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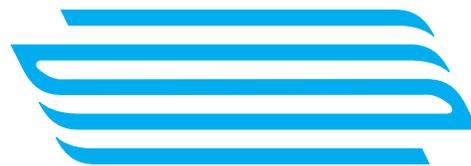
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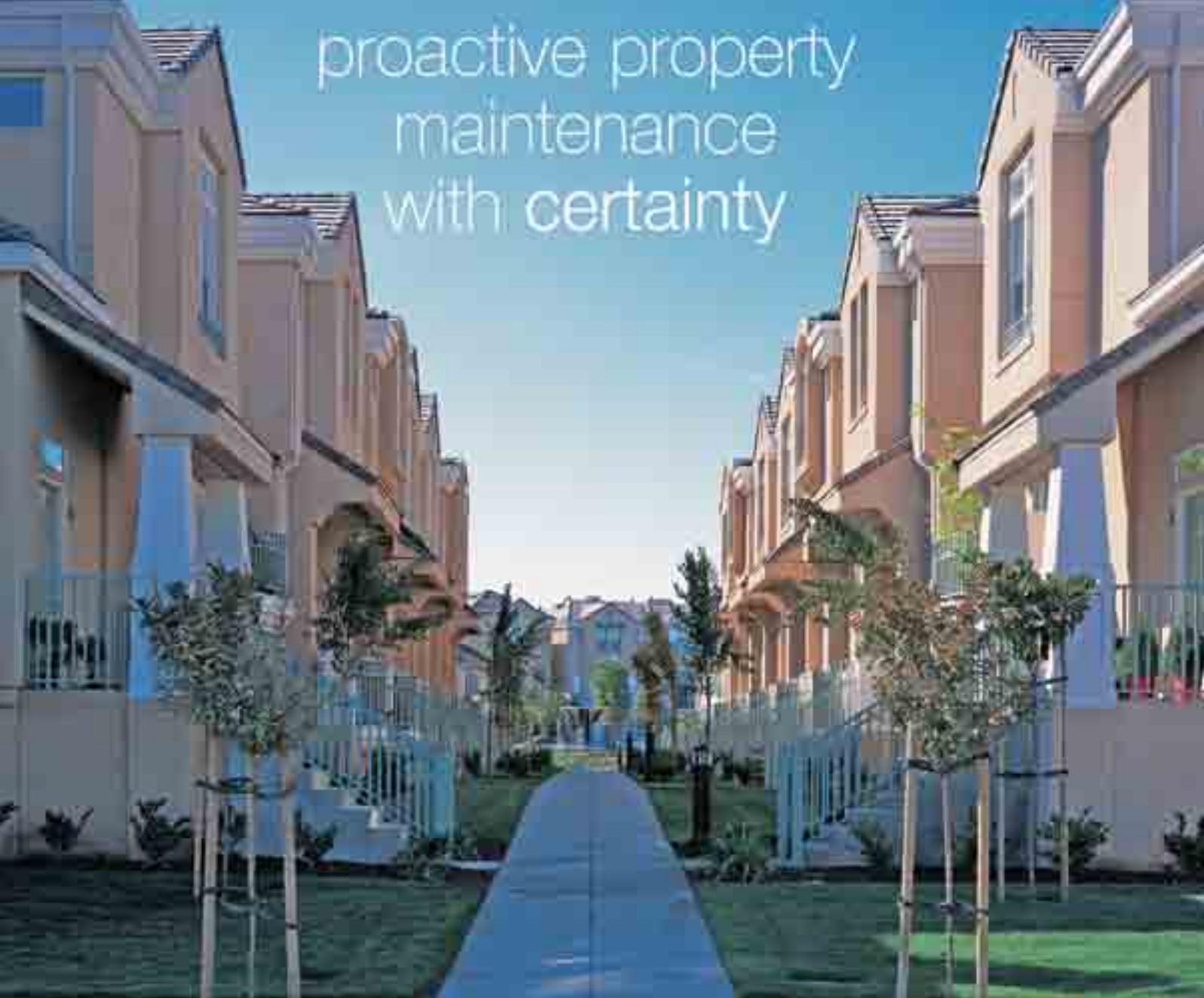
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Cover photo: Leutner Commons at Case Western Reserve University, by Feinknopf

Properties (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by *Properties, Inc.*, 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2010 by *Properties, Inc.* All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$24.95, single copy \$6.95, back issues \$10 when available. Postmaster: send change of address notices to *Properties*, P.O. Box 112127, Cleveland, Ohio 44111.

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Photo courtesy of Cleveland Cavaliers

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November 2010

Food for Thought



KEN KRYCH

Sometimes when putting a magazine together certain projects or types of projects will elicit a certain theme. This is not planned per se but seems to happen from time to time. This, our November issue is just such a case in that our cover story focuses on the renovation addition of Leutner Hall, Case Western Reserve University's main dining facility. All parties involved did masterful job of transforming, upgrading and expanding the building into an open, colorful place to dine, study and gather in the evenings for entertainment.

Conversely, another of our major features in this issue highlights the new Hospitality Management Center for Cuyahoga Community College, which centers on training students the art of cooking great food, plus a lot more regarding hotel operation, restaurant

management and other skills in hospitality management.

Our third major feature also focuses on teaching and learning in the newly renovated Cleveland Institute of Arts building in University Circle. This historic building which began as a Ford



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assembly plant over a hundred years ago has been transformed inside and out into a perfect venue for student painters, sculptors, glass blowers all to hone their skills.

Building support

There are many companies who tend to work behind the scenes but are nonetheless essential components to the successful completion of construction projects. In this issue's special section, titled "Supporting Cast," we focus on those firms with several company profiles and articles contributed by these experts in their professions.

Coming in December

Next month, as we come to the end of 2010, we will look toward the future with a special look at technology in the construction, architecture and real estate communities. We will take a closer look at game-changing software and hardware tools available or soon to be available. If you would like to be part of this special section, call me today at 216.251.0035.

Also next month, we will be profiling two players in Northeast Ohio construction: Dunlop & Johnston, Inc., as the company celebrates its 100th anniversary, and Ted Curtis, the individual behind the Quaker Square Hilton in Akron years ago, who has been a leader at the University of Akron over the past decade, overseeing the transformation of the UA campus.

In addition, we will be touring and bringing you insights on the National Inventors Hall of Fame School for Science, Math and Technology in Akron and new center for Superior Beverage in Glenwillow, plus other interesting projects.

We hope you will enjoy this issue of Properties and welcome your comments, ideas for features, projects, and profiles to make each one better and better.

Happy Thanksgiving,

Positively,



Kenneth C. Krych
Owner/Publisher



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PROPERTIES PEOPLE

Highlighting notable industry events



Ace in the Hole Golf Classic

The inaugural Ace in the Hole Golf Classic was held recently at Avon's Red Tail Golf Club. Eighty golfers participated in the event which raised funds to continue and improve the group's mentoring program for students of the Cleveland Metropolitan School District for careers in architecture, engineering and construction. Twenty thousand dollars were raised in addition to a special donation by University Hospitals of \$200,000. **P**

- 1 **John Sanner, Tari Rivera, Julie Nader and Jeff Fullerman** (Regency Construction Services)
- 2 **Tom Whitehead** (Gardiner Trane), **Tom Laird** (Gilbane Building Company), **Dave Browning** (CB Richard Ellis) and **Tom Pratt** (BBP Partners)
- 3 **Steven Standley** (University Hospitals) and **Tom Laird** (Gilbane Building Company)
- 4 **Barbara Oakley Doidge** (Regency Construction Services, Inc.)
- 5 **David Boettner** (SEACO Custom Assemblies)
- 6 **Dan Polak** (Array Healthcare Facilities Solutions), **Courtney Behm** and **Amanda Bindel** (Gilbane Building Company)

- 1 **Ray T. Leach** (JumpStart Inc.) and **Gabe N. Sciarretti** (Middough Inc.)
- 2 **Deanna Pittard** (EA Group)
- 3 **Stacey R. Simonton** (Sanctuary Software), **Tuwahanna Lewis** and **Lori Marlow** (CES)

CES Fourth Annual Engineering Extravaganza

Recently, the Cleveland Engineering Society (CES) held its fourth annual Engineering and Innovation event. Taking place at LaCentre in Westlake, the full-day event focused on the "Catalysts for Economic Growth" with exhibitors, breakout sessions, luncheon and a panel discussion focused on economic growth and sustainability. Ray T. Leach, CEO of JumpStart, was the keynote speaker and elaborated on Cleveland's manufacturing history and how the JumpStart program is helping support the growth of new companies for the future. **P**



ABC Excellence in Construction Awards

Over 150 members and guests of the Northern Ohio Chapter of Associated Builders and Contractors, Inc. (ABC) gathered recently at the Huntington Building in downtown Cleveland for the 2010 Excellence in Construction Awards Banquet and Reception (see full story, pg. 13). **P**

- 1 **Ryan Martin** (ABC) and **John Friend** (The Fedeli Group)
- 2 4th District Congressman **Jim Jordan**
- 3 **Howey Magers, Eric Magers, Bruce Shook, Brian Clouse** and **Kyle Eichert** (Clouse Construction)
- 4 **Craig Ritchey, Damon Henwood, Ryan Funk** and **Jay Myers** (Simonson Construction).
- 5 **Mark Arnold, Glen Powers, Virginia Dix, Tara Leffel, Bob LaRosa** and **Fred Martinez** (The Blue Book)
- 6 **Chris Brasee, Dave Mull, Mel Akers, John Reyes** and **Ryan Martin** (Star Inc.)



- 1 **Donna Marchese** (Howard Hanna Realty) and **Carla Roehl** (CABOR)
- 2 **Lisa Waugh** and **John Burkhart** (Superior Mobility)
- 3 **Thom Rankin**, **Bill Craighead** and **Denise Ederlein** (First Federal Lakewood)
- 4 **Karen Lanham** (Supra Fire & Security Company)

Cleveland Realtor Convention & Expo

Cleveland Area Board of Realtors (CABOR) recently held its annual convention and expo at the DoubleTree Hilton hotel in Independence. The day consisted of many instructional seminars with a focus on "Foreclosure Prevention: Tools for Avoidance," along with 30-some vendors and exhibitors relevant to the real estate industry. The event was complete with raffles and prizes for a fun informative day. **P**



Dream, Design, Donate Gala

Justice & Company recently held a benefit fashion show at its Medina headquarters/showroom for the design and construction of the Brunswick Lake Arch, which the company recently completed. The event showcased architecturally inspired fashion pieces by Virginia Marti College of Art and Design interior and fashion design students. Over 250 people attended, raising more than \$6,000 for the design/construction project at Brunswick Lake. **P**

- 1 **James Justice** (Justice & Company) with models from Virginia Marti College of Art and Design
- 2 **Gina Oblak**, **James Justice** and **Darlene Patsey** (Justice & Company)
- 3 **Ken and Jing Krych** (*Properties Magazine*)



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Photo courtesy of Cleveland Cavaliers

INSIDE GAME At the Cleveland Cavaliers' updated and expanded Team Shop, a radial glass pop-out storefront creates a more visible exterior presence (left), while the interior includes a scaled-down, functional replica of Quicken Loans Arena video scoreboard (right).

New View at The Q

Cavs unveil expanded, renovated Team Shop at Quicken Loans Arena

Coinciding with the start of the 2010/2011 NBA season, the Cleveland Cavaliers recently opened the doors to a new multi-million dollar team shop inside Quicken Loans Arena in downtown Cleveland. Now one of the largest team shops in pro basketball, the existing space has doubled in size from 3,200 square feet to 5,700 square feet across two floors. It has also been updated with modern features designed to capture the energy, excitement and fun of the team and the fan experience for followers of the Cavs, as well as the Lake Erie Monsters, the American Hockey League team that also utilizes the facility.

“We are excited to bring a new Team Shop to The Q for Cavaliers and Monsters fans,” says Cavaliers majority owner, Dan Gilbert. “There is nobody who deserves the investment of an ownership team more than Cleveland’s loyal, hard-working and supportive fans. Whether it’s the Team Shop, The Q, Cleveland Clinic Courts, or any area on or off the court or ice, it is our commitment to deliver the ultimate experience for our fans that is second to none.”

Located off of East 6th Street next to the main box office inside The Q, the redesigned, expanded Team Shop is designed to mimic the inside of the arena bowl with a mezzanine level overlooking a first-floor space and a scaled-down, working replica of The Q’s massive, center-hung video scoreboard

with four 65” LCD screens to beam live game video feeds, graphic content, scores and statistics on game days. Other signature design features include a metallic

“The look and feel of the team shop creates an environment where our fans feel the action and energy of what’s going on inside the arena bowl.”

Len Komoroski
Cleveland Cavaliers/Quicken Loans Arena

bronze stained concrete “basketball” floor, custom graphics, tall glass panels and stainless steel rails.

Designed by Herschman Architects and constructed by The Albert M. Higley Co., the new space includes a 24-foot

sliding glass storefront entrance off the main concourse for access from event guests, as well as a two-story, “jewel-like” radial glass pop-out storefront along East 6th Street to create a dramatic sidewalk entrance.

