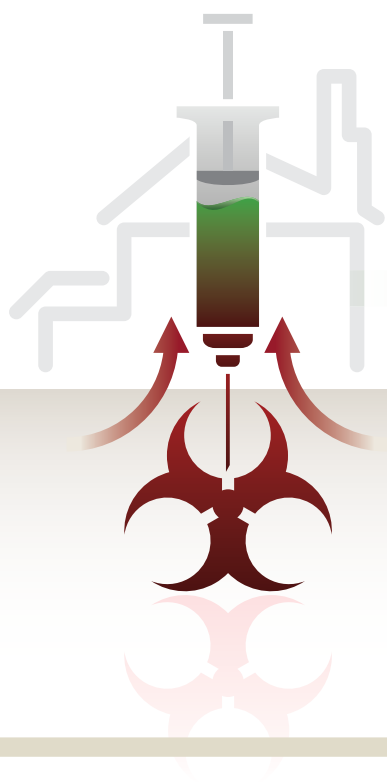
## SMPS Construction Owners Panel

The Society for Marketing Professional Services (SMPS) held a construction owners panel and luncheon recently at the City Club to discuss why some projects are bid-design-build, CM-at-risk or design/build. The three panel members – including Tom Einhouse (Playhouse Square Real Estate Services), Thomas Goins (University Hospitals) and Mark Green (Cuyahoga Community College) – each use different methods and explained how each fits best for their need. **P**

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# What Shade of Green?

## Research analysis examines reach of 'green building' with NE Ohio real estate community

By Jeff Anderle

*Sustainable Rhythm*

**H**ow are the messages of green building penetrating the real estate and facilities markets in Northeast Ohio? While the green building market transformation is focused on numerous cases or arguments to build green, according to the recently published "Opening the Door to Green Building" market study, the most impactful and effective cases being made are that of energy efficiency and its effect on overhead cost.

The final report of the Opening the Door to Green Building market and communications study is the result of a joint undertaking by Sustainable Rhythm, a Cleveland-based market research and consulting firm, and the Northeast Ohio Chapter of the United States Green Building Council (USGBC). This analysis, one of the first of its kind, engaged multiple perspectives in the building industry (200 participants including owners, facility managers, real estate organizations, service firms, contractors and product companies) to examine issues of the overall market, the perception of the financial investment, the role of certifications and finally how the benefits of green building are being communicated among building design and construction professionals.

The following is an excerpt from the report that reviews the specific questions asked of the Building Owner/Facility Managers/Corporate Real Estate participants.

### Regulatory/policy activities influence

The implementation of green building legislation at the federal, state and municipal level continues to increase throughout the country. Numerous legislative bodies are tying funding and incentives both on public and private

projects to achieving some level of either energy efficiency or certification level. This has been gaining momentum even without the passing of climate change or cap and trade legislation at the federal level. Certainly, regulatory/policy activities are influencing the green building market transformation as less than 20% of the Building Owner/FM/Real Estate category responded "not likely" to "green building regulatory/policy activities" having an effect on their properties.

### Integrated project delivery

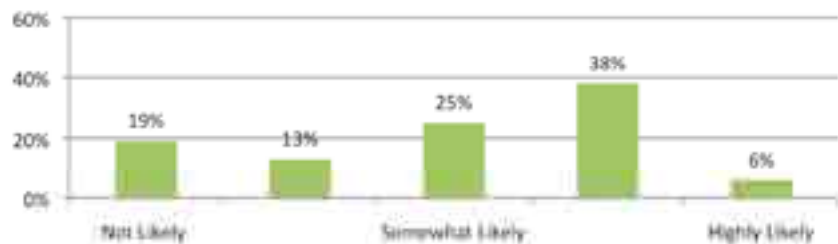
The collaborative integrated project delivery approach is considered to be a critical component of the green building movement. With its emphasis on upfront and early participation of all project team members, the approach is

positioned as a cost savings and smarter alternative to the traditional design methodology. It is a critical component of the LEED process and this approach is creating new contract and risk management tools.

Though deemed critical, this approach is definitely an area that needs improved outreach to the industry's clients as 80% of the Building Owner/FM/Corporate Real Estate participants indicated that they were "not familiar at all" with integrated project delivery.

It would seem that there is a great opportunity for client education on integrated project delivery. By tying this approach to efficiencies and cost savings through actual metrics and meaningful supporting data, the concept can

**In your opinion, how likely is it that "green-building"-related regulatory/policy activities will affect your buildings/facilities?**



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To increase energy efficiency	55%
To demonstrate "Corporate Social Responsibility"	50%
To reduce the overhead of energy costs	50%
To increase workplace health and productivity	38%
To realize long-term financial return-on-investment ("ROI")	33%
To respond to increased demand for green building features	25%
To anticipate response to regulatory activity	25%
To help reduce environmental or "Climate Change" impacts	22%
To raise industry standards through specific standards or certifications	13%
To increase brand competitiveness	13%
To justify or respond to legislation or policy activities	13%

How much has the onset of green building affected the way in which you select the following:	No Effect	Rare Effect	Somewhat of an effect	Effect	Direct Effect
Building projects overall	36%	11%	27%	16%	10%
Real Estate Consultants	77%	11%	6%	0%	6%
Architects, Engineers and other Consultants	26%	11%	31%	21%	11%
General Contractors/Trades	32%	16%	26%	21%	5%
Building Products –Materials	28%	11%	27%	17%	17%
Building Products – Systems	26%	11%	26%	16%	21%

become more tangible and impactful to the industry's clients.

### Impacts

Relative to market transformation, respondents indicate that the onset of

green building has not affected building projects overall as much as it has the selection of products and some services. With 53% indicating that it has had "somewhat to a direct effect" on building projects overall, that per-

centage increases to 63% related to building systems, 61% for building materials and 64% for architects, engineers and other consultants.

### Project factors

For those Building Owner/FM/Corporate Real Estate professionals that have completed or are undertaking a green building project (37% of all sampled), the two most important factors that motivated their decision were energy efficiency and reducing carbon footprint. The increased importance in reducing carbon footprint by those who have actually undertaken the project certification process could be attributable to making the commitment to invest in certification and the education that occurs during the project process.

The full report is available at [sustain-rhythm.com](http://sustain-rhythm.com). The full report covers how well the case is being made for green building, cost perceptions, certifications, and communication strategies. **P**

*With over 20 years of marketing experience in the architecture, design, engineering and construction industries, Sustainable Rhythm applies green building market expertise to help assess, implement and develop client business opportunities for market entry, growth and capture of market share. For more info, contact Jeff Anderle at [janderle@sustain-rhythm.com](mailto:janderle@sustain-rhythm.com) or visit [www.sustain-rhythm.com](http://www.sustain-rhythm.com).*



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**Melissa Fiorilli**

Communications Manager  
BOMA Greater Cleveland

**"BOMA Greater Cleveland represents some 30 million square feet of office space in Northeast Ohio."**

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



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# August Construction Advances 6%

**A**t a seasonally adjusted annual rate of \$433.6 billion, new construction starts in August climbed 6%, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. The lift came from nonbuilding construction, comprised of public works and electric utilities, which showed further growth following its July gain. However, nonresidential building slipped back in August after the improvement reported in July, and residential building continued to lose momentum. For the first eight months of 2010, total construction on an unadjusted basis came in at \$277.7 billion, down 4% from the same period a year ago.

The August data produced a reading of 92 for the Dodge Index (2000=100), up from July's 87. Since early 2009, the Dodge Index has hovered between 81 and 95.

"After languishing in late spring, the pace of construction starts picked up during July and August, returning activity to the upper half of its recent range," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "That range shows total construction starts essentially stabilizing at a low level, relative to its lengthy slide from 2006 through 2008, but not yet moving up to the point where one could say that renewed expansion is taking hold. For that to occur, more sup-

port on a sustained basis will be needed from housing and nonresidential building, which continue to be dampened by various factors, including tight bank lending and weak demand arising from sluggish job growth."

## Nonbuilding construction

Nonbuilding construction in August jumped 24% to \$172.8 billion (annual rate), which came on top of a 26% rebound in July after depressed activity in late spring. Electric utility construction was especially strong in August, soaring 222%. Much of the lift came from the start of four large wind power projects, located in California (\$730 million), Minnesota (\$425 million and \$298

million), and Colorado (\$375 million). August also included the start of a \$405 million natural gas fired power plant in South Dakota.

The environmental public works categories in August registered gains, with dams and river/harbor development up 78%, sewers up 20%, and water supply systems up 9%. Highways and bridges in August settled back from recent strength, dropping 10% and 28% respectively. On a year-to-date basis, highways and bridges each maintained a 4% increase over last year.

## Nonresidential building

Nonresidential building, at \$152 billion (annual rate), decreased 4% in August.



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Office construction fell 48% from its heightened July amount, which included the resumption of work on World Trade Center Towers 2 and 3 in New York City. If these two large projects are excluded from the July construction start data, office construction in August would be up 15%. Hotel construction in August stayed weak, falling an additional 6%.

### Residential building

Residential building in August slipped 2% to \$108.8 billion (annual rate). Single-family housing dropped 3%, marking its fifth straight monthly decline, as the pullback that began in the second quarter continued.

On a year-to-date basis, single-family housing was still able to hold onto a lead relative to last year, up 14% in dollar terms, although the lead in recent months has been shrinking. The year-to-date 2010 gain at the national level for single-family housing was due to this performance at the regional level – the Northeast, up 20%; the South Atlantic, up 19%; the Midwest, up 16%; the West, up 14%; and the South Central, up 8%.

Multifamily housing in August receded 1%, which marked its fourth straight month of slower contracting. The largest multifamily project that reached groundbreaking in August was a \$58 million apartment complex in Elmsford, New York, as the major multifamily construction starts continue to be smaller in scale than the \$100 million-plus projects reported two to three years ago.

The 4% shortfall for total construction on an unadjusted basis during the January-August period of 2010 reflected a mixed performance by sector. Nonresidential building fell 14% year-to-date, due to this pattern – commercial building, down 23%; manufacturing building, down 30%; and institutional building, down 8%.

Nonbuilding construction on a year-to-date basis dropped 4%, with flat activity for public works being countered by the 27% decline for electric utilities. Residential building year-to-date advanced 11%. By region, total construction starts showed the following year-to-date performance – the Northeast, up 6%; the Midwest, down 1%; the South Central, down 4%; the West, down 7%; and the South Atlantic, down 10%. **P**



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# Educational Abode

## Halle Building provides a new home for Cleveland Teachers Union

By Lou Kren | Photos by Scott Pease

**“W**e had the opportunity to see what Cleveland had to offer.” The opportunity referred to by David Quolke arose soon after he took office as president of the Cleveland Teachers Union in April 2008. Ed Wegrzynowski, CTU office manager, explained to Quolke that the union’s lease would expire in December 2009. For two decades, CTU had leased headquarters space in the Warehouse District, had built a close relationship with the landlord, and staff and members alike were fond of a Warehouse District address. But Quolke felt that financial responsibility demanded that CTU explore its residence options.

“We had about 20 months to figure out what to do, and we had to use CTU’s money wisely,” he says, noting that CTU consulted with its parent, the American Federation of Teachers, to be sure that CTU conducted due diligence in its search.

Quolke and the CTU Executive Board formed the site-selection committee with Cheryl Neylon, a trustee, heading the committee and Wegrzynowski as a member. The committee would explore all options, even the purchase of a building. With so much ideal real estate available in Cleveland, the committee reviewed more than 40 sites, comparing the new locations with CTU needs as documented in staff and executive board surveys. Central location was a

driving factor, which limited the search to downtown Cleveland and its environs. Space was another requirement. CTU needed room to conduct membership meetings and committee meetings. In addition, being active in politics and education issues, CTU wanted space to assemble member and voter mailings, and set up call centers.

“We loved the Warehouse District and looked at areas east, west and south of downtown, but a central downtown location seemed to make the most sense,” says Quolke. “It had to be accessible for members, and easy to reach via public transportation.”

After careful study and debate, CTU seized its opportunity, and in mid-December 2009, moved into its new

14,400-square-foot headquarters, occupying half of the Halle Building’s sixth floor on Euclid Avenue. The space provides just what CTU was looking for, and at the right price.

“Relocating the CTU offices has enabled us to reach our primary objective of spending our members’ money wisely,” says Wegrzynowski. “We project our savings to be in excess of \$1 million over the course of the 10-year lease. Our new office space affords our employees a safe, convenient and comfortable work environment. We sought input from our employees and were able to provide them a workplace they can be proud of.”

And there’s something more.

“The Halle Building connected with us,” says Quolke. “The Cleveland



**LIVELY LOOK** High exposed ceilings contribute to interior openness, with various wall colors adding vibrancy.

Teachers Union has quite a history here in Cleveland, and the Halle Building also has a rich tradition. We are close to Playhouse Square and part of downtown Cleveland. And we are part of the hopeful rebirth of Cleveland. Our new headquarters gives us a strong identity with the city.”

### Needed to ‘rightsize’

The Halle Building’s sixth floor had been gutted, so CTU formed another committee to select an architect and builder. Ultimately, the union chose Hengst Streff Bajko Architects + Engineers (HSB), of Cleveland, to design its new space, and LTN Enterprises, of Rocky River, as construction manager to spearhead build-out.

“We had a lot of under-designed space in our old headquarters – very hall-way-intensive with storage rooms and multiple kitchens – and even though it comprised 15,500 square feet, the old location didn’t have the kind of space we needed,” Quolke explains.

HSB, according to Quolke and Wegrzynowski, helped CTU in “right-sizing” for its needs and in finding a way to assemble 150-200 CTU delegates for meetings.