“First and foremost, our goal with the redesign was to connect the elements of our team and brand and an incredible fan experience to the shopping experience,” says Len Komoroski, president of the Cavaliers and Quicken Loans Arena. “The look and feel of the team shop creates an environment

where our fans feel the action and energy of what’s going on inside the arena bowl. The flow and design of the store also provides for a world-class shopping experience that showcases the merch as the ‘star.’” **P**

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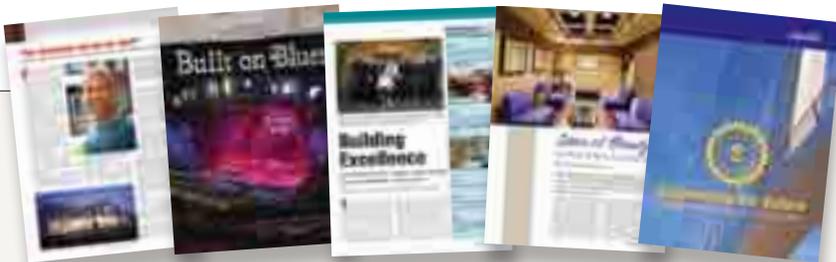
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Top Shops of 2010

Northern Ohio Chapter of ABC honors leading merit shops' work at awards ceremony

For the second time in two years, Ashland-based Simonson Construction was awarded the Chairman's Cup by Associated Builders and Contractors (ABC) at its annual Excellence in Construction Awards gala, which recognizes the top construction project in northern Ohio. This year's awards presentation was held at the Metropolitan Grand Ballroom, which sits atop the Huntington Building in downtown Cleveland.

Independent judges, representing a cross-section of construction industry experts, found Simonson's project at Ashland University the best project of 2010.

"Simonson's work at Ashland University shows the sort of high quality work that ABC contractors do on a daily basis and on some of the most high-profile projects in our area," says Ryan Martin, president/CEO of the ABC Northern Ohio Chapter.

In addition to the Chairman's Cup, ABC presented 11 Awards of Merit and five Awards of Excellence to top merit shops in the area. ABC also honored four member companies with Diamond Safety Awards, which recognize workplace safety.

Winners include:

MERIT AWARD WINNERS

RJ Martin Electrical Contracting

Specialty Contracting – Electrical: Commercial, Less than \$2 Million

Project: Oberlin College Asia House Interior Renovation

Owner: Oberlin College

Architect: Clark & Post Architects, Inc.



Ashland University Dwight Shaw Athletic Complex (Simonson Construction Services, Inc.)



Hometown Diner (Kuhlman Builders Inc.)

Kuhlman Builders Inc.

General Contracting – Historical Restoration Less Than \$2 Million

Project: Hometown Diner

Owner: Hometown Diner

Architect: Technicon Design Group

Preferred, LLC

Specialty Contracting – Exterior Finishes
Project: Aurora Schools Roof Replacement

Owner: Aurora School District

Architect: N/A

Clouse Construction Corp.

General Contracting – Commercial Less than \$2 Million

Project: Hufford Family Funeral Home

Owner: Anthony Hufford

Architect: The Architect



Jewish Federation of Cleveland Mandel Building (RJ Martin Electrical Contracting)

RJ Martin Electrical Contracting

Specialty Contracting – Electrical: Commercial, Less than \$2 Million

Project: Jewish Federation of Cleveland Mandel Building

Owner: Jewish Federation of Cleveland

Architect: Vocon

Northeast Structural Systems

General Contracting – Pre-engineered Building

Project: Paramount Tennis Facility

Owner: Jim Balzarini

Architect: Harris Day



Holy Love Ministries (Star Inc.)

Star Inc.

General Contracting – Institutional \$10 to \$25 Million

Project: Holy Love Ministries

Owner: Holy Love Ministries

Architect: Star Architectural Group

Star Inc.

General Contracting – Industrial \$5 - \$10 Million

Project: National Bronze and Metals

Owner: National Bronze and Metals

Architect: Star Architectural Group



Ohio Orthopaedics and Sports Medicine (Clouse Construction Corp.)

Clouse Construction Corp.

General Contracting – Healthcare Less Than \$10 Million

Project: Ohio Orthopaedics and Sports Medicine

Owner: Ohio Orthopaedics

Architect: Medical Design Inc



Wyse Advertising Office Headquarters (Cleveland Construction, Inc.)

Cleveland Construction, Inc.

General Contracting – Commercial \$5 - \$10 Million

Project: Honda of Mentor Car Dealership

Owner: Penske Automotive – Jeff Anderson

Architect: Anthony Pashevich and Associates

Clouse Construction Corp.

General Contracting – Health Care Less Than \$10 Million

Project: Good Shepherd Brethren Court

Owner: Good Shepherd Home

Architect: Withers Design Group

Cleveland Construction, Inc.

General Contracting – Commercial Less Than \$2 Million

Project: Wyse Advertising Office Headquarters

Owner: Wyse Advertising

Architect: Mulle & Associates



Morton Salt Grain Warehouse (Preferred, LLC)

Preferred, LLC

Specialty Contracting –Interior Finishes

Project: Morton Salt Grain Warehouse

Owner: Morton Salt

Architect: N/A

Excellence Award Winners

Perram Electric, Inc.

General Contracting – Infrastructure: Heavy

Project: Middle Bass Island State Park Marina Docks & Utilities

Owner: Ohio Department of Natural Resources

Architect: BBC & M Engineering, Inc.

Clouse Construction Corp.

General Contracting – Industrial Less Than \$5 Million

Project: Sunrise Co-Op

Owner: Sunrise Cooperative

Architect: TFC Architects

Chairman's Cup Award Winner

Simonson Construction Services, Inc.

General Contracting – Institutional \$10 - \$25 Million

Project: Ashland University Dwight Shaw Athletic Complex

Owner: Ashland University

Architect: The Collaborative

Simonson Construction Services, Inc.

General Contracting – Institutional \$10 - \$25 Million

Project: Ashland University Dwight Shaw Athletic Complex

Owner: Ashland University

Architect: The Collaborative



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Diamond Safety Award Winner

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General Contracting

Janotta & Herner
General Contracting

Bay Mechanical & Electrical
Sub Contractor

Charles Construction Services
Construction Manager 

The Northern Ohio chapter of ABC is a trade organization made up of 350 construction-related companies in Northeast Ohio. For more information, visit www.nocabc.com.

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2010 Chairman's Cup – Ashland University

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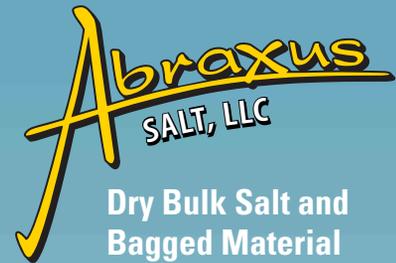
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September Construction Falls 7%

New construction starts in September retreated 7% to a seasonally adjusted annual rate of \$405.2 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonbuilding construction, which is comprised of public works and electric utilities, pulled back following the strong activity reported over the summer. Meanwhile, both nonresidential building and housing were able to show some improvement in September after their loss of momentum in the preceding month. For the January-September period of 2010, total construction on an unadjusted basis came in at \$314.6 billion, down 3% from a year ago.

The September statistics lowered the Dodge Index to 86 (2000=100), compared to 92 in August. From early 2009 through the present, the Dodge Index has stayed within the range of 81 to 95.

“The monthly pattern shows that construction starts have essentially stabilized at a low level, but have not yet reached the point where renewed expansion is taking hold,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “For various reasons, a sustained upturn for overall construction activity remains several quarters away. The lift that had been provided to the public works sector from the stimulus funding is now

subsiding. Vacancy rates for commercial properties remain high, and will be slow to recede given the weak employment picture. The tough fiscal climate for states and localities is making it more difficult for institutional projects to go ahead. And, the freeze on home foreclosures may well extend the time needed to correct the imbalances in the housing sector.”

Nonbuilding construction

Nonbuilding construction in September plunged 27% to \$126.1 billion (annual rate), dropping back after large gains in July (up 25%) and August (up 23%). The environmental public

works categories showed decreased contracting in September, with river/harbor development down 44%, sewers down 37%, and water supply systems down 3%. The decline for the water supply category was cushioned by the start of a \$359 million water treatment plant in Austin, Texas. The “miscellaneous” public works category, which includes such diverse project types as pipelines and mass transit, dropped 70% following an August which included \$3 billion related to work on a natural gas pipeline in Wyoming, Utah, Nevada and Oregon. By contrast, the largest project for the miscellaneous public works category in



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September was \$120 million for light rail work in St. Paul, Minnesota.

Highway construction in September was unchanged from August, while bridge construction edged up 2% with the help of a \$182 million bridge rehabilitation project in Brooklyn, New York. Electric utility construction in September advanced 5% on top of an already strong amount in August. September included the start of five large wind farms, located in Idaho (\$500 million), Illinois (\$250 million), North Dakota (\$150 million), Iowa (\$150 million), and Nebraska (\$90 million). Also contributing to September's strong electric utility total was the start of two large gas-fired power plants, valued each at \$350 million, located in California and New Jersey.

Nonresidential building

Nonresidential building at \$162.4 billion (annual rate), climbed 8% in September. The office category grew 21%, aided by the start of a \$290 million corporate headquarters in Melville, New York, a \$146 million office building in Gaithersburg, Maryland, and \$104 million for the office portion of a judicial center in Denver, Colorado.

Hotel construction improved 21% in September from very low activity in August, while store construction advanced 7% with groundbreaking for a \$50 million outlet shopping center in Oklahoma City, Oklahoma. Despite their September gains, all three commercial categories on a year-to-date basis continued to lag behind last year, with stores down 10%, offices down 25%, and hotels down 38%. Warehouse construction in September lost further momentum, falling 18%. The manufacturing plant category in

September Construction Contracts for Cleveland Area

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

	2010	2009	Percent Change
Nonresidential	\$64,579,000	\$77,995,000	-17
Residential	\$41,554,000	\$45,596,000	-9
Total Building	\$106,133,000	\$123,591,000	-14

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

	2010	2009	Percent Change
Nonresidential	\$578,159,000	\$504,155,000	+15
Residential	\$377,351,000	\$310,766,000	+21
Total Building	\$955,510,000	\$814,921,000	+17

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

Source: McGraw-Hill Construction

September jumped 58%, reflecting the boost coming from \$1.6 billion for an oil refinery expansion in Port Arthur, Texas, a project which earlier in 2009 had been put on hold.

On the institutional side of the non-residential market, gains were reported in September for several of the smaller institutional categories. Transportation terminals surged 73%, helped by \$300 million for airport terminal work at San Diego International Airport and \$65 million for mass transit terminal work in St. Paul, Minnesota. The amusement category in September increased 34%, boosted by a \$400 million renovation project at the Javits Convention Center in New York, New York. The public buildings category in September grew

20%, aided by a \$108 million renovation to a federal building in Newark, New Jersey (a project that received federal stimulus funding). The two largest institutional categories, educational buildings and healthcare facilities, retreated in September, with educational buildings down 13% and healthcare facilities down 3%. Even with its September drop, the educational building category included groundbreaking for a \$142 million library in San Diego, California, plus two large museum projects located in San Francisco, California (\$130 million) and Dallas, Texas (\$83 million).

Residential building

Residential building in September grew 6% to \$116.7 billion (annual

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rate). Single-family housing edged up 1%, but its pace in September was still 16% below its average for the first four months of this year. On a year-to-date basis, single-family housing was up 11% in dollar terms compared to last year, although the lead in recent months has been shrinking. At the regional level, the year-to-date change for single-family housing was the following – the Northeast and South Atlantic, each up 16%; the Midwest, up 12%; the West, up 11%; and the South Central, up 5%.

“The increase for single-family housing this year is turning out to be smaller than previously estimated, given the dislocation caused by the expiration of the homebuyer tax credits plus the uncertainty created by this fall’s freeze on foreclosures,” Murray says.

Multifamily housing in September climbed 30%, regaining the levels registered at the start of the year after decreased contracting over the past three months. Large multifamily projects that were reported as starts in September included the \$100 million renovation of an apartment complex in Brooklyn, New York (a project that received federal stimulus support), plus a \$75 million condominium tower in Dallas, Texas.

The 3% decline for total construction on an unadjusted basis during the first nine months of 2010 was the result of varied behavior by major sector. Nonresidential building fell 11% year-to-date, with commercial building down 20%, manufacturing building down 16%, and institutional building down 7%. Nonbuilding construction in the first nine months of 2010 slipped 3%, with public works down 1% while electric utilities dropped 11%. Residential continued to be the one major sector able to show year-to-date growth, advancing 10%.

By geography, total construction during the first nine months of 2010 revealed an increase for one region – the Northeast, up 7%. Total construction in the Midwest held steady with a year ago, while total construction declines were reported for the South Central, down 3%; the West, down 6%; and the South Atlantic, down 10%. **P**

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Tasteful Transformation

Renovated Leutner Commons enhances dining options at CWRU

By John Elliott | Photos by Feinknopf

This fall, students at Case Western Reserve University were able to enjoy a better dining experience, thanks to the renovation and addition of Leutner Commons on the north side of campus at the corner of Mistletoe and Magnolia Roads in University Circle. Leutner Commons is one of two campus dining facilities serviced by Bon Appetit, one of the nation's most prestigious institutional dining contractors, which has served CWRU for seven years. In addition to the dining halls, which serve 2,600 students daily, Bon Appetit operates two catering services, a 24-hour bakery and provides the foodservice for the Montessori school on Bellflower Road.

Beginning in May 2009 through this October, Leutner Commons has undergone a \$7 million transformation with a design by Cleveland architects Burt-Hill and California-based interior designers EDG. Now the facility has banks of windows on the western and southern exposures that reveal flexible new spaces dedicated to dining, studying, academic and social gatherings, and more.

The interior is infused with the ambience of earth and sun colors and materials in the environmentally friendly building. Natural finishes and color palettes are evident throughout all levels of the building and opportunities to display the food are apparent from every angle.

The renovations increased the building size by 10,500 square feet with the west and south expansions and its occupancy to 1,206 people, an increase of

25%. The total area of the building is now 43,187 square feet.

The renovation project was part of a university master plan to improve campus facilities and student life. With limited physical space to build a new hall, the decision was made to renovate the existing structure.

"Leutner is primarily used by our first-year students, and the dining experience is a way for students to feel a part of the campus community," says Richard Jamieson, CWRU vice president for campus services. "It is critical that they have a positive dining experience, which is key to building student life. The pre-existing facility did not meet this need."

Burt-Hill and EDG incorporated ideas from student focus groups.

"When students walk through the new entrance to Leutner Commons,

the reaction they will have is 'Wow,'" says Jamieson. Features of the renovated Leutner Commons include flexible seating configurations, from intimate seating at small tables or booths to large group gatherings of 16 or more; a new study area with single or group seating for 88 students; new front entrance and atrium equipped with two electronic boards for campus and food service information; a social lounge with a two-story fireplace; a renovated "The Spot," a popular student hangout, with capabilities to expand the space with the addition of sliding glass walls; and new lecture or seminar meeting capabilities in the dining and lower-level social areas.

"Leutner as a facility really became a spot where we could increase the dining hall and have additional study space," notes Joanne Brown, AIA,



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ASID, director of architectural services for CWRU.

Brown says the planning began two years ago when CWRU recognized continued enrollment gains. Five years ago, the North Residential Village was completed on campus, placing new demands on the kitchens and serveries in the dining facilities.

Brown says CWRU worked with EDG early on in the design process after being introduced to that company by Bon Appetit. Both EDG and Bon Appetit are based in the San Francisco, California area.

EDG was asked to express their exciting “farm to fork” platform of fresh and sustainable fare in a “market like” setting to the new kitchen and serving area. EDG is a nationally recognized restaurant design firm and has an impressive client list including several of Wolfgang Puck’s Spago locations.

Interior designer conducts study

EDG performed a conceptual feasibility study, then worked with CWRU in interviewing architects that responded to a request for proposal. “[EDG] were an excellent resource for us to do this analysis,” Brown says.

Burt-Hill was chosen in March of 2009 for their collaborative team approach, supported by use of an integrated project website and building information modeling software. “We wanted to solidify the design team under Burt-Hill,” recalls Nicholas Christie, project manager for CWRU’s construction services.

Krill Co., the construction managers on the project, were selected and brought on board during the pre-construction phase in the late spring of 2009.

“Early partnering with the construction team enabled us to expedite bid packages to start site work, and the building core and shell in the fall of 2009,” says Dan Audia, senior vice president of Krill Co. “More importantly, Krill’s proactive approach allowed for the procurement of all critical materials required to complete the renovations during the 12-week summer break when the students left campus in mid May 2010, and returned in early August 2010. It is understood how much preparation and work occurred in the 12-week period.



RADIATING WARMTH A new lounge area includes a two-story, custom-built gas fireplace, creating a comfortable space for studying or lounging between classes.

“Temporary partitions, paved walkways and fences were put in place to isolate the existing facility from the new additions, allowing for safe access and egress to students during construction. Later, the old exterior came down and was replaced by interior and exterior glass walls to allow for more natural lighting to infuse the facility.”

“We tried to maintain the integrity of the original structure,” says Chris Panichi, AIA, an associate project manager at Burt-Hill.

An electrical substation in the basement feeds power to the kitchen, notes Greg Blatnik, PE, an associate at Cleveland-based Karpinski Engineering, which did the electrical, mechanical and plumbing for the project.

Dominic Cacolici, PE, senior mechanical project engineer for

Karpinski Engineering, says the serving areas were provided with new variable air volume kitchen exhaust hoods coupled with a new air handler, chiller and cooling tower to accommodate the varying occupancy and outdoor air requirements.

A glycol heat recovery coil preconditions entering air for both the heating and cooling systems, Cacolici says. Within the existing dining areas, duct work was concealed between exposed structural components, so it would not create a distraction, he adds.

“We are bound by what they originally designed for the structure in 1974 and what was allowed for the mechanical,” he says.

The existing building structure in the dining area was primarily exposed double-tee, precast concrete which



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OFFERING OPTIONS A center-stage grand island serves as the anchor of a food area where traditional, ethnic and vegetarian items are available.

established much of the building's architecture, notes Mike Thorson, PE, a principal at Richfield-based Thorson Baker & Associates Inc., the structural engineer for the project.

The south addition structural system mimics the exposed precast ribs by framing of the roof extension with steel tubes nested between the precast ribs, Thorson explains. These tubes were in turn supported by the south window wall. The structural framing was exposed throughout, requiring special attention to the structural framing connections and details to provide a crafted appearance.

The steel roof structure penetrates the south curtain wall framing to form a cantilevered overhang, Thorson notes.

To avoid concerns associated with thermal conductance through the building envelope, a thermal break was created at the storefront using Isokorb® thermal barrier, Thorson says. With careful detailing of the structural connections, the exposed tube steel framed roof structure appears uninterrupted as it extends out of the building to form a canopy.

Phase 2: New additions

The second phase of construction consisted of building the foundation for the new steel and concrete additions. A main entrance was added to provide a single access point for dining, studying and "The Spot."

Glass interior walls divide the addition from the main serving area. The glass

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EARTHY FLAVOR Natural finishes and color palettes are used throughout the interior, working in harmony with a “farm to fork” culinary approach that focuses on utilizing fresh and sustainable fare.

wall, in three sliding sections, allows for different space configurations. The glass features translucent design images created by EDG.

Most of the south addition houses a lounge/study area which is carpeted and has furniture.

The first floor, containing the main serving area, now has a balcony overlooking the new lounge area, which has a two-story, custom-built gas fireplace with an “Isokern” (Icelandic volcanic stone), which features a black pipe extending from the top.

“Sliding glass doors throughout the building offer a flexibility to reconfigure spaces on the two levels for use by small or large groups of as many as 300 people, says John Wheeler, CWRU senior vice president for administration.

The kitchen lighting was upgraded, and a new fire alarm was installed.

The 22,000-square-foot cafeteria seating area has vinyl floor and long wood tables and seating booths.

The glass wall separating the kitchen from the beverage serving area sports a restored map of the old Western Reserve University campus, giving a sense of history. Other glass walls display food related graphics.

LED lighting was installed throughout the building, reducing the amount of energy used.

Phase 3: New serving area

The third phase was installing the new servery, which included gutting the interior. The design also took into

consideration changes in what students want to eat.

What is different now is a center-stage grand island, the anchor of the food area where Bon Appétit has capabilities to prepare meals to order for diets, which can range from traditional to ethnic and vegetarian.

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SEATING STYLES A range of options isn't limited to the dining menu, as students can also choose between seating styles, from standard chairs and tables to tall pub-styled stools, or even soft lounge seats.

"The administration, developers and architects seemed to really understand what students' needs were and did a very good job in addressing them," says Divya Aggarwal, undergraduate student government vice president of student life.

The improved design increases flow and speed of service.

"Pleasing students seven days a week can be a challenge," says James O'Brien, resident district manager for Bon Appetit. "We want to offer them variety and build in a level of flexibility to execute a number of different concepts from the same platform."

Students on the meal plan simply swipe their campus ID card to gain entrance to the serving area.

O'Brien adds that a multi-purpose concept enables Bon Appetit to run such items as Panini, build-your-own-burritos, smoothies, fresh squeezed juices, crepes and pizza among other items.

Expanded kitchen facilities support the Bon Appétit emphasis on authen-

tic, made-from-scratch cooking, with a renewed focus on foods for vegetarians, vegans and diners with special dietary needs.

The kitchen renovations also add space and capabilities for Bon Appétit's catering and campus-wide baking services

"The administration, developers and architects seemed to really understand what students' needs were and did a very good job in addressing them."

*Divya Aggarwal
CWRU Student/V.P. of Student Life*

that supply food and pastries for special campus events, other campus cafes and the nearby Cleveland Botanical Garden.

Renovations allow new offerings

The Taqueria for authentic food from different regions of Mexico features items like Conchinita Pibil

(pork braised with achiote and citrus), albondigas (Mexican meatballs), moles, caldos (soups), and a variety of taco preparations both carnivorous and vegetarian.

Two sauté stations with a total of 20 gas burners can feature risottos, pastas, stir-fries, mussels cooked to order, Asian noodle bowls, cutlets and Parmesan preparations, customized soup preparations, and other innovative dishes that chefs can create.

A 15-foot, one-of-a-kind, custom ice-less "cold top" changes the way the salad and deli stations are presented.

A heated "Eurocase" displays home-style comfort foods, simply prepared vegetables, carved meats, slow smoked barbeque items, and other regional and ethnic specialties.

Bon Appetit offers trayless dining, in keeping with efforts to reduce waste. O'Brien notes that without trays, kids are not inclined to "load



NATURAL ADVANTAGE Glass interior walls feature translucent design images, providing an aesthetic flavor while allowing natural light to reach deep into the building.

up” and take more food than they actually eat.

According to Lillian Zamecnik, a fourth-year marketing major from Evans, Georgia, the new dining hall meets students’ expectations. She participated in several focus groups and planning meetings and toured the facility.

“I am very excited to see how the newly renovated Leutner Hall will impact student life here at CWRU. The space is so open, light and designed with us in mind,” Zamecnik says. “I think Leutner Hall could become the place to be for students on the North side, whether you’re eating or not.” **P**

PROUD TO BE PART OF THE PROJECT TEAM AT CWRU'S LEUTNER COMMONS



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Drawing from the Past

Renovation effort refreshes Joseph McCullough Hall at Cleveland Institute of Art

By Diane DiPiero | Photos by Ken Krych

It seems fitting that a turn-of-the-century automobile assembly plant has been transformed into a series of classrooms and studios for students who rely on their creativity to devise new ways of looking at the world. The newly refurbished Joseph McCullough Hall on the Cleveland Institute of Art (CIA) campus captures the elegance of traditional architecture while embracing the forward-thinking mindset of the school and the University Circle neighborhood.

The old Ford Model-T factory at East 117th Street and Euclid Avenue had been occupied by CIA since 1985, with classes divided between there and the nearby George Gund Building. The idea of renovating McCullough Hall and adding on to the existing structure came about around 2006, and this year, CIA realized one-half of its vision with sweeping renovations to the building.

The renovation of the 160,000-square-foot McCullough Hall involved the talents of Sandvick Architects and MCM Builders, as well as insights from CIA about how the interiors should flow in order to provide the best possible atmosphere for students.

“CIA wanted to create a unified campus where all instruction was given

on this site,” says Howard Weiner, CSI, director of facilities management, safety and protective services for CIA.

This goal will be fully accomplished when phase two, the addition to the

“[McCullough Hall] adds another positive and visual change to one of Cleveland’s most vibrant and important neighborhoods.”

Heather Rudge
Sandvick Architects

McCullough Building, is completed at some point in the near future. CIA has no definite plans for the future of the Gund Building following phase two of McCullough Hall.

The renovation also coincided with CIA’s reconfigured degree programs, which changed from five-year to four-year. The school also recently introduced three new majors in integrated media.

“Once they redesigned their programs, they could determine what spaces they needed,” says Chris Zielinski, project manager with MCM.

Although the redesign of the building has a generously open feeling, students actually have more shared space than before, and this is on purpose.

“Departments are working together rather than being compartmentalized so they can share thoughts and ideas,” Weiner explains.

The renovation also allowed for a 40-seat viewing theater so students



ART OPENING Formerly a Ford Model T production facility, the building provides open spaces with high ceilings and abundant natural light.

can preview their work and share it with others.

While reminiscent of its early past on the outside, the interiors bear little resemblance to the time when Model Ts would be assembled and then sent off on the nearby train tracks to be delivered around the country.

“About 95% of the walls were demoed and reconfigured for flow,” Zielinski says.

“The plan layout became a very logical organization of spaces based on needs of the individual departments,” says Jessica Wilks, of Sandvick Artchitects. “Many departments had to remain where they were originally located due to existing equipment that was not being moved or relocated. For instance, the glass department needed to stay by the glass ovens, and the

ceramic department needed to stay near the kilns.”

Other departments were located based on proximity to new facilities, which is why the sculpture department was placed near the new wood and metal shops.

Studio spaces, which art students acquire once they’ve declared a major, ring the perimeter of the building, soak-

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ing up natural light through massive windows. In this bright and open environment, the eight-by-eight units feel more like artists' lairs than impersonal cubicles. Students put their personality into individual spaces, allowing their own artwork or favorite works of others to serve as design elements.

Color-coded walls create another key visual detail while also serving as a way-finding system throughout the building. Each wall color in the halls corresponds to a particular discipline within CIA, making it easy for students, instructors and visitors to make their way through McCullough Hall without getting lost.

Structurally, the historic building was blessed with good bones, according to the team at Sandvick Architects.

"Having been originally built as a Ford automobile assembly plant, the structure was very sturdy with thick concrete slabs and large columns, so we didn't have to worry about any floor loading issues," Wilks says.

The original solid construction, along with historic preservation requirements, created some challenges when it came to updating mechanical systems.

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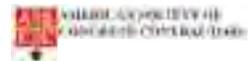
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The Art of Restoration

The credit for the lion's share of the Joseph McCullough Center for the Arts' historic exterior restoration goes to VIP Inc., who performed everything but the roofing system. The company was called upon for window demolition, masonry cleaning, restoration and tuck-pointing, terra cotta restoration, sealants, and custom interior/exterior window replacement.

Paul Clemens, Glazing Division manager, credits Sandvick Architects with providing complete, detailed drawings, which made a difficult job easier. "No two window openings were exactly alike dimensionally," he says. "There were slight variations we had to deal with as it is an old building, but the details the architect provided gave us the solid starting point we needed as we entered the critical field measure phase."

Each side of the building presented challenges with the north-facing front of the building being the most intricate. "[It] combines brick, terra-cotta and granite for the historic façade," he says. "Slightly different conditions varied from head, jambs and sills. There are a handful of arched windows as well. The east elevation has windows that stand floor-to-ceiling, 24-foot-wide and almost 13-foot-tall within concrete walls. The mullions are reinforced with steel, and as you can imagine they are extremely heavy."