A multi-purpose room that could serve as a resource room and as space for a call center, mass mailings and meetings was of utmost importance. Jim Pinter, leading the project on behalf of



HSB, designed space to do just that, with a moveable wall to break up the space for simultaneous uses. CTU’s headquarters at the Halle Building houses additional gathering space, including an executive boardroom, two

conference rooms, a kitchen area and break room. So where do the larger meetings take place? On the Halle Building lower level, where CTU got the okay from building management to enclose a conference area. The enclosed

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A special thank you to The Cleveland Teachers Union and all their staff for all their help throughout this exciting project.

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space has the delegate seating that CTU requires.

Back at the CTU headquarters, executive offices line the north wall, as large windows capture sunlight while offering views of Playhouse Square and Lake Erie. Thanks to clerestories and glass office walls, the light travels to interior offices. Bringing light into interior spaces was a major design goal, notes Pinter.

"The old Warehouse District space had low ceilings and, despite a larger perimeter and ample windows, perimeter offices blocked light from traveling inside," he says. "We made sure to address that here."

High exposed ceilings contribute to interior openness, with various wall colors adding vibrancy. A spacious lobby, with controlled glass-door access from building elevators, greets visitors and gives the CTU lobby an identity, something lacking in CTU's former home. A lobby wall contains memorial plaques honoring CTU officials who have passed away while in office. CTU's new home also boasts a printing room, executive presentation area and temperature-controlled IT room.

The new headquarters incorporates technology features such as full CAT-6 wiring, flat-panel presentation screen, paging system, call-center capability and motion-sensing lights. This technology is much appreciated, as Quolke and Wegrzynowski point out that in the old headquarters, CTU perpetually seemed to be in upgrade mode, con-



**CREATING COMPLIMENTS** Contemporary details such as a curved corridor wall (left) and an opaque glass wall (right) are juxtaposed with original wood flooring and exposed ductwork to create a unique effect at the new Cleveland Teachers Union headquarters.

stantly looking to retrofit technology to meet its needs.

Interestingly, Quolke and Wegrzynowski note that the Halle Building location offers less room for storage than the old Warehouse District space, which they see as a positive.

"When moving to the Halle Building," explains Quolke, "we found boxes from 20 years ago that were moved into our old headquarters, and these boxes had never been touched. When you have storage space, you tend to fill it. Here, we don't store what we won't use."

Another plus to less storage space: More room for usable space for meeting

rooms, offices, etc., that were lacking in the old headquarters.

### A nod to history

As Quolke states, the Halle Building is steeped in tradition and history, a fact reflected CTU's buildout. In homage to building history, ceilings expose decades-old brick and support elements, and some areas make use of the building's original flooring and interior brickwork.

Perhaps intentionally, these features, and others such as exposed ductwork, call to mind Warehouse District décor.

Another unique interior feature involves a corridor running the



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length of CTU's space and paralleling the executive offices. Pinter chose to curve the corridor wall to break up the linear path. The addition of an eight-foot wall behind the reception desk and other features such as a sitting area and varied color scheme result in a lively, decidedly non-institutional, passageway.

### Three-month buildout

As construction manager, LTN Enterprises was charged with bringing life to space design. Construction

crews began work in September 2009, finishing build-out only three months later, according to Ed Hallis, vice president of LTN Enterprises.

"One construction challenge involved the effort and coordination necessary to attempt to hide as much of the 'above-ceiling rough-in' in the areas where there are no ceilings," Hallis explains. "We wanted to make sure that we minimized the amount of electrical conduits, ducts, heat-pump placements, etc., that would be visible. It was challenging to work

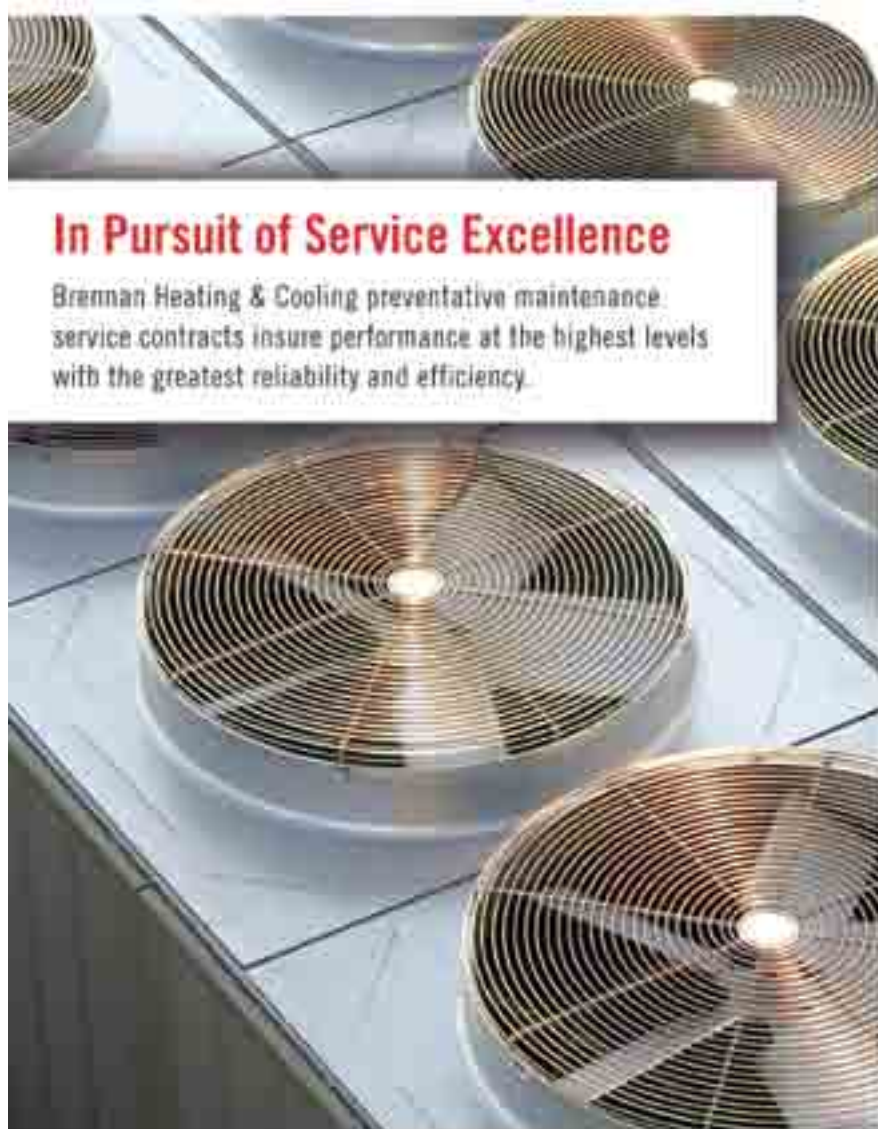
around the existing equipment in those areas as well."

The timeframe also presented a challenge, according to Hallis, given the need to incorporate specified materials and deal with project logistics without sacrificing the level of quality in the work. But that didn't dampen enthusiasm.

"It was a fun and unique project," says Hallis, "in that the architect was able to incorporate some of the historic features of the building into the design of the space – reusing some of the existing wood floors and not using a standard lay-in ceiling system throughout."

Not employing such a system, explains Hallis, allowed exterior light to flood the space. It also allowed existing building columns to remain exposed, adding to the historical character of the space. Importantly for CTU, all the work crews used in build-out were union.

Historical character, meeting space and new technology, all at the right price – everything CTU was looking for it seems to have found in its new Halle Building headquarters. **P**



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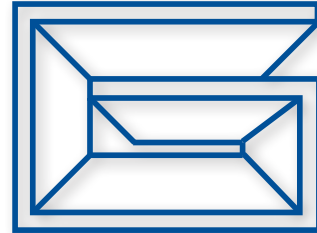


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# Structured for Science

## Baldwin-Wallace College expands educational offerings with Thomas Family Center

By Mark Watt | Photos by Jason Meyer/Feinknopf

**T**his fall, students and faculty at Baldwin-Wallace College (B-W) are enjoying refurbished science-related learning and research spaces with the completion of the Thomas Family Center for Science and Innovation. Situated at the intersection of Front and Adelbert streets on the edge of the college's 100-acre campus in Berea, the Thomas Family Center is a four-building, 90,000-square-foot complex housing laboratories, classrooms, offices and meeting spaces for B-W's biology, chemistry, geology, neuroscience and physics departments, as well as entrepreneurship studies.

At \$27 million, the project is the largest construction endeavor in the college's 165-year-old history, says George Richard, director of college relations. The effort entailed the renovation of two existing facilities and construction of a 9,000-square-foot addition, with Turner Construction acting as design/builder and Burt Hill serving as project architect. Previous phases included the construction of a new freestanding, 18,000-square-foot building in 2009, under the direction of Blaze Construction and Davison Smith Certo Architects, as well as the in-house renovation of yet another existing structure by B-W's own building and grounds maintenance department (see "Prior Projects Enable Progress," pg. 29).

The entire science and innovation center is named after Jim Thomas, a prominent Los Angeles-based developer and alumnus who provided a \$5 million

challenge grant for the complex to be built, provided it would be matched by others in the B-W community. That initial \$10 million triggered additional gifts from individuals and corporate sponsors, Richard says, jumpstarting the process for the science buildings projects, which began in fall 2008.

*"[Baldwin-Wallace College has] a history of strength in the sciences. Now we have a group of facilities that will match the quality of the programs they are housing."*

**George Richard**  
*Baldwin-Wallace College*

After a two-year design and construction process, faculty members are now utilizing the expanded and dramatically upgraded learning and research spaces to better provide students with a first-class, hands-on education.

"We have a history of strength in the sciences," Richard says. "Now we have a group of facilities that will match the quality of the programs they are housing."

### Introducing Telfer Hall

The most recently completed portion of the project is the extensive renovation of two existing buildings: Art and Helen Telfer Hall (previously known as the Life and Earth Science Building) and Wilker Hall. Both structures were extensively updated with new casework, flooring, walls, ceilings and finishes, plus a new electrical system. The mechanical system is new as well, served by a series of 105 geothermal wells located beneath a parking lot to the north and reaching 485 feet deep. Building controls tie into a campus-wide building management system that integrates fire detection and



**CREATING A CONNECTION** In the Telfer Hall addition, which joins the facility with Wilker Hall on each of the buildings' three floors, a previously under-used lecture hall has been replaced with a study lounge, office and library.

card access/intrusion systems, in addition to heating/cooling.

The updated Telfer Hall includes state-of-the-art labs specialized for microbiology, gross anatomy, genetics, zoology, plant biology, ecology, human physiology, developmental biology and neuroscience. While updates include an automated lighting system, new audio/visual systems and a range of cosmetic updates, the most significant improve-

ment in the existing 40,000-square-foot, 45-year-old building is the addition of new research laboratories, according to Dr. G. Andrew Mickley, chair of B-W's Neuroscience Department.

"In the previous space, it was almost heartbreaking to see these students assemble an experiment, essentially work on it for a few hours and then store the materials away in a cubby hole and then come in the next day and reas-

semble the experiment all over again," Mickley says. "So now we have individual research spaces where students are assigned a small lab. It's essentially their dedicated space for them to use over the course of a semester or two."

Throughout Telfer – and the entire complex, in fact – attention was paid to creating informal study spaces to encourage interaction among students as well as faculty. "The design acknowledges that

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**GATHERED IN GROUPS** New labs divide students into small clusters, encouraging hands-on learning experiences.

learning can take place everywhere, not just in classrooms but also in corridors and other spaces,” says Michael Reagan, principal in charge for Burt Hill.

Although much of the existing partitioning of space in Telfer Hall remains the same, the third floor of the building has been significantly reconfigured to accommodate the neurology department. Among the new spaces is a shielded room that allows students to record small electromagnetic waves from the brains of animals or people without interference from microwaves, Mickley says. The room is wrapped on all sides with sheets of metal designed to prevent interference from a variety of sources, such as radar signals from nearby Cleveland Hopkins Airport.

Storage facilities for animals in the neuroscience department have been expanded as well. The animal labs feature anti-microbial paint and/or epoxy coating on walls and are designed to be easily hosed and scrubbed down.

In a room dedicated to human biology, research on cadavers is captured by remote controlled high-definition cameras and broadcast to ceiling-mounted monitors. Because of the type of work taking place in the space, specialized, waterproof flooring and drainage systems are used, as is custom fabricated, stainless steel casework.

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### Big Changes at Wilker Hall

Although Telfer has been noticeably upgraded, the transformation of Wilker Hall, built in 1959, is even more dramatic, according to Bill Kerbusch, director of Buildings & Grounds at B-W.

"The Wilker Hall renovation was a total gut," Kerbusch says. "The only things left after the tear-down were the columns supporting the roof and floors."

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**SPECIALIZED SPACES** New learning areas include a state-of-the-art human biology lab (top) with specialized equipment for studying cadavers and (below) several chemistry labs with interior windows to provide views from corridors outside.

The 28,500-square-foot, three-story structure houses the departments of chemistry on floors two and three and physics on floors one and two. Because the space was gutted, the design team created a new partitioning arrangement to meet standards for today's teaching methods, Reagan says.

"When these buildings were built, large group instruction was a common teaching concept, but today it's more about smaller groups working together on hands-on projects," Reagan says. "So the rooms are designed with more area per person. There is more circulation for instructors to interact with students in the teaching labs as these small groups of students work on experiments."

Lab safety was central to the design of the chemistry laboratories, says Dr. Raymond Shively, chair of the Department of Chemistry. In organic chemistry labs, students use a lot of solvents and volatile compounds, and the main hazard is from the fumes of the vapors, he says. Improving from the "open bench" workstations used previously, the new space provides fume hoods that provide space for experiments while quickly exhausting harmful gasses out of the building. "With the new system, we are able to work with a wider range of chemistry," Shively says.

Elsewhere in the building, flexible and pointed exhaust tubes, called snorkels, are provided in classrooms to exhaust smoke and harmful gasses, as are additional fume hoods. Chemicals are stored in a dedicated, fire-rated room.



Noticeable upon touring the building is a prevalence of interior windows, allowing classes to be observed from corridors outside.

"The idea with the windows was to put science on display, not keep it behind closed doors," says Reagan. "It also helps to liven up the corridors."

The physics department spaces on the first and second floors include an

anechoic chamber, a soundproof room used for audio studies. Donovan, of Turner, notes that the room features double-stud walls and a heavy wood STC (Sound Transmission Class) rated door to assist in acoustic isolation.

### Creating a connection

Previously, the pair of three-story buildings was connected by a one-story

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**STUDY IN STEWARDSHIP** Baldwin-Wallace College has embraced green practices across its campus. A wind turbine produces electricity for the college; geothermal systems are used to heat and cool various buildings, including the newly renovated Telfer Hall and Wilker Hall; and bioswales (above) in the Thomas Family Center's parking lots are used to remove pollution from surface runoff water.

structure known as McKelvey Hall Auditorium, which was rarely used, Richard says. The facility was razed early in the project to make way for a new, three-story connector that is now treated as an addition to Telfer Hall.

Because Telfer and Wilker have different floor elevations by a five-and-a-half foot differential, a solution was needed to allow the buildings to be joined, according to Mike Thorson, of Thorson Baker & Associates (TBA), which provided structural engineering for the project. "The existing buildings had

shallow floor-to-floor heights that further complicated things. TBA utilized precast plank on load-bearing masonry to reduce the building story height, and took advantage of the masonry corridors to minimize the intrusion of columns on the tight floor plan."

The architecture and structure were modeled in BIM (Building Information Modeling) utilizing Revit, Thorson says. "The three-dimensional models were beneficial in coordinating the tight floor-to-floor, elevational changes," he adds.

Stairs now connect corridors on the second and third floors of the buildings to overcome the elevation difference. The 9,000-square-foot addition houses faculty offices, as well as a second-floor tiered classroom that takes advantage of the buildings' differing elevations, providing a creative solution for meeting ADA needs. An elevator in the addition provides ADA access to all floors.

Featuring blue slate flooring, an existing first-floor corridor connecting Telfer and Wilker halls was left intact throughout the construction process. Also on the first floor is a library/computer lab, study lounge and additional offices.

### Cooperation and coordination

Teamwork was key to making the project successful, says Richard of B-W, noting that the Telfer Hall and Wilker Hall remained operational throughout the renovation process. That, he says, required complex choreography between Turner, Burt Hill and subcontractors, as well as B-W faculty.

"The project took phenomenal coordination," Richard says. "There was uncanny cooperation between the different stakeholders to keep the process moving. The faculty was eager to help. It was an incredible exhibition of planning, cooperation and execution on a



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project everyone knew was an insanely aggressive schedule.”

Classes were moved around to temporary spaces as needed and sometimes would be taking place on one side of wall while construction was underway on the other, says Reagan of Burt Hill, likening the process to a game of musical chairs for class instructors.

Because of that, the construction team “likely had the greatest challenge, getting the work done with minimal impact on activities taking place in the buildings,” he says. “Turner should be recognized as the ones who really pulled this project together, along with Bill Kerbusch who oversaw the entire process for B-W.”

Dave Giorgi, of Giorgi Interior Systems, Inc., adds that Donovan and Turner Construction Supervisor Paul Royan “helped to expedite a difficult project and make it a team effort.”

“Turner had an excellent group of sub-contractors that worked well together as a team to accomplish a difficult project in a short amount of time,” Donovan says. “We could not have completed this job with the quality expected, in the time frame we were given, without a lot of cooperation. The MEP trades of SA Comunale, Coleman Spohn, Reliance, U&S Services and Lake Erie Electric did a great job of coordinating their work to minimize conflicts in the field. Giorgi Interiors also did everything in between, and then some, that we asked of them. We could not have made this happen without these trades all working together.” **P**



**PREVIOUS PAIR** In addition to the newly completed renovation of Telfer Hall and Wilker Hall, the Thomas Family Center for Science and Innovation includes the Center for Innovation and Growth (top) and the renovated Wilker Hall (bottom).

## Prior projects enable progress

**T**he newly completed Telfer Hall and Wilker Hall renovation projects are the final two pieces of the Thomas Family Center for Innovation and Growth, which also includes a pair of building projects completed last year. The first of these previously completed structures is Ward Hall, an existing 9,000-square-foot, one-story facility built in 1951 that was gutted and renovated by B-W’s Building & Maintenance department. The space is comprised of a main corridor flanked by classrooms and offices to house the geology department. Although the building was updated with new flooring and finishes, much of the furniture was previously used in the old Life & Earth Science Building (now Telfer Hall).

The second building project was the construction of a freestanding entrepreneurship studies facility, known as CIG – The Center for Innovation and Growth (pictured above). Designed by the B-W Building & Grounds Department with assistance from Davison Smith Certo Architects, the CIG is a one-story steel-frame and masonry structure with a spacious atrium entry featuring a glass and aluminum curtain wall. The building is configured with offices and classrooms situated along the perimeter and a large, flexible conference room at the structure’s center. The conference room can accommodate up to 275 people, while retractable dividers can divide the space into three smaller areas for groups of up to 80 people each.

The concept behind the facility, built by Blaze Construction, was to create a space that would “engage the business community and issues related to economic development, while spreading entrepreneurial and innovative thinking to disciplines all across campus,” according to George Richard, assistant vice president/director of college relations. “In the real world, every company has to figure out how to reinvent itself perpetually to meet the needs of changing markets. Our students are being taught to think like owners, not just as employees. The actual science is vital, but so is being innovative and figuring out what will help your employer when you join the workforce.” –MW



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## Building on Academic Success

### New junior/senior high school building elevates educational opportunities in Girard

By John Elliott | Photos by Bill Webb

**L**ast month, more than 700 junior and senior high school students in Girard, Ohio began classes in a modern, combined junior/senior high school building on a 25-acre parcel in an attractive residential neighborhood. The opening of the two-story, 130,000-square-foot, hexagonal-shaped structure with precast concrete and brick exterior and metal roof marks the fruition of a seven-year process.

The new \$26 million building allows the district to continue a tradition of outstanding academic achievement. Eighty percent of the schools' graduates go to college, and the district consistently ranks at the top in state ratings. The high school offers students the opportunity to earn dual credit (high school and college) at Youngstown State University in literature, history, calculus, chemistry and physics.

The new, energy efficient building, which allows the school to continue its engineering, robotics, manufacturing and biomedical programs, replaces a three-story building downtown that expanded in phases since originally built in 1926.

"We did a lot of 'winging it' in the 1980s and '90s," notes Joseph Jeswald, school superintendent, a 35-year veteran of the district. "[The old building] had run its course." It used steam heaters and was not energy efficient, the classrooms were small by modern standards, and additional wiring was needed to allow Internet access. "It wasn't a good situation," Jeswald says.

The Ohio School Facilities Commission determined in 2003 that it made more sense to build a new school than to renovate the old one, Jeswald says.

#### Beginning the search

In order to qualify for state funding, the Girard school district had to pass a bond levy to come up with its \$5.2 million share of the construction cost.

The school board set up a 22-person search committee and hired TDA

Architecture Inc., based in Willoughby, to help with site selection and a bond campaign. "It's been a long process, but a good one," notes Chris Smith, the project executive for TDA. The architecture firm, along with search committee members, participated in community meetings to understand the public's concerns and to communicate the board's needs.

The voters wanted a building to focus on academic achievement and flexible rooms that could accommodate evolving technology. The voters also wanted

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**SPORTING SEATS** The 13,000-square-foot high school gym includes rows of retractable bleachers along two walls, holding a total of 1,300 seats.

a design that would be attractive but still reminiscent of the old brick building. "There was some sentimentality to the original structure," Smith says.

The first site identified was that of a country club and golf course. The owner of that parcel was willing to sell, but the public was ambivalent about it on account of the country club building's historic value. The first attempted levy in 2006 failed.

The search committee then identified a wooded area that was actually located in adjacent Liberty Township. Liberty Township agreed to allow Girard to annex the property.

The site was ideal due to its location and the fact that it was flat. In 2007, voters overwhelmingly supported the bond issue.

### Community supports design

Smith says the voters, presented with sample building designs, supported the hexagonal shape, which separates the junior high school section from the senior high school.

The state chose construction managers G. Stephens Inc., of Akron, and PCS Project & Construction Services, of Cleveland, who oversaw the selection of building contractors. The construc-

tion job went out for bid in 2008. Mike Coates Construction Co. Inc., of Niles, was named general contractor. Building construction began in April of 2009 and was completed in about one year, on time and on budget.

"It's probably one of the shortest schedules we've had," says Mike Coates, president of Mike Coates Construction Co., which also recently built the new Warren G. Harding High School in nearby Warren.

"Mike [Coates] has done a lot of school facilities and has a reputation of doing quality work and getting the work done on schedule," Jeswald says.

Smith notes that Jeswald attended the weekly construction meetings. "[Jeswald] did a great job," Smith says.

### Green in mind

Wetlands areas at the site were preserved and now serve an educational purpose as well as an environmental one: there are now outdoor land labs behind the building next to the athletic fields.

Jeswald notes that the U.S. Army Corps of Engineers was concerned about preserving the habitat for a certain bat species, the Indiana bat, and that affected which months they could work.

The design committee was specifically concerned about indoor air quality due to some issues encountered in the old building. "We let everybody know upfront that was a concern of ours," Jeswald says.

Green features within the building include materials with low volatile organic compounds (VOC) and auto-

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**FLEXIBLE FEATURES** The facility's cafeteria doubles as an auditorium by setting up rows of chairs facing a stage.

matic shutoff lights. The HVAC is geothermal, providing energy efficiency.

### Easy to navigate

The building design makes it easy to navigate. The junior and senior high school wings run north and south on the eastern side of the building. Separating the two is an octagon-shaped main office building on the first floor. A receptionist monitors video screens which show surveillance views from security cameras positioned throughout the building. The Girard police department provides full-time security.

Across the hallway from the main office area are a nurse's station, restrooms and a perpendicular hallway that leads to the music room, art room, staff dining area and other functional spaces. The larger spaces include the cafeteria, which doubles as an auditorium, separate junior and senior high school gyms, a wrestling room and locker rooms.

A loading dock on the north side of the building allows for food to be delivered quickly three times a week to the kitchen, which is double the size of the previous building's kitchen. The new kitchen has a walk-in freezer and a walk-in cooler.

### Cafeteria and auditorium merge

The cafeteria becomes an auditorium by setting up rows of chairs facing a stage. Behind the stage is a music room, which has staggered walls to absorb

sound. The 2,000-square-foot music room has lockers for musical instruments, a separate ensemble room, and the music teacher's office.

Other functional first floor rooms include a coach's office, a storage area and a wrestling room that doubles as extra locker space off-season.

A construction technology room has electrical saws, drill presses and a lathe. Jeswald proudly notes that the school participates in an international robotics competition.

The 13,000-square-foot high school gym has rows of bleachers along two walls, holding a total of 1,300 seats. The junior high gym is 7,000 square feet.

Both gyms have electronic scoreboards and six basketball hoops that can fold up and allow volleyball nets to drop. Both also have sound absorption screens mounted on the walls.

### Separate wings

Open stairwells in the central hallway allow students to ascend to the junior and senior high school classrooms on the second floor. The two sections are separated by the library. "We were looking for a way to keep the junior high kids separated from the senior high kids," Jeswald explains. "That was very difficult in our other building."

Student lockers, lining the 10-foot-wide classroom hallways, are black for the high schoolers and red for the junior high kids, the school's two colors. The tile floors also carry the school's colors.

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All lockers have built-in locks, a convenience not found in the old building.

The second floor science labs include two labs for physics, chemistry and biology that allow the school to participate in a state initiative known as Science, Technology, Engineering and Math (STEM). Each of these has 26 desktop computers.

STEM instruction includes biomedical sciences, engineering, construction technology, and robotics, with a manufacturing curriculum in the planning stage.

The second floor library can be accessed by both the junior and high school wings. The entry area to the library is visible to passersby in the hallways, thanks to large windows. The entry areas of the octagonal-shaped library are carpeted and have book tables and furniture. The check-out desk is situated between the two entry doors, one for the junior high schoolers and the other for the senior high schoolers.

The library has islands of mahogany veneer book cases and desktop computers with Internet access. The area has a lot of natural light, thanks to large windows offering a view of the residential neighborhood. A wall-mounted video screen carries school announcements.

The home economics classroom has a washer, a dryer, microwave ovens, an oven range and wet sinks, in addition to worktables.

### Moving forward

"It's the dawn of a new era," says William Ryser, the high school principal, noting that the new building enhances the learning environment, is energy efficient and has more amenities than the previous building for junior and senior high school. "It's an unprecedented opportunity for this community, for the kids to have an opportunity to learn in an environment like this."

Jeswald is encouraged by the fact that the school has already achieved high marks by the state. He further noted that the high school was recognized by U.S. News & World Report magazine as one of the nation's best schools for providing opportunity in secondary education.

"Having a new school just invigorates that whole community," Smith, the architect, says. **P**



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ALEC J. PACELLA

## Retro-mania

Sunday night TV in the fall at the Pacella household used to be dominated by NFL football. That was, until the debut of *Mad Men*. For those who aren't familiar with this show, it centers around a group of white collar professionals in the 1960s.

Although the workplace setting for *Mad Men* is an advertising agency, I sometimes wonder what the real estate industry was like back in this era. And when I do, one of the first things to pop into my head, after Lucky Strikes and two-Martini lunches, is a mortgage loan handbook. These handbooks must have been similar to cell phones today – a standard sidearm for the real estate professional. They consisted of a series of tables containing a range of interest rates and amortization periods, which allowed the user to quickly determine the monthly payment on a loan. Matching the terms of the loan up to one of these tables would yield a factor, called a loan constant or mortgage constant. Apply the constant to the original amount of the loan and, presto, you have your loan payment. The durable mortgage loan handbook has long since faded away, replaced by financial calculators. But this month, we are going retro and re-introducing the mortgage constant. We will detail how to calculate it and illustrate how it can be a valuable tool to the modern real estate investor.