Because of the use of the building and the historic nature, the windows had to combine thermal efficiency with historic qualities, Clemens says. This included profiled extruded aluminum components with thermal breaks and non-tinted insulated glass. Each window has individual panes of glass called 'true-divided-lights.'

Windows on the second, third and fourth floors – 102 in total – were manufactured by Custom Window in Denver, Colorado. The color, called "aged copper" or "patina green" and chosen by the architect, suits the building well, he says. The first floor has 19 openings, some with entrance doors, which were custom fabricated in VIP's shop on E. 55th Street and glazed in the field.

"Some of the unique challenges were logistical," Clemens says. "The window demolition and installation had to be phased. A lot of the installation work was done at night as not to disturb the occupants. There were the standard safety precautions taken for workers as well as the building occupants. Also, the windows are three-paneled with some weighing as much as 2,100 pounds, so our crews of five or six men had to be very careful while placing them."

Interior storefront and glass entrances were also installed providing the façade with the balance of a modern look to a classic structure.

Additional exterior work included rebuilding the granite base with a specially finished precast concrete and replacing/restoring terra cotta on the north elevation. The building's east side, which is primarily concrete, was in-filled and coated. The entire structure was cleaned with eco-friendly chemicals.

The restoration division performed column repairs and poured-in-place concrete repairs before coating the columns for a uniform finish. The brick and terra cotta facades were cleaned and some sections were entirely rebuilt, while the school remained opened during construction.

"One of the most challenging elements was the tight schedule with starts and stops due to student activities," says Rick Semersky, president of VIP Inc. "I am really proud of the whole project and especially how all three of our divisions at VIP worked together as a team to get the job done smoothly. VIP is very proud to have been a part of such a significant project and the role we played in assuring the building's future for the next century." —Ken Krych



CLASSIC GLASS Because of the historic nature of the building and current activity taking place inside by the Cleveland Institute of Art, windows needed to combine thermal efficiency and historic qualities.



SOLO SPACES Eight-by-eight foot units, occupied by individual students, feel more like artists' lairs than impersonal cubicles.

"For historic purposes, we couldn't put anything on the roof that would be visible from the line of the street," Zielinski says. "We had to get four air handlers into the building and tuck them inside."

Windows and walls had to be removed in several areas so that the handlers, each of which is about the size of a small conference room, could be placed in the middle of the building and tucked out of sight.

Historic building requirements also directed window and frame selection.

"Since there were no existing historic windows in place prior to this renovation, and we only had black-and-white photographs [as visual guidance], we were able to choose the green window frames," says Sandvick's Wilks. "The glass, however, had to be clear without a tint or reflective coating."

The new window design needed to look like the windows in the historic photographs, adds Heather Rudge, of Sandvick Architects.

"The existing terra-cotta and brick elements had to be retained and repaired to match the existing façade, and the building fenestration had to be preserved," she says.

Because emphasis was placed on the primary and secondary facades, more extensive changes were made to the rear, or south, elevation of the building, she adds.

Inside, the architect and builder had to adhere to a similar code of historic standards. Ductwork to accommodate new heating and air conditioning systems had to be kept ten feet back from the window surfaces, for example.

“Green” features were added to the building wherever possible. Insulated windows, an EPDM rooftop, and high-efficiency mechanical, plumbing and lighting equipment were all part of the renovation process. In addition, materials from demolition of the job site were recycled as much as possible.

From its manufacturing beginnings to its current use as CIA classrooms and studios, McCullough Hall embraces history while encouraging ongoing innovation. The impact of the newly renovated building on the University Circle neighborhood cannot be underestimated. As that venerable area changes and grows, the structures that line its streets speak volumes about where University Circle has been and where it is headed.

As Rudge says, “[McCullough Hall] adds another positive and visual change to one of Cleveland’s most vibrant and important neighborhoods.” 



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Rich Uncle Pennybags

A favorite board game for the Pacella children is Monopoly. This classic real estate game is based on buying squares on the board, which signify parcels of real estate. As players land on properties owned by others, they have to pay rent, which is magnified if the owner has put houses or hotels on their parcels.

In Monopoly, it's easy to buy real estate – you land on it, pay the price and it's yours. But in real life, it's not always so simple. This month, we are going to discuss some of the more popular ways to acquire real estate. As you will see, each has advantages and disadvantages that are shaped by the investor's preferences and each has varying barriers of entry.

Sole ownership

This is the most straightforward and traditional way to buy real estate. Although the investor can own real estate individually, in an LLC or in a trust, among others, in all instances the property is owned by a single investor. The primary advantage of this type of ownership is that the investor has just one person to answer to: themselves. This allows the owner to have complete and total control over all decisions related to the property. But there are also some disadvantages. The investor will have a high concentration of capital in the property, as any equity needed for the property will come from one source: themselves. The investor will

also have to make all of the decisions associated with the property, which can be a problem if the investor prefers to be a passive versus active in their involvement. Barrier of entry is rather high, as the investor needs a fair amount of cash and has the sole responsibility in navigating the process to acquire the real estate.

Partnerships

A partnership occurs when two or more entities co-invest in a property. Similar to sole ownership, there are several ways to legally structure a partnership but the common thread among all is that each partner has an interest in a portion of the investment. A couple of the larger disadvantages of sole ownership disappear when investing with a partnership. By pooling money, an investor is offered greater diversity for his capital. And by pooling time, talents and knowledge, the burden of making decisions is spread. But there are also disadvantages. Chief amongst them are challenges associated with making decisions, particularly if the partners have

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varied goals. Barrier of entry is not as high as with sole ownership, since there are partners involved, but the purchase process still needs to be navigated.

Tenant-In-Common

A tenant-in-common (or TIC) ownership is similar to a partnership in that two or more investors have an interest in a portion of the investment. The primary difference is the form of this interest. In a partnership, there is an entity that holds title to the property and each partner owns a portion of this entity. But with a TIC, each partner owns an undivided interest in the actual title. This nuance caused TICs to explode in popularity during the early 2000s, as the fact that they had an undivided interest in title qualified them for use in a 1031 tax-deferred exchange. Another advantage is that, similar to a partnership, an investor can more fully diversify his capital, buying a small share of a higher-quality property. But there are also some disadvantages. The TIC is controlled by a sponsor, who charges a variety of fees. The operation of the TIC and the sponsor is governed by an agreement that is often clumsy and weighted

Daus, You Know?

FOLLOWING THE TREND According to Real Capital Analytics, the investment sale volume through the first three quarters of 2010 is double the volume of the previous year. A quick check of Cleveland's performance shows this same trend. —AP

toward the sponsor. And it can be difficult for the investor to sell his interest of title. Barrier of entry is moderate, as the price of the interest is diluted by the large amount of co-owners. Also, the sales process for the investor is limited to the interest of title, since the TIC purchases the real estate.

REITs

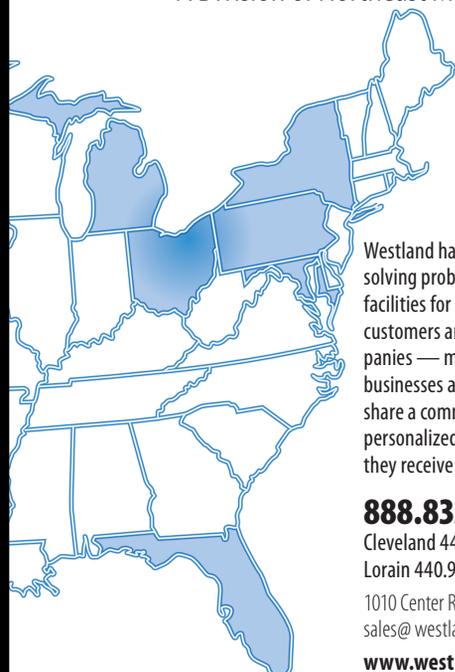
Real Estate Investment Trusts (or REITs) come in two flavors – listed and unlisted. Both are entities that own large portfolios of real estate. They sell shares of their entity and are required to distribute at least 90% of their revenue in the form of a regular dividend. But there are a few primary differences. A listed REIT is a publicly traded stock and, influenced by a variety of factors, its share price will fluctuate. Meanwhile, an unlisted REIT is sold through a

private dealer network and has a set share price that never changes. Unlisted REITs also have a set hold period – most are liquidated after 10 or 12 years. Both offer the advantage of buying shares that represent a large and diversified pool of properties which are professionally operated. Unlisted REITs have an additional advantage of the investor knowing they won't lose the value of their initial principal (since the share price never changes). This is offset by a couple of disadvantages – the shares are not very liquid and the administrative and selling fees are high. Alternatively, listed REITs are very liquid – shares can easily and cheaply be bought and sold through any number of brokerage channels. But the value of the investor's initial principal is at risk to change over time. And both have the disadvantage of no input from or influence by the investor with regards to the operation of the property as all decisions for both are made by the entity. Barrier of entry is low and dictated by the share price. **P**

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



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ANTHONY R. VACANTI

Real Estate Deals Live, Die by Written Word

This article will serve as a friendly reminder concerning a fundamental legal principal: know what you sign. I suspect many reading this article have experience negotiating and implementing real estate deals. I also suspect that those deals are memorialized in writing (if not, they should be!). However, how much attention do you give to the exact language of the contract?

The provisions of a written contract are very important, yet many buyers and sellers do not pay much attention to such provisions. Instead, they rely on form contracts and do not conform their actions to the obligations called for in such contracts. Those buyers and sellers, however, are exposing themselves to a risk of a deal imploding, and worse yet, litigation. The reason? The provisions of a contract generally constitute the “law” between the buyer and seller in the deal concerning how each party may act. The rights and obligations of the parties in the transaction only exist through the provisions of the contract, and the transaction may die by those same provisions.

A recent Ohio court decision evinces the importance of paying attention to provisions of a contract, no matter how

common or simple that provision may seem. In *S&G Invests., L.L.C. v. United Cos., L.L.C.* (Decided Aug. 9, 2010, 12th Dist. Ct. App. No. CA2010-03-017, 2010 Ohio 3691) the defendant corporation, United Cos., LLC (“Buyer”) contracted with the plaintiff company, S&G Invests., LLC (“Seller”) for the purchase of property. The contract contained a fairly typical earnest money deposit provision that required Buyer to deliver an initial deposit of \$50,000 in cash to the escrow agent within three banking days of the contract’s effective date. The provisions of the contract indicated that failure to deliver the initial deposit would render the contract null and void.

As its earnest money deposit, Buyer delivered a certificate of deposit (CD) in the amount of \$50,000 to the escrow

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agent. Seller did not learn of the form of deposit until months later, when it attempted to retrieve the initial deposit from the escrow agent. Upon discovering the earnest money deposit of a CD, not cash, Seller requested that Buyer replace the CD with cash as required by the contract. Buyer did not comply, but instead notified Seller that it elected to terminate the contract.

Seller then filed a complaint for breach of contract. Unfortunately for Seller, the trial court dismissed the complaint, and the court of appeals agreed with the trial court's decision. The courts determined that CD was in Buyer's name, automatically renewable, and nontransferable. The CD had a maturity date. Unlike cash, the funds were not redeemable until the arrival of the date. The funds were not as liquid or secure like cash. The courts found that Seller's complaint for breach of contract contained a claim that Buyer breached the contract by failing to deposit cash as the initial deposit, which amounted to an acknowledgment that a CD did not qualify as cash. Therefore, according to the courts, Buyer's delivery of a CD to the escrow agent did not fulfill the initial deposit requirement of the contract. Consequently, the contract became null and void and of no further force or effect under the plain terms of the contract. The courts found that Seller could not sue for breach of contract because there was no contract upon which to litigate because the failure of Buyer to make the earnest money deposit in cash under



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the terms of the contract rendered the contract null and void.

The S&G Invests., L.L.C. v. United Cos., L.L.C. case provides an important reminder to both buyers and sellers: pay attention to contract provisions and to the parties' respective obligations under such contract. Here, costly litigation could have been avoided if Buyer complied with the express language of the contract by depositing cash, and if Seller paid attention to the fact that Buyer deposited a CD, not cash. Moreover, many form contracts require cash earnest money deposits; however, many buyers deposit checks instead of cash. Failure to strictly comply with contractual provisions, as simple as they may seem, creates the risk of the deal falling

A recent Ohio court decision evinces the importance of paying attention to provisions of a contract, no matter how common or simple that provision may seem.

apart and/or litigation. Indeed, in the example above, the Buyer was the one who allegedly failed to perform under the contract, but ultimately got out of the deal despite such alleged failure because of a technicality based on the contract language. So a word to the wise: pay attention to the provisions of contracts, negotiate those provisions that concern you (or hire a qualified attorney to assist), and insure you and the other party with whom you are dealing strictly comply with the terms of such contract. Property transactions live by the written word and die by the written word, so it imperative to have an understanding of the written words in the contract! **P**

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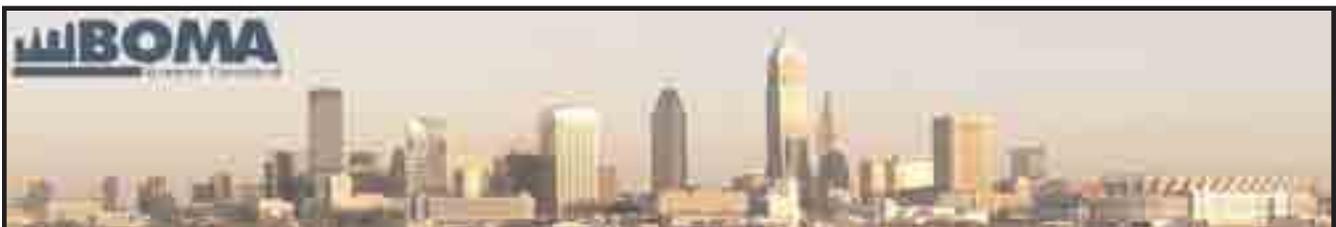
On the Proposed Fair Value Accounting Rule Change

The National Association of Realtors (NAR) recently submitted comments to the Financial Accounting Standards Board (FASB) on a proposed accounting rule change that, if implemented, could severely impact liquidity for businesses and consumers. Under this proposal, financial institutions would be required to book their loans at current market value, a method known as “fair value” or “mark-to-market” accounting. As a result, some banks would be forced to take huge write-downs or losses, particularly during periods of economic distress. Consequently, credit to the real estate industry would be further constrained, hindering our nation’s economic recovery.