A mortgage constant is a kissing cousin to an interest rate, but with one primary

difference. An interest rate represents the percentage of interest associated with a loan. But a mortgage constant represents the percentage of interest and principal repayment associated with the loan. Before we get into why this is useful, let's first talk about the actual calculation. Suppose a loan has a 6.0% interest rate and an amortization period or term of 25 years. To determine the loan constant, we employ the following formula:

$$\frac{\text{Interest Rate}}{1 - (1 / (1 + \text{Interest Rate}) ^ \text{Term})}$$

I know that it's been a while since we were all in math class, but this isn't really that hard. The only thing that may cause some heartburn is the caret symbol (^), which represents an exponential power. Instead of squaring (^2) or cubing (^3), we are raising it to the power of the loan term. Let's put this all in motion using our example:

$$\frac{.06}{1 - (1 / (1 + .06) ^ 25)} = .0782$$

As we can see, this loan would have a constant of .0782 or 7.82 percent. In the

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1960s, when a real estate professional whipped out his mortgage loan handbook and looked up a 25-year loan at 6% interest, this is the factor that he would have found. But what does this factor mean? In concept, the annual principal and interest payment are equal to 7.82% of the loan amount. And in reality, if we take the loan constant of .0782 and multiply it by the intended amount of the loan, we arrive at the total payment, principal and interest, for the loan. So the annual debt service or payment on a \$500,000 loan at 6% interest and a 25-year term would be \$39,113 (\$500,000 multiplied by .0782). Keep in mind that this represents an annual payment and, although we could divide it by 12 to get a monthly amount, it would not be fully accurate, since we calculated this using annual amortization instead of monthly amortization. But that's a whole different conversation – maybe even the topic for a future column.

Now we know the definition of a loan constant, how to calculate it at a given interest rate and amortization term and how to use it to determine our payment. This is all good stuff, but it's also stuff that's been around for half a century. Time for the modern twist – we can also use a loan constant as a quick measuring stick when evaluating real estate investments. Here is how. One of the underlying principals of real estate investing is that of leverage – positive leverage will enhance the investor's return while negative leverage will diminish it. And by comparing the loan constant to the property's CAP rate, an investor can quickly determine the direction and the magnitude of the leverage. A quick example will help to illustrate.

Suppose an investor is evaluating an apartment complex that has a CAP rate of 9.5%. In the old days (the mid-2000s, not the mid-1960s), the investor could get a loan with terms of 6% interest and a 25-year amortization for apartment buildings. But the investor knows that the old days are gone, so he calls his lender and finds out that loans for apartment buildings are still at 6% interest but the amortization period has been shortened 15 years. A quick comparison of the loan constants tells the investor all he needs to know. The constant on the old 6%/25-year loan was 7.82%, as we determined in our example above. When this is compared to the property's cap rate of 9.5%, the investor can easily

## Daus, You Know?

**ADDING UP** According to Trepp, a service that researches securitized/CMBs loans, the Cleveland MSA currently has 61 troubled conduit loans with an aggregate value of \$769 million. New York was at the top of the list, with 974 troubled loans totaling \$47 billion, followed by Los Angeles (888 loans @ \$16 billion) and Washington DC (501 loans @ \$13 billion). –AP

see a good bit of positive leverage. But when the constant is recalculated for the new 6%/15-year loan, the new constant is 10.3%. This changes the leverage from positive to negative, as the new constant is now greater than the property's CAP rate. The reason for this is rooted in the

concepts associated with loan amortization but all the investor needs to know is that the current financing terms actually hurts this deal and, if he is really interested in purchasing, he should buy it for cash.

The concept of a loan constant is just one of many tools that the savvy investor should incorporate into their analysis. It's quick, easy to understand, allows an investor to test a property against a range of loan terms and is proof that you don't have to live the life of *Mad Men* to use their tools. **P**

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

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DAVID LINDNER

## Crafting Pet Rules for Your Community Association

**M**any American families have pets. Dogs and cats are the most common, of course, but some people prefer lizards, snakes and even pot-bellied pigs. While most pet owners believe that their pets improve quality of life, the neighbors sometimes disagree. When pet owners are unwilling to properly care for and clean up after their pets, they can become a real nuisance to a condominium or homeowners association. What action can the board of directors take in this situation? Should restrictions be placed on the number or types of pets permitted, or is it better to ban pets from the association altogether?

There is a wide range of variables to consider when dealing with pet issues in your association. Before the board even considers new rules, the board must look closely at the current declaration and rules. Do they prohibit pets altogether, impose restrictions on the number, size or type of pets permitted, or do they fail to address pets at all? If the board would like to change the pet restrictions or rules, what process must be followed? Can the board adopt a new rule without a vote of the owners, or must the owners approve an amendment to the declaration?

Once these questions have been answered, the board should be sure that it has fully thought through the impact of a rules change. Too often, associations

adopt an arbitrary rule only to find that it has unintended consequences. For instance, a common approach is to ban dogs over a certain weight limit. But is a 35-pound dog really more troublesome than a 30-pound dog? And how does one enforce this restriction? Does the board really want to go around requiring dogs to be weighed?

Another trap boards fall into is banning dogs or cats altogether. This is not always a bad move, because if the owners want their community to be pet-free, then they have the right to enact rules or restrictions as specified in their governing documents to accomplish that goal. The unintended consequence of this action, however, is that the ban may

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severely limit the pool of potential buyers for homes in the association. By banning pets, the association eliminates a large group of potential homebuyers in an already difficult market. The association must also understand that under state and federal law, service animals cannot be prohibited for disabled owners.

While no set of rules will fit every association, a board considering new or additional pet restrictions should consider these points:

- Unless there is a designated, enclosed area for pets to run free, the rules should require all pets to be on a leash and attended by their owner when outside a unit.
- Think carefully before imposing a size limit on dogs. A large dog can be quiet and well-behaved just as a small dog can be loud and disruptive.
- Be specific about what types of pets are permitted and/or prohibited. Most of us think of dogs and cats as typical household pets, but for some people pot-bellied pigs, snakes, rats and other creatures are “pets.”
- The rules should make it clear that every owner is responsible for his or her pet, including the prompt clean-up of its mess. Owners should be required to pay the cost of any clean-up the association is required to undertake because of an ill-behaved pet, including attorneys’ fees and enforcement assessments (to the extent permitted by law and the governing documents).
- Consider “grandfathering” current pet owners if the rule change would cause them to be in violation.

With these guidelines, and input from the owners, the board should be able to craft appropriate rules and restrictions tailored to the needs of their community. **P**

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

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GEORGE J. POFOK

## Supporting the Small Business Jobs Bill

**T**he Cleveland Area Board of Realtors® (CABOR) and the National Association of Realtors® (NAR) support protecting and enhancing the flow of capital to commercial real estate.

Our organizations believe that Congress should consider legislation aimed at improving commercial real estate markets. You may have heard about a small business bill considered in the United States Congress, recently. On September 23, 2010, the U.S. House of Representatives voted, 237-187, to pass the Small Business Jobs and Credit Act of 2010 (H.R. 5297). This legislation passed the U.S. Senate on September 16 and was signed into law by the President on September 27.

Under this bill, which NAR supported, the U.S. Treasury would be authorized to lend up to \$30 billion to interested community banks to further expand lending to small businesses. These loans would be required to be repaid over a 10-year period. As an incentive for participating community banks to increase small business lending, their interest rate would be adjusted relative to the amount of their small business lending activity. It is estimated that community banks could use lending fund to leverage up to \$300 billion in new loans to small businesses.

Additionally, the bill enhances Small Business Administration (SBA) programs. Specifically, the legislation raises loan limits from \$2 million to \$5 million

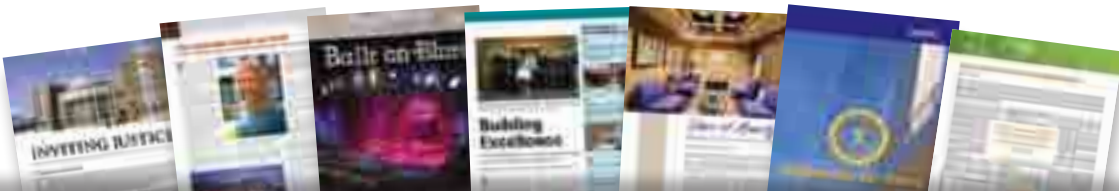
for SBA 7(a) loans and from \$1.5 million to \$5 million for SBA 504 loans. Moreover, it allows 504 loans to be used to refinance short-term commercial real estate debt into long-term, fixed rate loans. Provisions in the bill temporarily increase the SBA's 7(a) loan guarantee to 90 percent and eliminate fees for all 7(a) and 504 loans through December 31.

The legislation also provides \$12 billion in tax breaks for small businesses, including an extension to allow additional first-year depreciation for 50% of the basis of certain qualified property. More notably, the legislation extends Section 179 expensing and increases the maximum allowance from \$250,000 up to \$500,000 for tangible personal property. For the first time, investors may expense up to \$250,000 of the cost of qualified leasehold, restaurant, and retail property improvements done in 2010.

Among other things, the bill would allow self-employed individuals to deduct health insurance costs for their families when they compute their self-employment tax, but only for the 2010 tax year. **P**

---

George J. Pofok, CCIM, SIOR is the 2010 Chairman of the Board for Cleveland Area Board of Realtors (CABOR).



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## Brunswick Unveils Lake Park Arch

The City of Brunswick Parks & Recreation Department recently celebrated the unveiling of a new architectural feature at the newly named Brunswick Lake Park, located on Route 303 in Brunswick just behind Giant Eagle. The City enlisted Justice & Company, of Medina, to design, build and install a custom 12-foot-high columned archway to serve as the entryway for the newly named park. The sculpture is comprised of four concrete pillars with a four-foot cedar arch on top. The ribbon-cutting ceremony took place just in time for Brunswick's 50th anniversary this month.



Brunswick Lake Park Arch

## Skoda Minotti Employees Achieve Green Advantage Certification

Skoda Minotti, a CPA, business and financial advisory firm, recently announced that Kyle Rohrig, CPA and Nick Delguyd, CPA have passed the exam required to earn Green Advantage® Certified Practitioner status. With this certification, Rohrig and Delguyd have proved to have knowledge

in current green building and sustainability principles, materials and techniques.

"Many green renovations are included in the strategic planning of new, expanding and existing companies," says Roger Gingerich, partner in Skoda Minotti's Real Estate and Construction Group. "Homeowners are beginning to turn to 'healthier' homes that increase in market value at a faster rate than traditional homes."

Rohrig and Delguyd's knowledge in green building will prove valuable to the Group's clients because in passing the Green Advantage exam, they have demonstrated knowledge in building structures that are energy and water efficient for reduced monthly bills, insect and disaster resistant for a long life, healthier for the well-being of its occupants, and environmentally friendly.

## NASA Event Assists Construction Effort

On Saturday, November 6, students from all around Ohio will meet at NASA's Glenn Research Center in Cleveland for the 18th annual Young Astronaut Day (YAD). As part of this annual educational event, students will call attention to hunger by building a replica of a real space robot – from hundreds of cans of food – which will then be donated to the Cleveland Food Bank. Some 300

youngsters from elementary to high schools are expected to participate.

The robot, affectionately named Robonaut (R2) by NASA, is designed to perform maintenance tasks for astronauts, and can be mounted on a set of wheels to explore the surface of the moon or Mars. R2 was unveiled earlier this year, and its first assignment will be aboard the International Space Station.

For the past two years, YAD has partnered with Canstruction® and Herschman Architects to help increase donations to the Cleveland Food Bank. Last year YAD students built a replica of Friendship 7, the space module flown by astronaut John Glenn.

Canstruction has been helping feed the hungry since 1992 when the Society of Design Administration created the event to publicize the issue of hunger in American and help stock food banks. Canstruction

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has been spearheaded in the Greater Cleveland community for the past seven years by Herschman Architects with sponsorship from Giant Eagle and Properties.

Last year the food bank received 2,385 pounds of food from YAD, which was enough to provide 1800 meals for hungry families.

## BOMA Int'l Elects Cleveland Representative to Executive Committee

Brian Cappelli, RPA, vice president of operations at Forest City Enterprises, was recently elected to the 2010-2012 Building Owners and Managers Association International's Executive Committee. Cappelli



Brian Cappelli

has been in the commercial real estate industry for more than 19 years and is the current president of the Building Owners and Managers Association of Greater Cleveland. He has also served on BOMA Greater Cleveland's

Finance Committee and the Government Affairs Committee. Cappelli served for four years as governor of BOMA Ohio and on BOMA International's BOMA One Task Force and the Gen B Task Force.

Cappelli is a native of Indiana where he graduated from Indiana University. Before relocating to Cleveland with Equity Office Properties Trust, he was involved with a number of property companies and projects. In his current role of vice president of operations, he is responsible for overseeing the management of more than 9.5 million square feet of office properties within Forest City's Commercial Group.

The BOMA International Executive Committee is responsible for developing the strategic direction and policies for the association. Executive Committee members work with BOMA International officers and executive staff to maximize the effectiveness of BOMA International, while ensuring resources are available to achieve its goals. Executive Committee members serve a minimum term of two years.

## CBRE Welcomes New Hire

CB Richard Ellis recently announced that Kelly Moody has joined the Northeast Ohio Private Client Group. Moody will be working with Scott Pollock and Stephen

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Latkovic with advising clients in the disposition and acquisition of income-producing properties throughout Northeastern Ohio. She will focus on financial analysis, due diligence coordination, marketing, market research and business development.

Moody is a Shaker Heights native and graduated from the University of Richmond.

## Aloft Hotels Joins Flats East Bank Plans

Starwood Hotels & Resorts Worldwide, Inc., recently announced plans to debut its Aloft brand in Cleveland. Aloft Cleveland Downtown is scheduled to open in early 2013 as a key element of the Flats East Bank develop-

ment – Cleveland's newest, upscale mixed-use complex. Managed by Heritage Development Company, the newly constructed hotel will offer style at a steal with 150 spacious, loft-like rooms, a tech-forward sensibility, and a vibrant, social atmosphere.

Aloft Cleveland Downtown will be built as part of the \$275 million first phase of the Flats East Bank project – a joint venture between The Wolstein Group and Fairmount Properties – along with a 450,000 square foot office tower, retail, restaurants, entertainment venues, a riverfront boardwalk and 14 acres of parks and green space.

Aloft Cleveland Downtown will target both sophisticated travelers and area professionals

with its eclectic and electric experience, lively Re:Mix lounge and W XYZ bar." The hotel is being financed by the Cleveland International Fund, which has raised \$20 million in funding and commitments for the hotel project.

## mbi | k2m Welcomes Hire

Cleveland-based firm mbi | k2m Architecture, Inc. recently announced the addition of Kyle L. Johns, LEED-AP, to its team of dedicated professionals. Johns joins mbi | k2m Architecture as a project coordinator. His experience touches a broad range of project types including, retail, residential, and government projects ranging from renovation to new con-


struction. Johns is a LEED Accredited Professional and is currently studying for the ARE exams. He is a graduate of Kent State University where he attained a Master of Architecture and Bachelors in Science.

## Domokur Architects Hires Interior Designer

Domokur Architects, of Akron, recently hired Interior Designer Andrea Shelton to join its Interiors Studio. Shelton graduated from the University of Kentucky in 2008 with a B.A. degree in Interior Design. She has two years experience with an architectural and interiors firm in Covington, Kentucky. **P**

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# Serving Students in Style

## New Cleveland State facility puts focus on undergrad activities

By Lou Kren | Photos by Feinknopf

In August, *Properties* chronicled construction of Julka Hall, housing the College of Education and Human Services and the School of Nursing at Cleveland State University (CSU). That gem, anchoring the eastern end of the campus along Euclid Avenue, was the latest in a long line of CSU facility improvements. The transformation continues. In this issue we present another striking CSU project, the new three-story Student Center, at the corner of East 21st and Euclid.

At a construction cost of \$41.5 million, the Student Center replaces the five-story University Center, long referred to as “The Cage,” built in 1974. As its name implies, the 138,000-square-foot Student Center serves as the hub for all aspects of student life at CSU. Following its “Big Reveal” on September 8, the building is now serving as the home office for Student Life, Dean of Students, Student Involvement Center, Fraternities & Sororities, Conference Services, Student Government Association, Dining Services and more.

The Student Center was built to bring all of these student-oriented ser-

vices under one roof, according to Ed Schmittgen, CSU university architect and director of capital planning.

“This project creates a dedicated student center for the first time at CSU,” he says. “Student organizations had to share space with other university departments, offices and programs at the old University Center. Not anymore. The only administrative offices here serve the needs of this building.”

In 2007, CSU decided to tear down University Center.

“At that time we had a choice,” recalls Schmittgen. “We could renovate the existing 200,000-square-foot University

Center and either expand student services to fill the space, or add other administrative offices. Adding unrelated offices would have contrasted with our goal to dedicate a single building for student services, but our studies showed that student services did not need the full 200,000 square feet. In exploring new construction, the cost for that would not have been much more than a renovation. We decided to build new.”

CSU assembled a roster to spearhead the new project. The university component included Schmittgen, project manager Evelyn Frey and construction manager Hugh Holley. CSU brought



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**CONNECTING CORE** A three-story atrium in Cleveland State University's new Student Center serves as a central hub by linking with campus pedestrian bridges, the main plaza and below-grade parking behind and beneath the center.

in Gwathmey Siegel & Associates Architects, LLC, of New York, as design architect and Braun & Steidl Architects, of Akron, as architect of record. Heery International, Inc., of Cleveland, was

tapped as construction manager. During the construction phase of the project, in August 2009, one of the founding partners of Gwathmey Siegel & Associates Architects, Charles Gwathmey, passed


away. He had made significant contributions to the design of the project as well as to the other projects completed by the firm over the past 42 years, working in collaboration with his partner Robert Siegel, Joe Ruocco and the other associate architects that comprise the senior leadership of the firm.

### Gateway to campus


"This project provided an incredible opportunity to remake this section of Euclid Avenue while helping Cleveland State University in its transition from a commuter institution to a residential institution," explains Robert Siegel, principal at Gwathmey, Siegel & Associates. "We sought to provide a graceful gateway from Euclid Avenue to the rest of the campus and create an exciting building for students and faculty."

Coming from a CSU alum that had spent countless hours in the old Cage, the finished product, in appearance and function, is stunning. Leading *Properties* and other project principals on an extensive tour of the Student Center, Jack Baumann, project manager for Braun &

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Steidl Architects, described the layout and unique design characteristics, and pointed out efficiency and sustainability measures taken in pursuit of LEED Silver certification for the new building.

When entering the semi-circular Student Center from Euclid Avenue, visitors traverse a broad entryway on a slight slope that addresses the change in grade from street level – four feet from Euclid Avenue to the building entrance – and also facilitates access for the disabled. The Euclid Avenue main entry features a two-story atrium that leads directly into the three-story central atrium, which is surrounded by the various student-service functions. This central atrium also connects with campus pedestrian bridges, the main plaza and below-grade parking behind and beneath the center. The north entrance is a two-story atrium that serves as a gateway to a landscaped plaza and Rhodes Tower.

On the inside, surrounding the central expanse of the first floor is the two-story Café Atrium, Conference Services, CSU Bookstore, Bar Uno, The Print Shop, Mobile Campus – an outlet that rents laptops for student use, Campus Connection Lounge – with 28 desktop computers for student use and Cove Lounge, featuring couches, a double-sided fireplace and game room. Heavy on dining options and easily accessible from CSU's Interlink, a walkway that connects the entire campus from west to east, the second floor features Outtakes Convenience Store; Viking Marketplace, offering restaurant-style dining; and quick dining options that include Quizno's, Chop'd & Wrap'd and Uno Express. Also on this level: Student Government Association and CSU Dining administrative offices as well as a dining terrace and student lounges – one with a fireplace.

The third floor is home to various student offices as well as Viking Lounge – featuring a six-foot fireplace and 32 feet of CSU photos that display the university's past and present. A third-floor heated terrace offers views of downtown Cleveland. Third-floor space also addresses a long-time CSU need: conference and ballroom space. The new 6,000-square-foot Student Center Ballroom is divisible into five size configurations, each with independent audio-visual capabilities, sound and lights. During our tour, Baumann pointed

out the three skylights in the ballroom – each with automated blinds to block excessive sunlight – and two vintage industrial murals salvaged from a building in Valley View and restored by the Intermuseum Conservation Association.

The Student Center has two additional meeting rooms that can open into one larger meeting room. Each room is outfitted with built-in projection and screen, and has access to the outdoor terrace for pre- or post-meeting receptions or breaks, overlooking the central campus plaza. These meeting rooms also include buffet tops for catering or materials.

### Diverse blend of materials

The majority of the building exterior consists of aluminum and high-performance translucent glass, with some precast concrete. But the main entrance from Euclid Avenue features Virginia Mist granite, 3/16 inches thick, and aluminum trim and entry overhang. The granite's honeycomb structure combines durability and lighter weight, according to Schmittgen, thus requiring less structural support. The stone is flanked by an iron-spot brick, the same as that used in the NOACA building on Superior Avenue. The use of stone and brick evokes a timeless museum quality, says Schmittgen. At one time CSU considered using zinc, a trademark of Gwathmey's designs, but ultimately chose aluminum for the exterior.

The abundance of exterior glass not only draws sunlight, but also gives the building energy and movement. This is especially true for the glass-enclosed



**STRIKING SURFACE** Main-level flooring consists of poured terrazzo – with an inlaid Cleveland State seal – leading to Douglas fir block flooring in the main atrium.

stairwell at the corner of East 21st and Euclid, which is lit at night.

As with the exterior, durability and simple maintenance factored greatly into the selection of interior materials. Main-level flooring consists of poured terrazzo – with an inlaid Cleveland State seal – leading to ¾-inch-thick inlaid end-grain Douglas fir block flooring in the main atrium. An ash-veneer elevator surround in the main atrium and ash reception desk near the Euclid entrance complement the Douglas fir flooring and provide contrast to white walls and ceilings. Glass and alu-

minum carries into interior spaces as well. These materials and colors, in addition to straight and curved wall shapes, shaped ceilings and various recessed-light shapes and patterns, provide a sleek, modern interior look.

### State-of-the-art air handling

The new Student Center benefits from state-of-the-art climate-control, electrical and lighting technology. For example, building climate control and air handling reflects the effort to certify to the LEED Silver standard. The build-

**We were proud to be part of the team at Cleveland State University's Student Center!**



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ing boasts HVAC performance that is 24.5% more efficient than code, explains Dominic Cacolici of Karpinski Engineering, of Cleveland, which was responsible for engineering related to HVAC, electrical, lighting and technology. The main floor features radiant heating across the entire building perimeter, with building HVAC courtesy of variable-air-volume systems. Though the building has three occupiable stories, a fourth story above the Euclid entrance houses mechanical systems. As with the fourth-floor mechanical equipment, all air-handling units are internal, meaning no unsightly rooftop projections.

With so many dining options, the building includes 14 kitchen exhaust hoods. As another efficiency effort, the heat from these hoods is used to preheat makeup air. UV lights in the hoods break down grease and deodorize the air prior to venting outside of the building. Also, steam supplied to CSU is recaptured to preheat snowmelt air.

### Electrical system upgraded

Powering the new Student Center required an upgrade to CSU's underground medium-voltage distribution system, reports Brian David, vice president and director of engineering at Karpinski Engineering.



**MIXED MENU** Dining options are plentiful in the new facility, including sit-down restaurants and (above) quick dining cafés alike.

"The medium-voltage feeders for the old student center were undersized, so we replaced them with larger cables to match the capacity of other feeders on campus," he explains. "This allowed us to extend these feeders to other buildings to the east and south of the Student Center, an upgrade that had been planned for many years. This extension, completed in August, enabled CSU to more evenly

distribute building loads between multiple sets of feeders."

The main electrical gear inside the new Student Center consists of two full-capacity transformers that step voltage down to 480 volts for building distribution, according to David. This redundant system allows CSU to, under normal operating conditions, split the load in the building between the two feeders.

"In the event that a transformer needs maintenance or a feeder is damaged," David explains, "CSU can shift the building load completely to one feeder or the other."

### Lighting is lively

Lighting design for the new Student Center had to take into account the building's architecturally inspired movement, and not only parallel that but also invoke an energetic and playful feeling, according to Marian Perez, director of lighting design at Karpinski Engineering.

"This was accomplished by integrating random geometric shapes of spheres, circles, rectangles and squares, in many different sizes and spacings, into the architecture," she says. "The three-story atrium was illuminated via indirect spot lights, which create a dramatic pattern on the ceiling of the space, and add to the openness and crisp clean lines of the architecture."

Careful consideration was given to the lighting control of the building, and daylighting studies were performed at Karpinski Engineering's offices to help assess the needs of building spaces. "Numerous zones and stepped levels of light were incorporated into the controls," Perez explains, "to work in conjunction with digital photocells and the timeclock. This enabled the university to control the amount of necessary light in the space, and ultimately turn the lights off when they are not needed. Building information modeling (BIM) played an important role as well, particularly in the coordination with the other trades for the installation of the lighting."

All of the design effort associated with the new Student Center

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**ATTRACTING ATTENTION** Providing a dynamic visual impact, the building's skin includes glass curtain wall, granite and metal composite panels and stonework.

students around the construction area via wayfinding signage and an enclosed canopy, which was used while the Interlink bridges were replaced. We also coordinated with the onsite prime contractors and the City of Cleveland in developing approved lane-closure plans that assisted in diverting traffic [along East 21st Street, East 22nd Street and Euclid Avenue] away from the project."

Heery International was able to deliver seamless integration of multiple fast-track construction packages, according to Maver, that allowed CSU to meet its project goals.

depended on a smooth construction schedule and the ability of builders to safely and reliably create the envisioned finished product. That task fell to Heery International Inc. as construction manager and its project manager, Jeff Maver.

"A project can proceed in a positive direction when looking at the construction aspects," Maver explains, "but if you do not prepare to provide safe sur-

roundings, your successful project can end up not being a success."

That is especially true given the tight worksite and the need to keep CSU's campus flowing during construction.

"This project required that we provide CSU and the public safe and comfortable adjacent areas to the construction," he says. "We succeeded by working with CSU to develop a logistics plan that routed the public, end users, staff and

### Blends with surroundings

Besides construction of the building itself, it had to blend seamlessly with its surroundings. Assisting in this effort was Michael Stamas, principal-civil engineering and landscape architecture with Thorson Baker & Associates.

"One of the greatest challenges was to sensitively blend the proposed building's walks with the many doors from

*Proud to be part of the team at the Cleveland State University's new Student Center*



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the building's multiple floor elevations," Stamas explains. "The designers' goal was to provide barrier-free access to all parts of the building using gently sloping walks instead of awkward 'accessible ramps.' To provide an entry plaza with a pleasing slope, the design team sought and received from the City of Cleveland permission to raise the elevation of the Euclid Avenue sidewalk in front of the building and slope the walk to meet the existing elevations at East 21st and E. 22nd.

"The building was sited to provide a generous entry plaza paved with richly colored pavers and flanked by two lawn panels, providing an outdoor gallery for public art or a 'green' carpet where students can gather," Stamas continues. "Benches, tables and seatwalls were incorporated into the design of the site to encourage students to spend time outdoors."

### Site needed shoring

Site work began in March of 2008 and presented the first major construction challenge following demolition of the old University Center by Independence Excavating.