NAR is concerned that the recent FASB mark-to-market accounting proposal will dramatically reduce the availability of capital for real estate, especially in light of the residential and commercial real estate

liquidity crisis. Specifically, NAR highlighted the following as potential negative consequences:

- Lenders will be concerned about the potential volatility in



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reported fair values of loans and therefore will be incentivised to change their business model to make shorter-term financial investments, resulting in reduced availability of credit.

- Bank operating costs will increase, resulting in increased costs of lending.
- As lender costs increase, transaction costs involving the transfer of real estate will also increase.
- The higher costs of lending and reduced availability of credit will hurt the U.S. real estate market and be an ongoing constraint on recovery in real estate prices and the broader economy.
- Overhauling these principles as proposed will cause additional differences between U.S. generally accepted accounting principles (GAAP) and International Financial Reporting Standards (IFRS), and further delay convergence of the two accounting frameworks.

NAR calls for more flexible mark-to-market accounting rules and encourages the use of other valuation tools to assist with valuing assets in illiquid markets. In its recommendations, NAR proposes an alternative approach:

- 1) Proceed with the proposed modifications to the derivatives and hedge accounting rules. These changes would help meet the FASB objectives of reducing complexity and improving the usefulness of the proposal.
- 2) Proceed with the proposed requirement that equity securities be measured at fair value. As equity securities do not have contractual cash flows or maturity dates, fair value is an appropriate measure for these instruments.
- 3) Adopt the Exposure Draft's (ED) provisions relating to adoption of a common method of recognizing impairment on debt securities and loans. Having a consistent method

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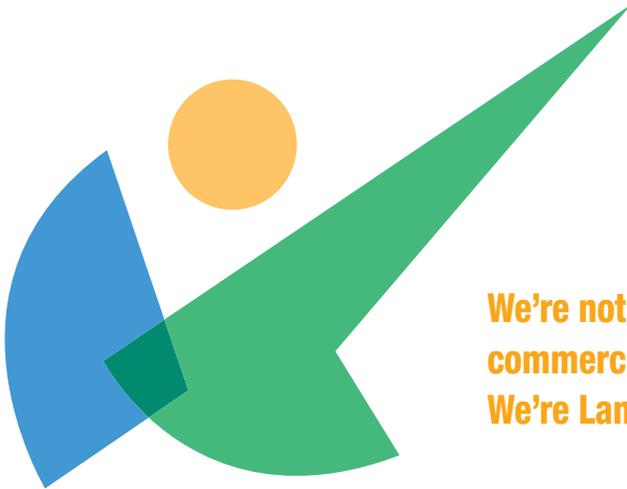
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of impairment recognition would improve financial reporting as the current model of recognizing loans based on a probability threshold has flaws and the other-than-temporary impairment model for debt securities is unnecessary complex. Adopting a common approach for these economically similar instruments would reduce complexity and improve the accounting model.

- 4) Continue to require trading instruments to be measured at fair value. This approach is widely understood and accepted by users and preparers of financial statements.
- 5) Continue to permit real estate loans and other loans, MBS, CMBS and other debt securities, and loan commitments to be measured at amortized cost...
- 6) Continue to require fair value disclosure for all financial instruments that are not measured at fair value on the face of the financial statements. In addition, we suggest FASB work with the industry to improve the quality and reliability of the disclosures so that they are a more acceptable alternative for users who desire fair value information on the face of the financial statements.
- 7) Work with the IASB to reach a consistent accounting approach for financial instruments and help promote convergence of U.S. GAAP and IFRS. As indicated previously, we believe convergence is critical, especially given new Basel III requirements that large international financial institutions will adopt.

NAR believes this approach will improve the current model for accounting for financial instruments, without incurring significant costs or increasing complexity.

In addition, the above approach will avoid the potential negative eco-

nomie conditions that could result from adoption of the fair value accounting approach proposed in the Exposure Draft.

If approved, the proposed rules would take effect for the biggest banks as early as 2013. Smaller banks, with

less than \$1 billion in assets, would be permitted to wait until 2017.

NAR will continue to work with FASB and policymakers to ensure that any fair value accounting rule changes will not compromise access to credit for businesses and consumers. **P**

Carol Woodard is the Chairman of the Board for Cleveland Area Board of Realtors (CABOR). CABOR is the voice of real estate in Northeast Ohio, serving the community, real estate professionals who sell real property, and businesses that work in or with the real estate industry. CABOR provides a variety of services to its professional members including education, insurance, affinity programs and legislative representation, as well as membership in the Ohio Association of Realtors (OAR) and the National Association of Realtors (NAR). For more information, visit www.CABOR.com.



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Students Build Robot to Feed Families

Students from all around Ohio participated in Canstruction® on November 6 and built a huge replica of NASA's Robonaut, which is designed to perform tasks in space for astronauts. The replica was constructed from hundreds of cans of nourishing foods, which then were donated to the Cleveland Foodbank.

Canstruction, an annual event sponsored by Herschman Architects (HA), the Society of Design Administration, *Properties* magazine, and Giant Eagle took place in conjunction with Young Astronaut's Day (YAD) at NASA's Glenn Research Center in Cleveland. This is the second year Canstruction® has been part of YAD. Last year 2,385 pounds of food was donated to the food bank through this event, which was enough to provide 1800 meals for hungry families.

For the past seven years HA has staged Canstruction® a design and build competition at Beachwood Place, to call attention to hunger and supply thousands of meals to Greater Cleveland's hungry families. Last year the event was expanded to include YAD. This year's eighth annual Canstruction® competition takes place on March 25, 2011 at Beachwood Place.



Canstruction Benefit Event

the Board Jillian Gerbasi, Student Member ASID (of Hinckley) and Sabrina Waytes, Student Member ASID (of Painesville)

Kyle Johns Joins mbi | k2m Staff

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

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.

ASID Ohio North Chapter Announces Directors

The American Society of Interior Designers (ASID) Ohio North Chapter 2011 Board of Directors took office October 1, 2010. Heading into 2011, the board will work to promote the value of the interior design profession, support interior designers' right-to-practice

and encourage, motivate and enhance resource and services for industry professionals and consumers.

The nine-member board includes President Sandra Varelmann, ASID (of Mayfield Village), President Elect Rita Amonett, ASID (of Akron), Communications Director Sin-Jin Satayathum, Allied Member ASID, LEED AP®

(of Lakewood), Director At Large Terra MacLeod, ASID (of Lakewood), Financial Director Lisa Amiri, ASID (of Rocky River), Membership Director Kathy Pietrick, Industry Partner Representative (of Westlake) and Professional Development Director Ann Lahiff, Allied Member ASID (of North Royalton). Student Representatives to

Welty Building Company Welcomes Armstrong

Welty Building Company, of Akron, recently welcomed a new sales team member, Scott Armstrong. Armstrong

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will focus on leading Welty's growth in the Cuyahoga County area. His engineering and environmental design background will lend itself to serving Welty's current and potential customers.

Armstrong comes to Welty after serving as a vice president and division manager in the Great Lakes office of Science Applications International Corporation (SAIC) in Twinsburg. He is a 1982 graduate and an active alumnus of The University of Akron's Department of Civil Engineering. Armstrong is a current committee member of The Committee for the Future of Civil Engineering (CFCE); an advisory board member of the Women in Engineering (WIE) Advisory

Council; and a member of the College of Engineering Alumni Board.

"We are grateful to have such a talented and enthusiastic professional like Scott join our team," says John Dodovich, director of Welty Building Company. "His industry knowledge and the experience he brings will continue to solidify Welty as the builder of choice in Northeast Ohio."

TC Architects Hires Project Manager

TC Architects, an Akron-based architectural and interior design firm, recently announced the addition of Paul Gierlach to its team of experienced design pro-



Paul Gierlach

a registered Architect in the State of Ohio. Gierlach is also a member of the American Institute of Architects.

AIA Ohio Honors Vocon with Design Award

Cleveland/NYC-based architectural and interior design firm Vocon was honored with a Design Award for the firm's work on the Dots' headquarters in Glenwillow, at this year's American Institute of Architects (AIA) Ohio Convention.

AIA Ohio annually examines architectural projects from the last five years to select only the most outstanding projects for the Design Awards. These projects serve as a

professionals. Gierlach brings with him over six years of experience in architectural design, carrying projects from schematic design through permitting and construction administration. He holds a Bachelor of Architecture from Kent State University and is

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tribute to the design excellence of Ohio architects.

This year, the jury, chaired by Craig Dykers, AIA, of Snohetta, reviewed 84 entries submitted by 44 different firms. Eleven were selected to receive an AIA Ohio award. As a state component of the American Institute of Architects, AIA Ohio represents more than 2,000 architects throughout Ohio.

“Vocon is honored to have received this recognition from AIA Ohio,” said Richard Dillon, design director, Vocon. “The firm is very fortunate to have worked with a client that truly allowed Vocon to share the company’s vision for the future and to create a space that not only expresses Dots’

corporate culture, but also the company’s desire to be an employer of choice.”

KS Receives Safety Award for Fifth Straight Year

Keeping safety top of mind has paid off for KS Associates. For the fifth consecutive year, KS has received the 100% Award from The Lorain County Chamber of Commerce Safety Council for reporting no lost-time injuries for the entire year. A lost-time injury is defined as a work-related injury or illness where the affected person is unable to complete the next shift.

New for KS this year is the Special Award, given to companies that reach the 500,000 mark for the number



Joy Youster

of injury-free hours worked. This includes full- and part-time workers, as well as overtime hours worked.

KS maintains a rigorous Safety Program for all employees. The firm publishes its own Health and Safety Field Manual that offers ways to mitigate job-site

hazards involving working in or near confined spaces, traffic, roadways, airports and railroads. The program also addresses office-related safety issues — from how to manage emergency situations (the company has installed and has provided training on the use of an Automated External Defibrillator) to common-sense health and wellness issues, such as seasonal safety tips and reminders.

RLWest Properties Creates New Appraisal and Consulting Company

Stephen T. Welly, president of RLWest Properties, recently announced the creation of RLW Appraisal and Consulting, a commer-

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cial appraisal and consulting company. Joy Youster, of Toledo, is managing director of the firm, which serves real estate brokers, lenders, bankers, real estate attorneys and the real estate investment community. Youster has worked 15 years in the real estate industry.

"We are adding this service to our RLWest platform to better our serve our clients," Welly says. "Our capabilities include helping our clients evaluate their commercial real estate portfolios and determine how best to maximize the value of their commercial real estate assets."

RLWest Properties is a regional real estate development and property management company based in Toledo.

Brian Jones Opens Gallery at Crocker Park

Cleveland artist Brian Jones has partnered with Crocker Park with a new gallery space at the Westlake lifestyle center. Well known

in Cleveland's Little Italy neighborhood, Brian Jones Gallery features a large body of contemporary paintings by the artist. Bold colors and brush strokes characterize his diverse offering of styles.

"I look forward to this holiday venture at Crocker Park," Jones says. "We'll feature a large display of both original paintings and fine art prints which I think will be unique for the Westlake area."

The gallery is open during mall hours and the artist will be on hand Thursday through Sunday. Please visit www.brianjonesart.com or call 440-724-7882 for more info.

PRO Honors 2010 Remodeling Projects

Professional Remodelers of Ohio (PRO), Ohio's largest non-profit trade association serving the remodeling industry, honored the 2010 award winners at the annual Evening of Excellence Awards Dinner & Banquet. The event was held at the Wyndam Cleveland



Justice & Company, which installed the Brunswick Lake Arch (above), won first place awards for Commercial Interior, Best Commercial Design and Residential Bath (\$30,000-\$60,000) at the PRO Awards

at Playhouse Square. Ed "Flash" Ferenc was Master of Ceremonies for the event, which was attended by over 180 PRO members. An impartial panel of judges, who are experts from within the industry and associated fields, selected the winners.

The event also included the installation of the 2010-2011 Board of Directors, and outgoing President Paul Klein of Great Lakes Publishing recognized board members who pro-

vided outstanding service to the non-profit over the last year. Sarah Binder of Stoneworks, LTD was named "Most Valuable Player" for her efforts in membership recruitment; Dan Goodnow of Minute Men HR received "Rookie of the Year" for his participation in member benefits; Richard Kasunic, Jr., CPR received the prestigious "President's Award" for his outstanding tenure as Past President and Chairman of the Board. **P**



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Grand Entrée

Tri-C cooks up a winner with new Hospitality Management Center

By Lou Kren | Photos by Ken Krych

With an October 5 breadstick-cutting, Cuyahoga Community College has christened its new Hospitality Management Center in downtown Cleveland. The 25,000-square-foot facility, located in the former May Company Building on Public Square, resides near the culinary catch-all on East Fourth Street – no mere coincidence.