The site featured an abundance of sand as well as large footings – from the old building –that had to be removed. In addition, the site sloped at East 21st and East 22nd streets. The combination of a retaining wall and piles provide support. Concrete forms the base of the new building through the main-level plaza, with half of the building footprint outlining an underground 42-space parking garage. From the main-level plaza upward, structural steel gets the call.

Michael Thorson, principal-structural engineering at Thorson Baker & Associates Inc., Richfield, further describes the structural challenges.

"A formed cast-in-place concrete frame was selected for the main level at grade for several reasons," he says. "The clean concrete slab soffit eliminated the need for ceilings over the underground parking. In addition, the main level incorporates a number of elevation changes to accommodate the six-foot grade change from Euclid Avenue on the south to the existing plaza at the north. A formed cast-in-place slab could more easily accommodate the various elevations, stairs and ramps. The second and



***Congratulations to Cleveland State University (CSU) on your new Student Center. We are proud to be part of the team with Panzica Construction Co.***



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third floors and the penthouse and roof utilized a more economical steel frame.

"Also, the CSU Student Center building is a series of complex geometrical shapes, from the parabolic curved roof over the ballrooms on the west side to the numerous set-backs and cantilevers that form the elevated terrace, brise-soleil and canopies," he continues. "The structure's sculptural form required careful integration of the building skin with the structural frame. The structural drawings incorporated numerous details illustrating the relationship and attachment of the exterior building finishes."

The project was fast-tracked with multiple-bid packages, says Thorson, allowing approximately three months to design the structure with the structural shell package issued in July 2008 and the architectural and MEP shell package issued four months later.

### Engineers, contractors stepped up

"BIM played an integral part in the early coordination effort between structure, architecture and the mechanical systems," he says. "The building was modeled architecturally and structurally, providing the design team with a virtual view of the structural frame and the structure's interaction with the interior spaces. The building skin and finishes as well as the mechanical systems were then transposed."

Tasked with installing much of the building skin was Architectural Product Sales Co. (APSCO), of Brooklyn Heights.

"It was a challenging project as we provided and installed all of the glass curtain wall, granite and metal composite panels, the stonework, and windows," says APSCO's Greg Shelton. "The aluminum-anodized, neutral-toned panel system was actually set askew in a diamond-shaped pattern to fit properly and provide the proper accent on the south and west portions of the exterior."

Mark Panzica, whose company, Panzica Construction Co., of Cleveland, was responsible for the general-trades portion of construction, cited teamwork as a major reason for construction success.

"This was a great project with a team effort and a lot of collaboration with Braun & Steidl Architects and Cleveland State University," he says. **P**

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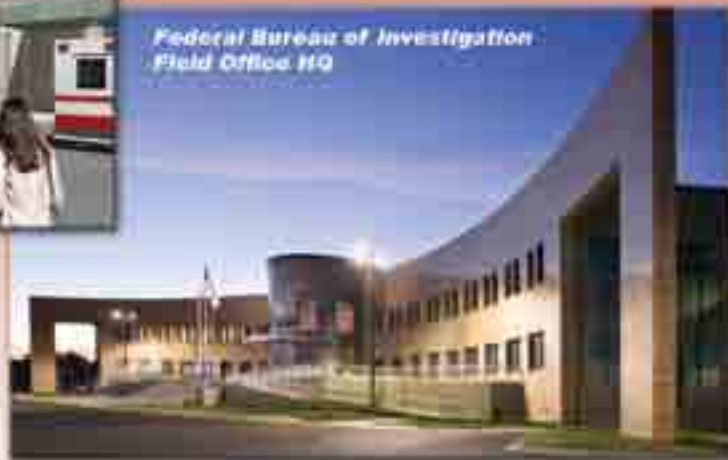


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## Court is Now in Session

### Ralph Regula Federal Building and United States Courthouse opens in Canton

By Lou Kren | Photos by Kevin Reeves

**O**n July 16, approximately 200 people gathered for the dedication ceremony of the Ralph Regula Federal Building and United States Courthouse at the corner of McKinley Avenue and Third Street Southwest in Canton. The dedication marked not only consolidation of various federal services into one location, but what hopefully will become a beacon for investment and commercial growth in that neighborhood. The 44,000-square-foot complex, essentially a pair of two-story brick buildings joined by a 34-foot-high glass-aluminum atrium, was developed by Carnegie Management and Development Corp., of Westlake, with architecture services through Richard L. Bowen + Associates Inc., of Cleveland, and construction spearheaded by Welty Building Co. LLC, of Fairlawn.

The new complex, wrapping around the corner of West Third and McKinley and occupying 4.5 acres on a four-block parcel, includes 122 secured and unsecured parking spaces. It replaces the 78-year-old Frank T. Bow Federal Building on Cleveland Avenue in Canton as home of U.S. Bankruptcy Court and recognizes the accomplishments of Ralph Regula, the former Congressman who represented the Canton area for 36 years in Washington, D.C.

Tenants of the \$14 million building include U.S. Bankruptcy Court, U.S. Trustee Program, U.S. Marshals Service, Social Security Administration and Internal Revenue Service. General Service Administration's Design Excellence

program provided the impetus for this project, with Carnegie bringing its long-time expertise in developing government projects. Through the Design Excellence program, General Service Administration (GSA) manages development teams to provide design for federal clients needing new workspace. The program, which stresses creativity, includes a streamlined two-step development-team selection process and the use of private-sector peers to provide feedback to the developer's architect/engineer of record. Stemming from this collaboration, this project is in the running for several 2010 GSA Design Award.

"Over the past 11 years, Carnegie Management and Development Corp.

has been developing projects for the federal government, and this is the 10th GSA project we have completed," says Dr. Rustom Khouri, Carnegie president, explaining how this development, funded privately and then leased back to the federal government on a 20-year term, was much needed. "The government offices now under one roof had been operating at different locations, with the court operating with the Internal Revenue Service out of the old Bow Federal Building. At that location the maintenance costs were greater than the rent in the new building. Moving over and consolidating facilities was extremely economical for the federal government."

"Designers ensured that [this project's] unique architecture, design and



**CLASSICALLY CLEAR** Enclosed on two sides by floor-to-ceiling glass, the lobby offers views of the 15,500-square-foot entrance plaza while bringing in an abundance of light.

color would complement the surrounding area,” explains John Crook, inhouse architect for Carnegie.

His team worked with Richard L. Bowen + Associates, led on this project by Allan Renzi, to design a facility that met the varying needs of government tenants.

The atrium forms the centerpoint of the L-shaped complex, joining the two buildings while its large expanse of glass opens up past exterior columns that support a cantilevered metal-panel roof to provide views of downtown Canton. The use of columns, given that the lobby atrium points to the old Bow Federal

Building, represents a nod to the old structure. High windows located on the east side of the complex capture sunlight into the interior while providing views to McKinley Avenue.

The two wings, in more traditional civic-building design, feature cornices that blend with the atrium roof and help tie the entire complex together. Wing façades include a light-colored stone base and horizontal stone accents, composite-metal fascia and stone panels. The brick, stone and concrete reflect other buildings in the area. For example, tan-colored brick used on the new federal complex, known as Canton Tan, is prevalent locally, manufactured by Belden Brick Co., a long-time Stark County company headquartered nearby.

The combination of low building height, glass atrium, large windows, light earth tones and façade breakouts minimize the appearance of building mass, but the complex still exudes strength and permanence, qualities essential in federal structures.

Enclosed on two sides by floor-to-ceiling glass, the lobby offers views of the 15,500-square-foot entrance plaza while bringing in an abundance of light. The lobby’s stone floor reflects the paving

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pattern of the exterior hardscape, while two types of granite as well as stainless steel and glass in the lobby meet the flow of steel and masonry from the exterior. The lobby also features a rotunda skylight. From the lobby, agency symbols mounted to granite lintels above entry doors provide directional cues for the Social Security Administration, which occupies 14,070 square feet, and Internal Revenue Service, comprising 10,362 square feet. SSA and IRS occupy both floors in one building wing while U.S. Bankruptcy Court, in 18,440 square feet of space, occupies the other entire wing. Corridors to the courtroom feature large solid-wood doors and trim, while a stone post and lintel structure resides at the front of the courtroom. Pale stone infill was used to construct an "invisible" door to the judge's chambers.

Other tenants of the court wing include the U.S. Trustee offices, occupying 1,184 square feet, and the U.S. Marshals Service, which occupies 760 square feet of space.

An obvious design challenge involved balancing the need for access to the public with the need for security, according to Jenny Oakley, project manager

for Carnegie. While the courts and Marshals Service required high security with limited access, the Internal Revenue Service and Social Security Administration needed to maintain access for the public on a daily basis while keeping some areas secure. Accessibility needs were addressed through well-thought-out placement of agencies within the structure and separation of public and employee parking areas and entrances.

"The five agencies moving into this building all have their own programs and

approval processes," says Renzi, explaining another major challenge. "We conducted a lot of meetings, and coordination was needed throughout the project."

The quest for LEED certification added to design and construction complexity. The project boasts exemplary performance in several LEED point categories, including recycled materials, alternative transportation and reduced water usage. Seeking such certification required unique solutions to offset areas where needs challenged sustainability and conservation efforts. Lighting

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**STATELY SETTING** Carefully designed hardscaping and landscaping has provided the new Ralph Regula Federal Building & U.S. Courthouse with dignified and inviting surroundings

is one example. Proper lighting with a large footcandle requirement was a crucial part of the security design for both the building's interior and exterior spaces, according to Renzi. Through careful energy modeling, the design team discovered ways to compensate elsewhere in the complex. A well-insulated roof, high-efficiency HVAC system and daylighting were some of the methods used to offset the energy draw of the lighting design.

Welty Construction Co. was tapped to lead construction, with John Dodovich as project executive. Tasked with a six-month building-enclosure requirement within a year-long construction schedule, constructors began work in mid-2009. Site work provided an early challenge due to uncharted sub-grade conditions and unsuitable soil, according to Dodovich. In fact, an average of four-and-a-half feet of material across the entire site had to be removed and replaced prior to building construction. Underground utilities as well as wiring had to be completed prior to installation of an asphalt base. The base, required by November 2009, had to stay on schedule as building enclosure was needed in December. Any number of issues related to weather, security and special government requirements could have set the project back beyond the

scheduled move-in date, but Dodovich reports that construction proceeded on schedule. That was due, he says, to open communication and coordination among the developer, architect, GSA officials and other consultants.

Building information modeling (BIM) was another big factor in ensuring a smooth design and construction timeline, according to Renzi. Instant calculations via BIM – using 3D modeling software to examine building geometry, spatial relationships, geographic information, and quantities and properties of building components – throughout design and planning stages allowed constant monitoring of building spaces for verification with federal program requirements, he explains.

The Ralph Regula Federal Building and United States Courthouse is not just a structure; its 4.5-acre site can be best described as a campus. Besides completing a civic corridor – Canton City Hall is only a block away – the site anchors the city's Central Business District. The building's compact L-shaped footprint allowed room to incorporate a large greenspace at the site's southeast corner that essentially extends the adjacent McKinley Park. Centered in the greenery, a circular paved plaza features brick accents and

park benches under new trees. This plaza serves as the hub of four separate sidewalks that disperse to the perimeter street sidewalks. Southwest of the building are secure employee parking areas and keycard-controlled covered entries as well as outdoor space with benches and tables. The streetscape surround of the Ralph Regula Federal Building and U.S. Courthouse is part of a City of Canton design program that incorporates a repetitive sequence of decorative patina green ornamental street lamps, local pear trees, wrought-iron tree grates and an intermixed pattern of brick pavers and concrete sidewalks. All materials are from local manufacturers.

The large public plaza leading to the building's atrium lobby consists of a repeating circular paved pattern with brick accents, complemented by adjacent planters of flowering groundcover and trees. Wide, monumental concrete steps with an access ramp, along with a centrally located vertical wall with the main complex sign, rise to the upper plaza and lobby entrance.

From this vantage point, the permanence, modernity and elegance of the new Ralph Regula Federal Building and United States Courthouse is readily apparent. **P**

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By Tom Lekan

*Atlantis Security Management*

In the days and weeks following September 11, 2001, the attention paid to the security of our buildings was intense, enormous and even frenzied at times. It seemed there was just not enough time in the day to get every building as secure as possible. Resources – both time and money – flowed into projects designed to get every owned or managed building ready to respond to an emergency or crisis or threat. Never before had I seen such amounts of money and resources, including human resources on many levels, committed to making sure every aspect of emergency planning was either in place or soon to be in place to the extent possible. Security had moved from the background to take center stage, as something vitally important. What was at the heart of this unprecedented change?

The events of 9/11 made every person in this country and around the world aware that we were vulnerable. It also caused senior managers, who never thought much about security and life safety, to check in and examine closely how their organization was doing in these now vital areas. What did they find? Security and expenditures for life safety were the areas most subject to reductions in staff and resources. They found they were far from a state of readiness. They became painfully aware that most of our buildings and businesses could not withstand even the most minor organized attack, let alone something on a larger scale.

Interestingly, however, in New York City this is certainly not the case as it is in most of the country, and if you have visited Washington, D.C., it's significantly more secure than it was prior to 9/11. Obviously, when you have witnessed destruction by terrorist attack first hand and perhaps lost a loved one, the message stays with you much longer.

Getting back to what happened to the rest of the country after 9/11, corporate leaders, building owners and managers – and even small businesses – realized it would take a bundle of cash just to get to some first level of readiness to another terrorist attack. They also realized that the security and emergency preparation basics were not really at the level that they should be. The result was to free up some capital to install access control



systems and closed circuit television. They also beefed up the business continuity and disaster management staff and planning, or they hired consultants to do it for them.

I thought that 9/11 would be the event that would change how people and businesses looked at security and security issues permanently, that they would realize that, just like every other area of business, security and life safety play a vital role. When you don't pay attention, it costs you. At first, I thought the entirety of the security industry would be changed also as a result, but seven years out from 9/11 the levels of concern and action in some areas have slipped, and complacency looms. What does it take to keep security where it should be?