“The center provides outstanding opportunities for our students with the location just around the corner from East Fourth Street and its more-than-a-thousand jobs in the entertainment industry,” explains Dr. Jerry Sue Thornton, president of Cuyahoga Community College. “This new facility opens at a great time for our community, with the downtown

casino, convention center, Medical Mart and several new hotel projects either about to break ground or in the planning stages.”

Opportunities for partnership

In cutting an eight-foot-long loaf of bread to mark the occasion, students, college officials and local dignitaries unveiled the training center as a tool to

provide careers in the growing hospitality industry. With its programs in culinary arts, lodging/tourism management and restaurant/food service management, the Hospitality Management Center will foster new partnership opportunities with nearby hotels and restaurants, according to college officials, and also provide opportunities for the downtown hospitality industry to increase the skills of current employees.

To provide the new center, Cuyahoga Community College tapped the expertise of architect Bialosky + Partners and construction manager The Albert M. Higley Co., both of Cleveland. The glass front entrance on Euclid adds exuberance and motion, courtesy of a window-front information display and views into the main-lobby’s fully functioning demonstration kitchen and companion food-preparation area. Coming soon, adjacent to the lobby and across from the demo kitchen, an as-yet-selected restaurant will feature

Image courtesy of Bialosky + Partners

CB Richard Ellis would like to congratulate

Cuyahoga Community College

with the grand opening of their state-of-the-art
Hospitality Management Center.

Bob Brandon represented Cuyahoga Community College
in this transaction.

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INSIDE LOOK The glass front entrance on Euclid includes a window-front information display and views into the main lobby's fully functioning demonstration kitchen and companion food-preparation area.

a glass-walled working kitchen, allowing Tri-C students a behind-the-scenes look at the retail foodservice business. Leading from a reception/security desk in the lobby, a center corridor – stepped to the side to disguise its length – traverses the length of the rectangular two-story space. Along the corridor are men's and women's locker rooms, a central lounge and hotel front desk (for hospitality training), three classrooms (one with a beverage lab), a lounge, conference room, large training kitchens and an expansive conference/class room – with a moveable partition to provide



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INSIDE LOOK The new facility includes a variety of hands-on learning spaces including a hotel front desk (for hospitality training), a functioning demonstration kitchen and companion food-prep area (above) and, coming soon, a restaurant open to the public.

two separate spaces if needed — as well as faculty and staff offices.

“This state-of-the-art facility has the capacity to instruct 500 students,” says Gregory Forte, dean and general manager of the Hospitality Management Center, noting that 330 students are currently in the program and can continue toward four-year degrees at partner institutions. “This new center is one of a kind.”

‘Front door’ on Euclid

Impetus for the new center grew from \$6.5 million in state funding to renovate the hospitality program at Tri-C’s Metro campus on East 30th Street, explain Forte and Peter Mac Ewan, vice

president of facilities development and operations for Tri-C. But Dr. Thornton forwarded the idea of branching out with a new center that could attract interest of the businesses in downtown Cleveland that could most benefit. In fact, officials foresaw no difference in the cost of renovation versus outfitting a new location. With Bialosky + Partners already studying a renovation of the existing program, Tri-C officials and the architecture firm began looking at existing buildings throughout downtown along Euclid Avenue, “from Playhouse Square to Public Square,” recalls Mac Ewan.

“Dr. Thornton wanted Tri-C to have a front door downtown, and wanted

to re-establish Tri-C as an education center in Cleveland,” says Mark Olson, Bialosky + Partners’ principal in charge for the project.

With campuses in western and eastern suburbs along with Metro on the outskirts of downtown, Tri-C looked for a more prominent and noticeable central address for its center. The team found it when it came across the old May Company space fronting on Euclid between Public Square and the new East Fourth entertainment district.

A year of buildout

Negotiations completed and a 10-year lease signed, crews began shell buildout this past January, over-

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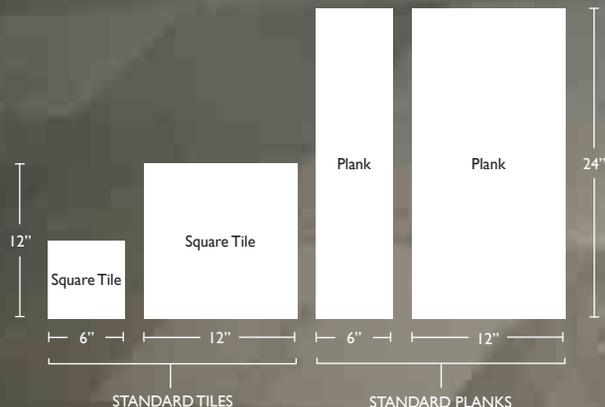
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CREATING COVER The architectural design of the two-story shell includes numerous spaces with interior roof/ceiling systems to create the effect of individual structures within the building, according to Mike Thorson, of Thorson Baker & Associates, project structural engineer.

seen by The Albert M. Higley Co. and its project manager, Gus Kriaris. A major item to address: the 18-inch change in grade from the building front at Euclid to its terminus at Prospect. Leveling was not an option as the existing floor base could only support four to six inches of fill, according to Mike Thorson of Thorson Baker & Associates, project structural engineer.

So the decision was made to install a finished-concrete floor – with a terrazzo look – in the lobby and through

the main corridor while retaining the imperceptible slope.

“The architectural design of the two-story shell called for numerous spaces with interior roof/ceiling systems creating the effect of individual structures within a building,” Thorson recalls, pointing out another structural challenge. “The ceilings defining the various spaces incorporated numerous structural framing systems, including significant cantilevers, partition-supported ceiling joists and traditional suspended systems. The ceiling also pro-

vided lateral support for the glass-panel wall systems and partitions separating the various spaces.”

Top-notch instruction, ambience

With the latest communication technology to enable distance learning and multi-media instruction – cameras in kitchens and teleconference capability in conference areas as well as video that is projected on Euclid façade windows – the Hospitality Management Center is unlike any other hospitality instruction facility

We were proud to be part of the team at Tri-C's new Hospitality Management Center!



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in the area, according to Forte. The top-of-the-line kitchen equipment is all new, and includes various types of ovens and cooking ranges as well as freezers and related food-storage and preparation equipment. The two teaching kitchens are well thought out, with one geared toward bakery instruction and the other toward hot-food preparation. Students would be hard-pressed to find a commercial kitchen with such a varied and modern roster of equipment.

Technology also factors into décor. Consider that the inhouse restaurant, finished in white, will incorporate LED lighting that can essentially change ceiling and wall colors.

“Tri-C sought a modern classroom environment with technology integrated into the space,” says Olson, and this project certainly delivers that.

Tri-C’s Hospitality Management Center also offers adaptability, adds Olson, as the community college’s investment in, and redevelopment of, prime Public Square real estate demands usable, flexible space. As an



STANDARD FARE Complementing the hands-on learning spaces are more traditional classroom and lecture areas.

example, he notes the grand entry lobby and demo kitchen, which can be used as classroom space, an event area and a marketing showcase to passersby and downtown businesses.

In blending the need to be fiscally responsible with the effort to provide an exciting space, the historic structure on Public Square offered just such an opportunity.

“We wanted to provide a crisp, modern image for Tri-C,” says Olson, explaining the design philosophy.

That philosophy celebrates the existing May Company structure and shows in the open floorplan and high ceilings – hall-

marks of lively Warehouse District interiors.

The interior design is accented by the naturally finished wood walls and ceilings, color scheme, wall artwork and use of glass partitions that allow natural light to penetrate the property.

“We were able to incorporate quality finishes and refined details that complement the teaching environment and enhance the already dramatic structure,” Olson says.

Perfect timing

Now open for business, the center welcomes students of the culinary arts as well as those interested in hotel management, food product development and management, and food logistics and distribution.

It also provides night and weekend short courses for those of us looking to spruce up our dinner-party or tailgate capabilities.

And recognition of the center has come quickly. The Downtown Cleveland Alliance has just awarded Tri-C a 2010 Development Award for the community college’s new facility.

As Cleveland continues to grow in the foodservice and hospitality sectors, the Cuyahoga Community College Hospitality Management Center comes online at a perfect time. **P**

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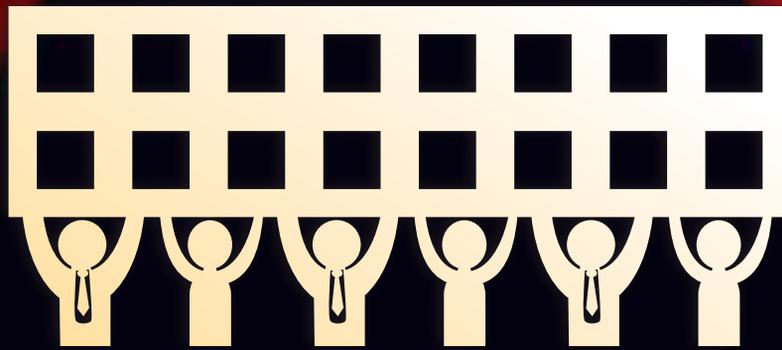
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A conversation on landlord & tenant issues with attorney Jim Doran of Weltman, Weinberg and Reis Co., LPA

By Dave Larkin | Photo courtesy of Weltman, Weinberg and Reis Co., LPA

Founded in 1930, Weltman, Weinberg and Reis Co., LPA (WWR) has been providing comprehensive collection and legal services to clients nationwide. Today the firm, headquartered in Cleveland, supports ten offices and over 1,200 employees.

Recently, *Properties* sat down with Jim Doran, attorney with WWR to discuss his point of view on where the firm is positioned in property management, landlord and tenant issues and some of the trends in the marketplace today.

PROPERTIES: Can you provide some background on your firm's services?

JIM DORAN: We are recognized as the nation's largest creditor rights law firm in the country. We handle all types of recovery, representing creditors of all sizes, such as credit card companies, banks and financial institutions, mortgage lenders and servicers, utilities, government, commercial and consumer property owners and managers. To understand our makeup, we merged a call center operation with a law firm operation, so we reach out to debtors to help arrange recovery, and also provide the legal services to help our clients recover owed debt.

PROPERTIES: What areas do you handle?

JIM DORAN: I work in the firm's Consumer Collections group, with a focus on real property recovery, and evictions, and also helping landlords, property owners/managers handle legal and property recovery matters. Our attorneys have many years of experience in landlord-tenant matters and understand the importance of a reliable collections and litigation partner in order to maximize their return on the property.

PROPERTIES: What services do you provide?

JIM DORAN: Our representation includes bankruptcy, collections, evictions, foreclosures, litigation and other specialty services such as drafting and revising rental/lease agreements, providing work-outs, and also in-house tenant seminars to explain



Jim Doran, of Weltman, Weinberg and Reis

landlord/tenant responsibilities and suggest alternatives to avoid disputes.

PROPERTIES: Can you comment on some specific tenant issues you have addressed?

JIM DORAN: We can all look back to the brown-out power outages that occurred throughout the country and the resultant need for putting evacuation plans in place. Today, Ohio is also being called "the bedbug state" – we're working with some owners to put in some best practices with respect to lease agreement language outlining responsibilities to both parties.

PROPERTIES: How do you help clients with these potential problems?

JIM DORAN: We often help avoid evictions by trying to save the relationship whenever possible. We can suggest to the landlord some concessions to help keep the tenant on board. Five or ten years

ago, owners would simply do the legal eviction and have another tenant in line ready to move in. This is certainly not the case today. We can help mitigate the loss to try and keep the tenant in the property, working through the issues and helping draft a new agreement. If my clients have a problem or question, I am just a cell phone call or email away from providing assistance, as landlords often want to resolve issues quickly. I like to discuss the situation and then recommend some options to reach the best solution, taking them through our process here at WWR. It's been said many times that "an ounce of prevention is worth a pound of cure."

PROPERTIES: Does Northeast Ohio have any special problems for property managers?

JIM DORAN: Yes, the Cleveland Housing Court is particular in holding clients to a higher standard – making sure that properties are in good order. Their focus is not just on major issues, but also things like nuisance matters like garbage that can spark a court appearance. City ordinance violations can result in hefty fines, sometimes thousands of dollars, and if the court sees a pattern, the court can impose punitive damages.

PROPERTIES: Anything else our readers should know about WWR?

JIM DORAN: The law firm's services go beyond just the tough matters, when we go all the way to eviction, move out and collections on the back end. We like to counsel our clients and let them know we can help throughout the process, early on in the contract phase all the way through to deceased collections matters with our probate department, what we often call "cradle to grave." **P**

For more information, contact Jim Doran at 216-685-4289 or jdoran@weltman.com.



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Clean Team

Area company focuses on making offices shine throughout Northeast Ohio

By Dave Larkin

Steven Altman remembers sweeping Youngstown parking lots for his grandfather's cleaning business as soon as he was old enough to push a broom, and for nearly that long knew he wanted to be his own boss. Today, his sons are the fifth generation to continue on the same path.

Within days of graduating from Kent State University in 1985, he started Cleveland-based All-Pro Cleaning Services, Inc., a business that is celebrating its 25th anniversary and now has more than 200 employees. In 1999, when his father and uncle decided to sell Youngstown Cleaning Co., Altman bought it and continues to operate it as a separate company. It remains the oldest janitorial service company in North America, having been founded in 1904. Both operations provide commercial janitorial services, window cleaning, carpet cleaning and floor care services in Northeast Ohio.

Both companies also provide paper products and accessories to their clients at attractive pricing. This includes paper towels, hand soap, toilet paper, can liners and other products, shipped from a 10,000-square-foot distribution facility.

Altman's companies are very active in two current and popular trends – daytime cleaning and green cleaning services.

"People today are looking to save on their energy costs," he says. "So we will send in our cleaning staff to do afternoon cleaning, and instead of leaving at 11 p.m., they are finished by 7 p.m. This can help reduce nighttime lighting, heating and air conditioning."

When it comes to green cleaning, Altman notes that five years ago the

"People today are looking to save on their energy costs. So we will send in our cleaning staff to do afternoon cleaning, and instead of leaving at 11 p.m., they are finished by 7 p.m. This can help reduce nighttime lighting, heating and air conditioning."

Steven Altman

All-Pro Cleaning Services, Inc./Youngstown Cleaning Co.

practice was expensive, but that times are changing.

"Today we have customers with LEED certified buildings, and we are being mandated to use all green products," he says. "One example is hydrogen peroxide that is safe on carpets and good for

bathroom tile, countertops and grout. It kills bacteria germs but needs to be diluted correctly."

Altman notes his staff can also help to clean up after luncheons and other special events.

Altman is very much aware of being in a customer service business. His staff offers expertise and longevity – the average manager has 35 years of experience. New employees go through a training process to learn about the cleaning chemicals and processes.

"We are good at what we do," he says. "We react immediately to problems and complaints. Our goal is to have them resolved within one hour. We perform background checks, are insured and bonded, and will soon be implementing screening programs in an effort to reinforce our commitment to quality service and peace of mind for our clients."

He points to Kent State University as a typical established relationship.

"We are in our sixth year with [Altman's company] and their services have been great," says Randy Malmsberry, facilities manager for Kent State's Trumbull campus. "We often get compliments on the interiors of our four buildings, the largest being the 120,000-square-foot classroom/library/administration building. They also clean our exterior windows with a boom crane and our staff and students love the view when the work is finished." **P**

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is nearing retirement. His daughter is active in the business and expressed an interest in taking over. She does not have the cash to buy the business, but the company does generate good cash flows. One option is to sell the company to her. Current low interest rates may keep the daughter's monthly payments on an installment purchase affordable.

Alternatively, John can establish a trust and then sell the business to the trust in exchange for annual annuity payments (GRAT). He can set up the transaction so that she pays "market value" for the business, or he can include a gift component. Again, the lower interest rates will minimize the value of the deemed "gift" or enable you to reduce the payments required from the daughter.

Potential changes in tax rules

Grantor retained annuity trusts (GRATs) are appealing to many individuals due to their short-term nature. However, there is serious discussion to require that GRATs have a minimum 10-year term. This can reduce the appeal of this strategy for many individuals. Some professionals believe that this change will become effective in 2011. This leaves you with little time if the short-term GRAT is appealing to you.

The estate and gift tax rules have undergone extreme fluctuations in the past decade. Federal estate tax rules were being eased in recent years. This culminated in 2010 with a temporary repeal of the federal estate tax. Unfortunately, the estate tax comes back with a vengeance in 2011 unless Congress acts. These changes have frozen many people into inaction.

Don't let the gridlock in Congress stop you from taking advantage of a once-in-a-generation opportunity. Conditions are seldom this favorable to transfer wealth across generations. Now is the time take the lemons in this economy and make lemonade by transferring family wealth before the opportunity is lost. **P**

Jim Komos is a tax partner with the accounting firm of Ciuni & Panichi, Inc. Jim heads up the firm's real estate services group. He can be reached at 216-765-6907.

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Verifying Contractor Insurance Coverage with Certificates of Insurance, Contract Specifications and Advance Notice of Cancellation

By Jeffery J. Phillips, CIC, CRM
The Hoffman Group

It is standard construction industry practice to verify adequate insurance coverage for contractors through the use of a certificate of liability insurance, a standard form produced by ACORD (Association for Cooperative Operations Research and Development,) an insurance organization.

A certificate of insurance is a vehicle for showing what coverages a particular business carries on the date that the certificate is produced. This document does not provide any coverage nor is it capable of serving as a contract – it can only reflect the coverages that exist in the actual insurance policy. ACORD states, “A Certificate of Insurance is NOT an insurance policy, and does not serve to provide, endorse, amend, extend or alter in any way the terms of an insurance policy. Only an endorsement, rider or amendment to the policy can effect changes in coverage. Reference to a contract between the client and a third party on a certificate does not provide coverage.”

Many state departments of insurance, including the Ohio Department of Insurance reiterate that a certificate of insurance cannot provide coverage. Actual coverage is provided by the policy itself often through the use of Additional



Jeffery J. Phillips

Insured endorsements that name the project owner.

Over time, construction contracts have begun to include insurance requirements that can be difficult if not impossible to cover through a subcontractor’s insurance policy either because the specifications are outdated based on current coverage

forms or because they attempt to transfer liability for uninsurable exposures. Construction project owners may ask that a certificate of insurance show these challenging coverages when the insurance company underwriter is not willing to offer them, and it is not uncommon for payment to a subcontractor to be held up while the issue with the certificate is resolved. Education and compliance for project owners, subcontractors and insurance agents is necessary to resolve this ongoing issue.

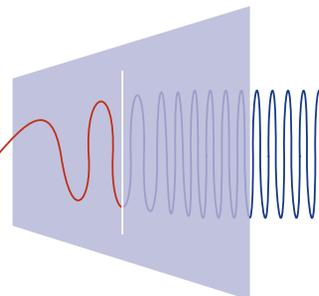
In September 2009, ACORD issued a new version of the certificate of liability insurance, ACORD 25 (9/2009.) ACORD copyright standards require that the newest version of their form be used within 12 months of its release, and we reached that point in September 2010. ACORD 25 forms with an earlier edition date are no longer in compliance with ACORD’s rule. While there are several differences in the 9/2009 version

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from earlier versions, one of the biggest changes with the newest certificate form is that it does not contain a section regarding notice of cancellation to the certificate holder, often a requirement in construction contracts.

The cancellation section was removed from the certificate of insurance because a standard unendorsed insurance policy does not provide for notice of cancellation to be sent to anyone but the first named insured on the policy. Additional Insured endorsement forms which are used to cover the project owner for losses caused by a subcontractor also do not allow for a notice of cancellation to be provided to the Additional Insured. It should be noted that the Named Insured is able to cancel their policy at any time with no advance notice. In addition, cancellation for nonpayment often only requires 10 days notice to the Named Insured by statute while many construction contracts require 30 or even 60 days advance notice. Since a provision

for advance notice of cancellation to an Additional Insured or party other than the first Named Insured does not exist in the policy forms itself, it cannot be included on a certificate of insurance unless the insurance company in question

endorses the specific policy in question, stipulating that notice will be provided. Every insurance company varies on what amendments they are willing to make, but construction contracts should begin to ask for these endorsements rather than



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a notice of cancellation on a certificate of insurance now that the 9/2009 version of the ACORD 25 is the only form that should be used. It should also be noted that even these endorsements may not provide for advance notice of cancellation, only notice that a policy has actually lapsed. If these endorsements are not available, project owners should consider

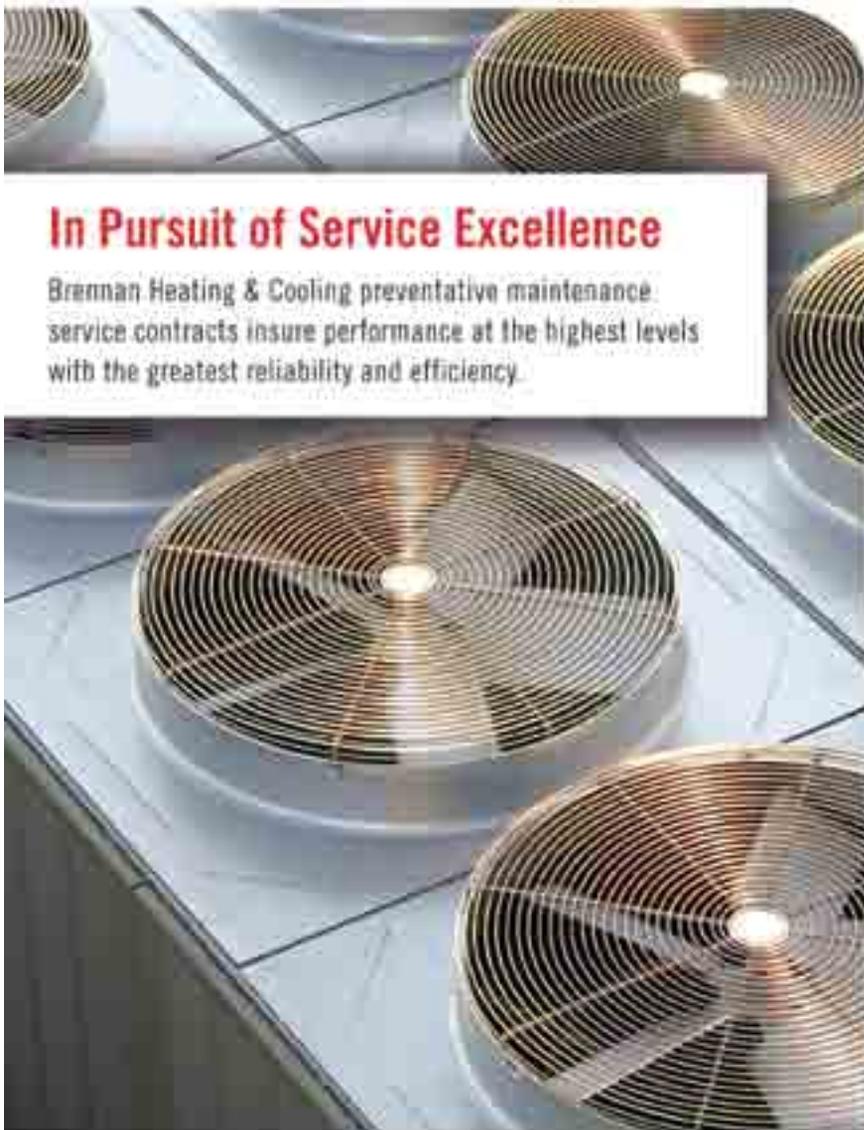
asking the subcontractor to notify them if their policy lapses or request updated certificates of insurance at regular intervals to ensure that coverage remains in force.

If you are a subcontractor, we recommend that an attorney review all contracts before signature and that a licensed, knowledgeable insurance agent reviews the insurance requirements before a con-

tract is signed. An insurance agent can advise what endorsements may be needed to comply with the insurance requirements or if the insurance policy is not able to respond to a specific requirement.

If you are a project owner or a general contractor, we recommend that you review your insurance requirements with your attorney and insurance agent to ensure that your contract wording reflects what can be covered through a subcontractor's insurance policy using current forms. It is also a good idea to require updated certificates of insurance throughout the term of the project term in order to verify that coverage still meets the requirements and remains in force since advance notice of cancellation is often not possible. **P**

Jeffery J. Phillips, CIC, CRM is senior vice president with The Hoffman Group, an insurance placement and risk consulting firm based in Berea. To learn more, visit www.thehoffmangrp.com.



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The company's award-winning work is spread all over the U.S., Canada and Puerto Rico. Without a doubt most of us have experienced some of it locally: Indians Team Shops, Kay Jewelers and Swim n' Sport at Beachwood, and at the recently opened Jared the Galleria of Jewelry in Strongsville.

Located in the reenergized Euclid Corridor (its block near East 30th Street is part of Cleveland's "designer's area" with numerous studios in the neighborhood), Jencen Architecture got on board with the area's revitalization trend with a recently completed office renovation that included a new yoga studio/gym and employee lounge, much to the delight of its staff of architects, interiors designers and support team. The entire studio staff took part in the renovations from design to installation.

"Helping to select products for our studio that were functional, sustainable and appealing was a great experience, and getting to also install them, now that was a real challenge, both unique and instructive," says Katie Chew, LEED AP/intern architect, proving that exceptional designers can build too.

"It's all about collaboration," says Julieen Russell, AIA, architect/business development at Jencen. "Many people ask me 'what does a retail architect do.' Good question. Many are surprised about all that goes into making a successful retail store. As retail designers,



Images courtesy of Jencen Architecture

SHOPPING AROUND Among Jencen Architecture's countless domestic and international design projects is Kay Jewelers' flagship store at 34th Street in New York, New York. Jencen serves numerous retailers with its specialization in retail work.

the planning doesn't begin and end with selecting store finishes. It's truly a comprehensive and collaborative process with one goal: create a memorable experience that appeals to the client's core customers and performs well. A well-designed store is just as much a retailer's brand as their logo is.

"People hear 'retail stores' and they think 'cookie cutter,' yet really it's not like that at all. Each store, even the prototypical ones, presents a unique challenge in one form or another, be it odd site

conditions, building code restrictions, or engineering. And then there's the bottom-up projects that create a brand, starting with focus groups, marketing research, determining the customer profile, branding development and ultimately creating a retail environment that attracts them. **P**

To learn more about Jencen, visit www.jencen.com or contact the firm at Jencen Architecture, 2850 Euclid Ave., Cleveland, OH 44115; phone 216/781.0131; email jrussell@jencen.com.





RESPONSIBLE RETROFIT Among the remodeled spaces in Downtown Cleveland's IMG Center are the offices of legal firm Kadish, Hinkel & Weibel on the fourth floor. The retrofit project is slated to achieve LEED Gold certification from the U.S. Green Building Council.

Breen Brings Green to IMG Center

Commercial real estate firm targets LEED Gold certification with downtown project

By Dave Larkin | Photos courtesy of Breen + Company

On September 21st, more than 75 members of the Northeast Ohio Chapter of the Green Building Coalition attended a tour of the offices of the 900,000-square-foot IMG Center at 1 Erieview Plaza in Downtown Cleveland. Hosting the event was Jim Breen of Breen + Company.

The mid-century, multi-tenant office building earned an Energy Star award in 2009, and is slated to achieve LEED Gold certification in the USGBC's Existing Building Operations & Maintenance category.

So what motivated this developer to pursue responsible green building status and take a proactive approach to retrofitting? Jim Breen answers that he pursued LEED because "it made absolute business sense."