Our government sure took 9/11 seriously, and has backed up its words with

ongoing action, plans and investments. Talk to anyone in an emergency, police, life safety or military role and they will describe to you permanent structures and policies to keep our country and communities more safe and secure. In addition to equipment, many government agencies have mandated training and testing, as well as working through simulations and scenarios to make sure they are ready. Unfortunately, the majority of the business community has not done this, nor have they kept up to date by periodically looking at where they stand through regular security and risk assessments and vulnerability analyses. As a security consultant I get to work with many of the best companies and businesses because they are concerned about security, and they have me validate for them if any additional countermeasures are needed or if any updates or changes to policy and procedure would put them in a stronger, more advantageous position.

So what does all this mean to you, and what should you be doing? First, make an investment in the safety and security of your businesses, especially your employees, clients, tenants and shareholders. The analogy to good health might be appropriate here, as we hear more and more today about exercise, eating right, health screenings and getting regular checkups. If something should be found, taking the right medicines helps you to continue a healthy and productive life.



Well, your business is just the same. A regular check-up of the state of your security and safety health is important to your ability to continue growing and operating productively.

Sometimes I think of myself as a "security doctor" because of the way I work. There are many times I am called in when a business is "sick" or under stress. One example is when a business is subject to litigation, standing accused of not providing adequate security or safety measures when the crime or incident was "foreseeable" – where they should have taken action that was appropriate to prevent it. They may win the case, but it costs so much more than the measures that would have prevented litigation in the first place. A second type of patient I have is the kind that is perfectly healthy – they just want to make sure they are healthy, and if there is anything more they can do to stay healthy. Normally, of all the "patients" that I work with, this type of patient is also the most successful

in the business world and the most profitable among competitors. It is still true that "an ounce of prevention is worth a pound of cure."

Arriving at the bottom line, I'll tell you that I've spent the majority of my career working within an organization to try to make it safer and more secure. I was very fortunate to work for two fine organizations, Nestle/Stouffers and KeyBank. Both companies supported employee safety, security and readiness to emergencies with capital and, more importantly, senior manager support. I

measure the companies that I work with today against these companies. As a security consultant in today's world, my steadfast goal is to provide my clients with the best possible advice and to provide unique and cost-effective solutions to their unique needs. I hope this article will encourage you to get that check-up and find out how security healthy you are. Staying healthy pays. Keep safe! **P**

*Tom Lekan, C.P.P., is a security consultant with Atlantis Security Management. He can be reached at [tomcat@atlantissecurity.com](mailto:tomcat@atlantissecurity.com).*

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## Safe & Secure

### Properly designed commercial security systems provide protection, peace of mind

By Kevin K. McCollum

**"T**he majority of theft and damage to a commercial business takes place outside the building," says Brian Jankowski, president of BCT Alarm Service, Inc. "But the three L's will reduce crime and vandalism to a commercial property: Lights, Locks and 'Larms.'"

Any security system should start with securing the exterior property first, he says. This includes parking lots, entrances and exits, plus all fenced-in areas where inventory, vehicles and equipment are stored. Once the exterior of the property is secured, the interior of the building needs to be secured.

#### Exterior security

The first component of exterior security is lighting. A well-lit exterior can deter most theft and vandalism simply by eliminating the cloak of darkness that thieves want in order to carry out their crimes. All pathways, parking lots, entrances and exits, as well as storage yards should be well lit. Parking lots, where employee and fleet vehicles are parked, can be further secured with the use of motion detectors. A motion detector will send an alarm to the monitoring station when any activity is detected once it is armed.

A fence will not deter all theft and vandalism in a storage yard. Thieves will simply climb a fence. Photoelectric beams can be set up along the perimeter of the fence line to trigger alarms when someone jumps a fence. They can also be set up around inventory areas that hold materials and equipment to prevent theft and vandalism. Finally, strategically placed security cameras permit the property manager to monitor all activity on the exterior of the building.

#### Interior security

The interior of the building security system, which includes security cameras and key fobs, should be partitioned.



**LOOK TO THE LIGHT** A well-lit exterior can deter most theft and vandalism simply by eliminating the cloak of darkness that thieves want in order to carry out their crimes.

This allows the office and administrative areas of the building to be secured while the shop area is still in use if there are multiple shifts. There should be a camera and key fob at all doors, the file room and the room where the company servers are kept. This will limit access to authorized personnel only, and give real-time monitoring to these areas of the building. The monitoring is both visual with the security cameras and time-stamped via the key fob.

All security cameras should be integrated with a DVR. The DVR can be assigned its own IP address and be tied into the company's computer network. This permits the building to be monitored

offsite by authorized computers via the Internet.

An area that most people don't think of when securing their building are the environmental systems. Most equipment today is run by computer. Business files are stored and backed up by the company servers. These systems are environmentally sensitive. Monitoring the temperature, carbon monoxide and water seepage can all be integrated into the security system. This can prevent water, fire and other environmental factors from damaging expensive equipment and sensitive company files.

#### Alarms

When there is an attempted break-in to the commercial property, all of the security in the world is useless unless it is integrated with an alarm system. One of the things a thief will attempt to do when breaking into a building is cut the phone lines to try and disable the alarm system. Cellular monitoring backup should be in place to prevent this from happening. The security system will call the monitoring station via a cellular link in real time to report the break-in. The other essential component is to have a competent company monitoring the alarms. This will guarantee that reports will be sent in real time to the company's security people, the police or the fire department in the case of an event at the building. **P**

For more info, contact Brian J. Jankowski, president of BCT Alarm Services Inc. at 877-215-0736 or email at [bjankowski@security-ohio.com](mailto:bjankowski@security-ohio.com).

# Reconsider Risky Moves

## Are you gambling with the fire and smoke barriers at your facility?

By Tom Dake II

*Superior Industrial Insulation Company*

**H**ow many fire and smoke walls do you have in your facility? Do you know where they are? How confident are you that in the event of a fire, they will perform as designed? Every building constructed in our communities must be done so in accordance with the State Building Code. These Building Codes are law, and failure to adhere to them could stop a project in its tracks. A small section of this code – firestopping – is often overlooked by many building officials. Firestopping is “the process of restoring the barrier back to its original integrity before an opening was created in it.”

Recently in the news there have been numerous fires that have erupted in apartment complexes. In many of these cases, smoke has damaged multiple units and cost insurance companies millions of dollars. How would your facility hold up in a situation like this?

Imagine yourself in a room. A fire breaks out next door. Between the rooms is a wall that is built to hold fire back for an hour. A hole the size of a pencil is in that wall from an unsealed penetration. How long would it take for smoke to pour through that hole so much you could not see your hand in front of your face? Studies have shown it could take as little as three minutes and 40 seconds (International Firestop Council, 2004). That is 56 minutes and 20 seconds earlier than it was designed for.

Contractors and maintenance staff are constantly renovating and upgrading our buildings. They are installing new cable lines, replacing electrical wires, adding fixtures, etc. Are they being required to seal the holes they create to keep the facility compliant with the building code? Are they following the manufacturer's written instructions on sealing the penetra-

tions? Are they using a tested system from the manufacturer? How is your facility ensuring this happens?

Third-party firestop inspections are becoming more common in buildings across the country. These inspectors survey your rated barriers to ensure things are sealed – and sealed properly. Building managers can then use these reports to hire certified installers to

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properly address the issues and remedy the situation.

We recently inspected and repaired openings in an apartment building where carbon monoxide gas entered an apartment through an opening in the floor and killed an elderly woman taking a bath. A parking garage for tenants was located directly below the apartment, and when someone started their car and let it idle for a half hour, the damage was done. Our inspection revealed 32 holes in that fire barrier in just ONE apartment!

Are you gambling with fire and smoke barriers in your building? Some owners are rolling the dice, but as firestop awareness grows, the experts are punishing those who try to cheat their way through.

The Joint Commission is assigned the task of inspections at health care facilities. If they catch you cheating – they can stop your Medicare and Medicaid funding! They periodically inspect, assess and report on violations of building code as it relates to

firestopping. They put the fear in every maintenance department supervisor they meet.

Another recent example is a chemical company we recently surveyed. The company's insurance provider sent a field inspector to check for building safety and found that many fire barriers throughout the complex were non-compliant. Recognizing this fire hazard, the auditor raised the rates of the owner until compliance with the Building Codes was certified.

How can you ensure you are not gambling with your fire and smoke walls in your facility? There are several ways you can be proactive. First, you can contact a Certified Firestop Inspection company to do an assessment of your buildings. They can analyze the barriers in your facility to ensure all penetrations are sealed properly to prevent the spread of fire and smoke. Second, you can require all contractors to show proof that they completed firestop work

in accordance with the manufacturer's instructions. Ask them to show UL tested systems used, installer certifications, and product data sheets to know they used the correct sealant in the proper place. Third, you can educate yourself on what firestopping is, where it is required in your facility, and its importance to life safety.

The gamblers and the cheaters are short-term winners. They can't quit while they are ahead. They stay in the game until they lose/get caught. Should you gamble with your fire and smoke barriers? That's a bet none of us should want to make. If the unthinkable should happen, you just may be gambling with a life! **P**

*Tom Dake II is the director of firestop operations for Superior Industrial Insulation Company. Superior Insulation is a Nationally Certified Firestop Inspection company. Tom is an NFPA Certified Fire Inspector. He is currently completing a PhD in Public Policy as it relates to firestopping. Superior Insulation can be reached at 216-252-9590 or [www.superior-insulation.com](http://www.superior-insulation.com).*

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# Is Your Apartment Complex Secure?

By Kevin K. McCollum

**W**ill Needham of Com-One Sound has been helping apartment complex owners secure their property for over 17 years. In that time, he has watched monitoring and access technology evolve and grow increasingly effective.

In the past a security system consisted of a couple of well-placed black and white cameras and a VCR. The problem with these systems was that the cameras were low resolution and constantly recycled tape, so the criminal activity you were trying to track could be difficult to discern or sometimes even lost.

Thankfully, times – and technology – have changed. Better than ever before, he says, today's technology allows apartment owners and managers to not only reduce criminal activity on their properties, but increase loss prevention as well.

## Security cameras

Unlike cameras common a decade ago, current systems affordably provide high-resolution, full color footage. That means the images captured will be clearer and better detailed, allowing for more accurate identification of suspected criminals. Just as important as the image quality, however, is the actual placement of cameras. There should be one at every entryway of the building, as well as in hallways and common areas. Good placement of cameras gives the building manager the ability to track the movement of an intruder throughout the entire building by marrying images from each camera in the building.

## The DVR

The second component of an effective security system is the DVR (Digital Video Recorder), which has replaced outdated VCRs. DVRs can store up to 30 days of high resolution data, depending on how big of a hard drive the system has. DVR systems are also capable of capturing footage from multiple cameras simultaneously, permitting the management company to use as many security cameras as necessary to secure the building. By assigning an IP address to the system and tying it into the company's



**MONITORING MOVEMENT** Good camera placement gives building managers the ability to track an intruder's movement throughout the entire building.

computer network, DVRs can even be made accessible from authorized computers or cell phones through the Internet.

## Key fobs and proximity readers

The final component is a key fob or proximity reader system, which replaces standard locks and keys to provide access control. The older of these two systems is a key fob system in which a card, imprinted with identification data, is provided to

each tenant and slid through a reader to open locked spaces. Proximity reader systems are similar, but utilize radio waves to read data cards; no sliding required. Readers can be placed on the doors of all common areas restricting access to these areas within specific time zones. An example of this would be to restrict access to a fitness room between 6 a.m. and 11 p.m. by programming the reader to work only between these assigned hours.

By integrating key fob/proximity reader data with archived/real-time camera footage stored on a DVR, building managers can effectively track all activity within the building or complex. A proper security system will save the management company money due to increased loss prevention and give tenants a safe and secure living environment. **P**

*Com-One Sound was founded by Will Needham in 1989. For additional info, visit [www.comonesound.com](http://www.comonesound.com) or call 216-485-1555.*

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## Video Surveillance Grows More Affordable

### Increased demand expanding market to smaller niches

By Patrick Bruckman

*Network Systems Engineering, Inc.*

It used to be that only the large enterprise could afford the high cost of installing and maintaining video surveillance systems to monitor their buildings and premises. The average cost per camera, including installation, used to easily run in the \$500-\$1,000 range. The increase in demand due to security concerns in all sectors has fueled investment in supply, causing a rapid decline in price with an increase in overall quality and capabilities. Now entry level systems can deliver a high degree of quality at a price range of \$100-\$500 per camera installed.

At the Taupa Lithuanian Credit Union in Cleveland, Network Systems Engineering was contracted to install a video surveillance system to monitor all activity inside and outside the building. As you approach the building you are recorded from several angles with cameras that are rooftop-mounted and wall-mounted. As you walk in the door, a corner-mount

camera is recording your entrance and a flat panel monitor is mounted on the wall so you can see yourself in the display as you wait to be admitted via the door access control. Additional flat panel monitors were installed in the main lobby area and in offices so employees could monitor activity. Video feeds are rotated between cameras at regular intervals.

Once you have entered the credit union you are under the watchful lens of five cameras, three dome ceiling-mount and two miniature wall-mount units. Two separate recording units have been setup for redundancy in the event that there is a problem with a recorder. One recorder relays to an off-site server while the other is storing the video stream to a local server with the capacity to

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hold 30-45 days of recorded material. Both are protected by battery backup units that can keep them running for up to two hours in the event of a power outage.

In one recent incident a credit union employee noticed that their vehicle had been damaged sometime during the day by being struck in the parking lot. Video logs were reviewed which revealed the vehicle mishap from several angles. The driver of the truck was identified and contacted to resolve the matter. The size of the truck and nature of the accident was such that he was not even aware of the fact that he had backed into the car. The video evidence was all that was needed to prove the situation.

Video surveillance can be a powerful tool to protect your people and your assets. The cameras can come in many different forms, from large rooftop-mounted units with enclosed heaters to tiny cameras that can be concealed easily. There are even cameras that are built to look like motion detectors, clock radios, smoke detectors, light fixtures, speakers and more. There are also wireless battery operated cameras that can be easily placed to cover an area that may be dif-



ficult to cable or where you may want to setup temporary surveillance.

When planning your installation, keep in mind that you may be able to use existing wiring. Analog camera feeds can be activated using most coax cable as well as CAT3, CAT5e and CAT6 cable by using a balun adapter. The newer IP cameras must be connected to CAT5e or CAT6 cable, but you have the advantage of being able to provide power using a single cable with POE (Power Over Ethernet) technology. With IP Cameras you also have the ability to connect to any single camera on the network for viewing without going through a central DVR recorder.

Before investing in a video surveillance solution make sure that a proper survey of the areas to be covered is completed. Camera angles and range should be carefully planned in order to give you the best coverage with the clearest results. Exposure to weather and cabling challenges also must be considered along with the level of motion to activate recording on and the length of time for which history should be available. All DVRs record as much as possible and then start over righting the oldest recordings. The more time you require in the history logs the larger the hard drive storage will need to be.

Network Systems Engineering, Inc. has been installing and servicing video surveillance installations in Ohio for over ten years. In many cases we have been called in to repair or complete the work that other companies have started. We take pride on the quality of our products, craftsmanship, and service level as we strive to exceed the requirements of our customers. **P**

*Patrick Bruckman is president of Network Systems Engineering, Inc. in Cleveland. For more information visit [www.nse-inc.com](http://www.nse-inc.com), [www.nse3.com](http://www.nse3.com), or call the office at 216-383-6464.*



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## Focusing on Fire Safety

### Proper preparation can save lives, minimize damage

By Richard Watson  
ABC Fire Inc.

**E**very year there are over 3,500 lives lost and 17,000 people are seriously injured in the United States due to fires. Annually there are over 1.8 million fires reported in the United States. In 2008 alone, over \$15 billion in damages were reported.

The National Fire Protection Association tells us that many of these lives and/or properties could have been saved if a fire safety or evacuation program had been in place.

#### Have a plan in place

Include fire drills using your fire alarm system to evacuate all employees from your building. Time everyone to see how fast they get out, two minutes or less is good for a two-story building; for buildings three stories or higher add 30 seconds per floor. ALWAYS use the stairwell, NEVER use the elevators. When evacuating from your building always close the doors in back of you to stop smoke, heat and toxic fumes from spreading. This also cuts down the flow of fresh air, which fire needs to grow.

#### Locate your fire extinguishers

Know where your fire extinguishers are located and know how to use them. Almost all fires start small and can be extinguished within a few seconds. Typically, you have 15 seconds to extinguish a fire; most fires double in size



every 30 seconds. If it is still not extinguished, evacuate to the nearest exit.

#### Know to stay low

Where smoke is present, *stay low* and crawl. In most fires smoke, heat and toxic fumes rise, forcing the oxygen down close to the floor where you can breathe fresh air.

#### Certify your systems

Make sure your building fire alarm system, sprinkler system, emergency lights, exit signs and fire extinguishers have been serviced and certified by a State approved fire protection company. This equipment could save your life.

In closing, on September 11, 2001, 2,973 people tragically lost their lives from fires and explosions due to the attacks. But did you know that over 20,000 people were promptly evacuated to safety that day? They followed a fire evacuation plan that was set in place in 1993.

People who stay calm, cool, collected, and have a fire safety plan... survive. **P**

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If you have any questions regarding this article, or need help creating a safety plan, please contact Richard Watson at ABC Fire, Inc. (440) 237-6677 or by e-mail at richwatson@abcfireinc.net.

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**DETAILS:** Project No. UAK100008

Building will comprise approx. 99,600 SF, including administrative and faculty offices, admissions office, classrooms, external programs, legal clinic, legal

information center, seminar rooms, and student areas; selected site is a sloped parcel between Wolf Ledges Parkway and the CSX railroad tracks, south of University Avenue, the Buckingham Center for Continuing Education (BCCE) currently occupies this site and will be demolished in the first phase of construction of the new Law School; the west side of the building will attach to an existing pedestrian bridge which spans the CSX tracks and Connects to the College of Business Administration.

PN-V0305039

## NEW LABORATORY SCIENCES BUILDING

Elyria, OH (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project has just started the programming phase; bid schedule to be determined.

**OWNER:** Lorain County Community College

1005 North Abbe Road

Elyria, OH 44035

www.lorainccc.edu/about+us/purchasing

(440) 365-5222

**ARCHITECT:** Weber Murphy Fox Architects

1801 East 9th Street Suite 1500

Cleveland, OH 44114

(216) 623-3700 FAX (216) 623-3710

**DETAILS:** New Laboratory Sciences Building and Related Programming of the Health Sciences Buildings; additional details to be determined.

PN-T1029015

## LAKEFRONT REDEVELOPMENT

Willoughby, OH (Lake Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Planning & Analysis Service RFQs due Tuesday, October 5, 2010 at 12:00 noon (To Agency)

**OWNER:** City of Willoughby

One Public Square

Willoughby, OH 44094

www.willoughbyohio.com

(440) 951-2800

**AGENCY:** Willoughby Parks & Recreation

Two Public Square

Willoughby, OH 44094

(440) 951-2800

**DETAILS:** Plans are particularly geared towards Osborne Park, and improving access to Lake Erie; plans could include a walking path near Lake Erie, a road that provides closer access to the lakefront, a picnic pavilion, skate park or skating rink, an event hall that could be rented for parties or weddings, a fishing pier that juts out from the shoreline; specific details to be determined.

PN-V0823062

## DEMONSTRATION KITCHEN

Akron, OH (Summit Co.) 350 Opportunity Parkway

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural/Engineering Service RFQs have been received; award to be announced.

**OWNER:** Akron-Canton Regional Food Bank

350 Opportunity Parkway

Akron, OH 44307

(330) 535-6900

**C.M.:** Bennett Construction Management

275 West Market Street

Akron, OH 44303

www.bennett-cm.com

billbennett@bennett-cm.com

(330) 761-2213 FAX (330) 761-2267

Project Manager, Karen Meszaros, kmeszaros@bennett-cm.com

**DETAILS:** Construction of a fully-equipped demonstration kitchen, approx. 1,025 SF area, within the existing building that will serve its eight county communities; The

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Food Bank will utilize this kitchen to train staff and member agencies, and provide catering services.

PN-T0221065

#### **LIBRARY EXPANSION**

**Amherst, OH** (Lorain Co.) Spring Street

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Owner has placed a bond issue on the November 2, 2010 ballot to generate funding for a renovation and expansion of the Amherst Public Library.

**OWNER:** Amherst Public Library  
221 Spring Street  
Amherst, OH 44001  
(440) 988-4230

**ARCHITECT:** Holzheimer Bolek + Meehan Architects  
7227 Chagrin Road  
Chagrin Falls, OH 44023  
www.hbmarchitects.com  
(440) 247-9800 FAX (440) 247-9801

**DETAILS:** Renovate and expand the existing library facility from approx. 15,000 SF to approx. 40,000 SF. The expansion and renovation will feature: Significantly larger, more modern spaces designed to meet the specific needs of children, teens, adults and senior citizens additional meeting and study rooms for individuals, community organizations, and library programs including a large community room with a maximum occupancy of 170 individuals

with an attached kitchen a community computer training lab which will offer free classes on popular software programs including Microsoft Word and Excel. Quiet and comfortable spaces designed for studying and reading. Space for additional library materials, collections, and computer stations. Two public communication stations offering copy, fax, and scanning services. Drive-up window service for pick-up and return of materials.

PN-V0916052

**OFFICE AND RESEARCH DEVELOPMENT, Phase I**  
**Cleveland, OH** (Cuyahoga Co.) Chester and East 107th

**CONTRACTING METHOD:** To Be Determined

**STATUS:** No plans have been submitted; project is conceptual at this time; no additional information has been released.

**DEVELOPER:** Ferchill Group

1468 West 9th Street  
Cleveland, OH 44113  
(216) 566-7676

**DETAILS:** 2.36-acre site; phase one could include the construction of a 100,000 SF building; specific details to be determined.

PN-U0909054

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

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

**CONTRACTING METHOD:** To Be Announced

**UPDATE:** Announcing C.M.; project is still in development/planning stages; no additional information has been released.

**OWNER:** City of Kent  
319 S. Water Street  
Kent, OH 44240  
www.kentohio.org  
(330) 678-8105

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**20814 Aurora Road, Warrensville Heights, OH 44146-1006**

**OWNER:** KSU - Architect's Office  
334 Lowry Hall  
Kent, OH 44242  
www.kent.edu/universityarchitect  
univarchitect@kent.edu  
(330) 672-3880 FAX (330) 672-2648

**DEVELOPER:** Pizzuti Companies  
2 Miranova Place, Suite 800  
Columbus, OH 43215  
www.pizzuti.com  
(614) 280-4000 FAX (614) 280-5000

**ARCHITECT:** Glavan Feher Architects Inc.  
2 Miranova Place  
Columbus, OH 43215  
www.glavan.com

**C.M.:** (614) 228-3400 FAX (614) 228-3337  
Premier Development Partners  
5301 Grant Avenue  
Cleveland, OH 44125  
(216) 341-1200

**CO-DEVELOPER:** Fairmount Properties  
2618 North Moreland Blvd  
Cleveland, OH 44120  
(216) 514-8700 FAX (216) 514-1484

**DETAILS:** Properties that have been acquired for demolition and redevelopment include: Depeyster Street, Kent Campus LLC at 133 S. Willow Street, LKG Corp. and LKG Inc. at 416 College Ave. and 320 E. Erie St. and property owned by Frank Hornyak at 250

E. Erie St.; hotel is to have 120 beds and the conferences center will have 15,000-20,000 SF of conference space as well as a visitor center; sitework; thermal and moisture protection; foundation; concrete; metals; windows and doors; wood and plastics; finishes; specialties; flooring; painting; carpeting; HVAC; electrical; mechanical; plumbing; landscaping; specific details to be announced.

PN-R1102006

**MUSEUM OF CONTEMPORARY ART CLEVELAND**  
Cleveland, OH (Cuyahoga Co.) Euclid Avenue & Mayfield Road at Ford Drive

**ESTIMATED AMOUNT:** \$25,000,000

**CONTRACTING METHOD:** C.M. Subcontracts (By Invitation Only)

**UPDATE:** Architect is finishing up drawings; bidding to advance late September 2010.

**OWNER:** Museum of Contemporary Art Cleveland  
8501 Carnegie Avenue  
Cleveland, OH 44106  
(216) 421-8671

**ARCHITECT:** Foreign Office Architects  
55 Curtain Road  
ECZA 3PT  
London, UK 00000  
(207) 033-9600 FAX (207) 033-9801

**ARCHITECT:** Westlake Reed Leskosky  
925 Euclid Avenue, Suite 1900  
Cleveland, OH 44115



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**C.M.:**

Donley's, Inc.  
5430 Warner Road  
Valley View, OH 44125  
www.donleyinc.com/  
(216) 524-6800 FAX (216) 642-3216

**DETAILS:**

34,000 SF building to be constructed in University Circle; four-story faceted gem clad in tinted and transparent glass and shiny black stainless steel called Rimex, which rises from a hexagonal footprint at the base to a square-shaped gallery floor on the top level; facades are shaped like trapezoids or triangles, which variously tilt in or out producing downward-locking reflections of streets and sidewalks, or upward-looking reflections of the sky; much of the exterior glass will be tinted to make it appear unified with the black stainless steel facades; a row of French doors in the museum's hop, which will face east onto a large, open plaza, will allow activity to spill outside, and vice versa; a zigzag staircase scissoring back and forth from level to level; public elevator; first floor will include a lobby, multipurpose room and bookstore, plus a loading dock service area and freight elevator; second level will include an ancillary gallery plus workshops for exhibit preparators; education

and administration spaces will fill the third floor; top floor will include a 6,000 SF primary gallery, plus a "black box" gallery for video installations; sitework; concrete; HVAC; mechanical; electrical; plumbing; painting; lighting; floor coverings; wood and plastics; drywall; insulation; doors and hardware; roofing; glass and glazing; metals; masonry.

PN-U0915046

**NEW BUILDING**

**Strongsville, OH** (Cuyahoga Co.) 14217 Mill Hollow Lane

**CONTRACTING METHOD:** To Be Determined

**STATUS:** Owner seeking funding; project is preliminary.

**OWNER:** Angel House  
14217 Mill Hollow Lane  
Strongsville, OH 44136  
(440) 846-1789  
No Phone Calls

**ARCHITECT:** c/o Owner

**DETAILS:** 1,542 SF; free-standing building and parking lot addition; specific details to be announced.

PN-U1103057

**BUILDING ADDITION**

**Cleveland, OH** (Cuyahoga Co.) 10723 Magnolia Drive  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)

**UPDATE:** Project is in design phase; bidding possible shortly.

**OWNER:** Mt. Zion Congregational Church  
10723 Magnolia Drive  
Cleveland, OH 44106  
(216) 791-5760

**ARCHITECT:** Robert P. Madison International  
2930 Euclid Avenue  
Cleveland, OH 44115

www.rpmadison.com

(216) 861-8195 FAX (216) 621-5738

**CONSULTANT:** Planned Environmental Design Corp.  
22550 Lake Shore Blvd.  
Euclid, OH 44123

www.pedcsys.com

(216) 797-1081 FAX (216) 797-1084

**DETAILS:** Demolition of old houses used for administration; approx. 12,000 SF addition to the existing facility; sitework; demo and clearing; concrete; metals; windows and doors; wood and plastics; electrical; mechanical; plumbing; HVAC; flooring; finishes; specialties; specific details to be announced.

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