"It would have been foolish not to," he adds. "Investments made into the project have paid off and are measurable – with payback periods of less than two years and annual savings greater than \$160,000."

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Breen + Company has upgraded the building's cooling tower and plumbing fixtures, more fully engaged its building automation system and upgraded lighting throughout the structure. Furthermore, new building policies and procedures centered around indoor air quality standards and energy efficiency have created a pathway for applicable tenant fit-outs to pursue LEED-Commercial Interiors certification.

In August of this year, the Kadish, Hinkel & Weibel law firm space received LEED-CI (v2009) Silver certification for Commercial Interiors through the USGBC program.

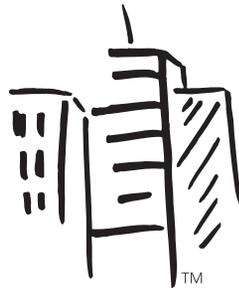
"We love our new space," says Darlene McCormick of Kadish, Hinkel & Weibel, noting the daylighting techniques used to create a productive work environment for interior office spaces and new Energy Star appliances next to recycling bins. Kadish opted to furnish its offices with a majority of furniture from the firm's old space, making it eligible for furniture re-use credits.

On IMG Center's third floor, LEED-CI (Commercial Interior) standards provided the framework for tenant fit-outs for Bellwether Capital and the Breen + Company offices. Both CI projects pursued fundamental and enhanced commissioning to ensure performance of the systems, including controlled lighting and thermal comfort systems. New furniture with high percentages of recycled contents fostered strong performance in materials and resources credits, and created a bright atmosphere with the mix of metal and lime-colored accents. Bellwether and Breen's spaces are airy and light, reflecting the high-performance design used to maximize day lighting.

This major effort also helped to strengthen existing vendor relations. For example, Innerspace Cleaning responded positively to the IMG Green Cleaning protocols, which require significant commitment by the vendor to employee training, tracking processes, and equipment

upgrades. Internally, Breen's staff of Michelle Saraniti, Min-Hsin Hung and Rick Simon were pivotal in tracking data, engaging employees in dialogue, surveys and education, ensuring the building systems work as programmed and that policies are precisely followed.

"LEED takes time, and yes there are first costs, but the overall value is undeniable," says Breen. "We have more to offer our tenants with a LEED-certified building, which is unique to Cleveland's business district. Making money by doing the right thing makes good business sense." **P**



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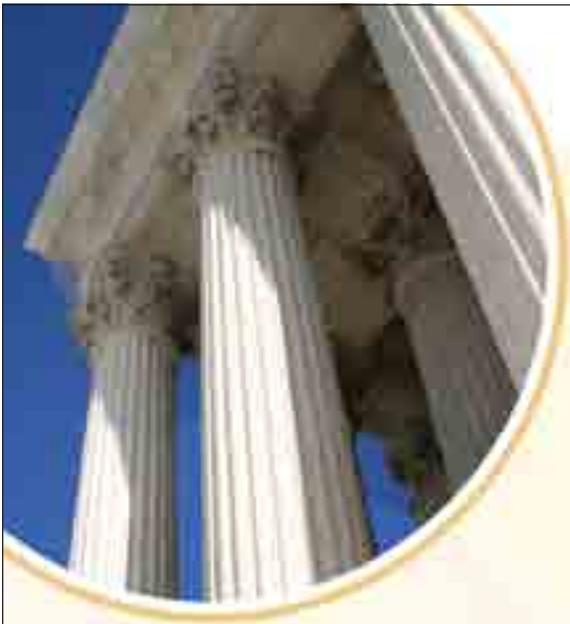
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GREEN WORKS A new vegetative roof was recently installed at Cleveland Botanical Garden as a pilot project for the Sustainable Sites Initiative, an interdisciplinary effort sponsored by the American Society of Landscape Architects, the United States Botanical Garden and others.

Top Treatment at Cleveland Botanical Garden

Living roof project aims to educate, while providing environmental, financial benefits

By Bill Doty

Doty & Miller Architects

The Cleveland Botanical Garden has partnered with Doty & Miller Architects on the installation of a new 1,400-square-foot vegetative roof at Cleveland Botanical Garden. The Cleveland Botanical Garden was founded in 1930 and serves as a source of inspiration, education and leadership in horticulture and sustainability.

With its mission to spark a passion for plants and cultivate an understanding of their vital relationship to people and the environment, the Garden was selected in the spring of 2010 as one of 150 international pilot projects for the Sustainable Sites Initiative, which has been sponsored by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at the University of Texas at Austin, and the United States Botanic Garden. The sites were selected based on commitment, the history of the organization, and the willingness to embrace the goals of the Sustainable Sites Initiative. The SITES initiative is an interdisciplinary effort to create voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance.

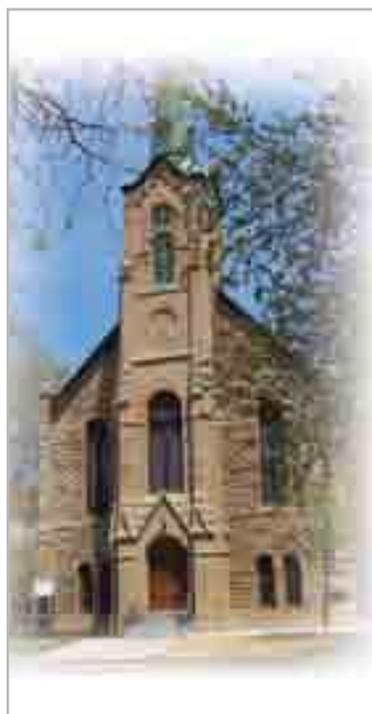
The Garden's new living roof is one of the myriad projects illustrating the principles of SITES. The living roof demonstrates to homeowners, businesses and Garden visitors its many environmental and financial benefits.

Bill Doty, of Doty & Miller Architects, and Natalie Ronayne, the executive director of the Cleveland Botanical Garden, discussed the possibility of installing a partial green

roof at the Garden. Research was conducted and the decision was made to design and install the green roof around the vegetative, palletized, fully grown roofing system developed and designed by Live Roof, a company from Spring Lake, Michigan. The benefits of this roofing system are many, including the use of locally grown planting

material from Corso's Garden Center in Sandusky.

The Live Roof system is composed of one-foot by two-foot soil-filled trays that arrive at the site fully vegetated with a variety of sedum plant material. Once in place, a complete fully vegetated roof system is functional. Each tray is composed of a specially designed



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module with four inches of soil, slow release fertilizer and fully rooted sedum plant material. The planting mix contains a variety of species and colors, which adds texture and brilliance to the roof surface.

The benefits of the installation of a live vegetative green roof are many, including protection of roof membrane; savings on energy heating and cooling costs; sound insulation; amenity space and aesthetics; improved air quality/filtration of airborne particulates; reduction of the urban heat island effect; storm water runoff reduction and water filtration, among others. The roofing system also has the potential to reduce the size of HVAC equipment on new or retrofitted buildings; reduce the amount of insulation used; incorporate cooling and/or water treatment functions; reduce or eliminate roof drains; meet regulatory requirements for storm water management; reduced stormwater/wastewater charges; and/or reduce

the size of stormwater management ponds or cisterns.

As education is integral to the Garden's mission, the living roof installation was planned as part of an information and technical training session for professionals in the trade. A green roof seminar was conducted in September presented by Doty & Miller Architects; Cynthia Druckenbrod, the Garden's director of Horticulture and Conservation; Kyle Dreyfuss-Wells, of the Northeast Ohio Regional Sewer District; Jeff Smith, of Firestone Roofing; and Dan Cartel, local representative for Live Roof, to coincide with the installation of the living roof. Professionals received continuing education credits for their participation while the Garden received skilled, free labor to install the living roof. It was fun and a win-win for all involved.

This installation could not have been possible without the assistance of companies such as Firestone, Warren Roofing, Live Roof, Corso's Perennials,

Cleveland Vicon Hardware, F. Buddie Construction and other generous donors to the Garden.

One partner who deserves special mention, who stepped up at the eleventh hour, was Warren Roofing. They provided a truck with a crane to assist in delivering the greenhouse racks full of palletized vegetation trays onto the roof. Warren also provided labor assistance, plywood to protect the roof and various other safety devices. The owners at Warren Roofing attended the actual installation and participated in the construction as well.

With sustainability and green building materials and systems receiving a wide acceptance across the country, organizations such as the Cleveland Botanical Garden are serving as role models for how people can transform spaces, old or new, into sustainable assets. More information about the Garden, the living roof, and SITES can be found at www.cb花园.org. **P**

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STYLED TO SATISFY LDA Architects has provided its services for a range of clients, including the City of Beachwood (left) and Case Western Reserve University (right). Eighty percent of the firm's work is attributed to repeat clients, a testament to its ability to meet customer needs.

Dynamic Designs

LDA Architects balances youthful, intense spirit with maturity of judgment, experience

By Dave Larkin | Photos courtesy of LDA Architects Inc.

LDA Architects Inc. (LDA) is a firm of design professionals with many years of experience and expertise who have produced a diversified and well-designed portfolio of work. With offices in the historic Heights Rockefeller Building in Cleveland Heights, the firm's staff of seven includes four registered architects and one registered engineer.

In business since 1995, they have provided architectural and engineering services to clients such as Case Western Reserve University, the Cuyahoga Metropolitan Housing Authority,

L'Oreal USA, the City of Richmond Heights, the Cleveland Housing Network and Extended Housing. The firm has also met the needs of numerous business owners and developers with his-

toric preservation, renovation and new office and apartment buildings projects. Additionally, LDA has helped families design and construct their dream homes.

Founder Dominick Durante Jr., AIA, NCARB, is determined to maintain an organization that is young in spirit and intensity but mature in judgment, experience and understanding. The firm has completed numerous municipal, commercial, institutional and residential projects. Of the hundreds of projects completed, the work of the firm remains equally divided between multifamily and custom single-family homes, renovation, adaptive reuse and historic preservation, and new commercial office, educational and municipal buildings. The fact that 80% of the work is attributed to repeat clients is a testament to the firm's ability to serve their clients' needs.

LDA approaches design as an iterative, evolving process with the client integrally involved during all phases of the work. The firm's architects listen to each client's needs and apply fresh thinking to each project. Its response, in each case, is to the unique needs of

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the particular client as well as the site, the context and the budget. The most qualified associate architect is assigned to work on a project from start to finish; this consistent relationship, along with Durante's involvement on all projects, maintains client-architect continuity.

Project costs are reviewed with clients throughout the design and engineering process, and appropriate solutions are developed to match the budget. LDA believes "thoughtful spending" of its clients' funds should create timeless, functional and beautiful interior space and exterior design that is cost effective and mindful of long term life-cycle building costs.

In order to reduce operational costs and preserve natural resources, sustainable design practices are incorporated into clients' projects as much as feasible. If its required that a building meets the U.S. Green Building Council's LEED (Leadership in Energy & Environmental Design) standards, the firm's LEED cer-



SHADES OF GREEN At L'Oreal USA's Solon campus, LDA designed a new facility with green features, such as daylighting, bio-swales and recycled/renewable building products.

tified architects will explain the process and will work with the client to achieve that goal.

LDA Architects Inc. is uniquely qualified to deliver superior and long-term solutions to meet clients' planning, design and construction needs. Its goal is to exceed clients' expectations and work

with them as an equal partner in each and every project. **P**

To inquire further about LDA Architects Inc., visit the firm's web site at www.LDAarchitecture.com or contact Dominick Durante Jr. directly at 216-932-1890 x102 or dom@LDAarchitecture.com.

LDA architects is a diversified full service architectural firm that listens to each client's needs and provides fresh thinking to each project.

3109 Mayfield Road, Suite 201
Cleveland Heights, Ohio 44118

www.LDAarchitecture.com

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-V1013032

AWP BUILDING HEATING SYSTEM CONVERSION

Kent, OH (Portage Co.) 1570 Ravenna Road
STATUS: Bidding to advance late November 2010.

OWNER: Akron Bureau of Engineering
 166 South High Street
 Akron, OH 44308
 ci.akron.oh.us/engineering2/
 (330) 375-2355 FAX (330) 375-2288

DETAILS: Evaluation and conversion of the existing steam heating system to another source for the Steam Building and various other buildings at the Akron Water Plant.

operations consisting of administrative offices, food and bulk storage facilities and maintenance operations; construction will consist of building materials and fixtures suitable for their clientele; 14 acres.

PO Box 1128
 Wooster, OH 44691
 www.woosteroh.com/eng.php
 (330) 263-5251 FAX (330) 263-5247
 Justin Starlin, (330) 263-5250

CO-OWNER: City of Ashland
 206 Claremont Avenue
 Ashland, OH 44805
 www.ashland-ohio.com
 (419) 289-5524

DETAILS: Specific details to be determined once feasibility study has been completed.

PN-V0331088

UPPER CHESTER ROAD FRAMEWORK

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Engineer; project is in design phase.

OWNER: City of Cleveland
 601 Lakeside Avenue, Room 128
 Cleveland, OH 44114
 www.city.cleveland.oh.us

AGENT: City of Cleveland Division of Engineering
 601 Lakeside Avenue, Room 518
 Cleveland, OH 44114
 (216) 664-2381 FAX (216) 664-2289

ENGINEER: R.E. Warner & Associates
 25777 Detroit Road, Suite 200
 LaCentre Plaza II
 Westlake, OH 44145
 www.rewarner.com
 (440) 835-9400 FAX (440) 835-9474

DETAILS: Extend Logan Court, Park Lane and Lamont Avenue; new pavement; new drainage, lighting, geotechnical, right of way and environmental.

PN-U0619035

PSYCHIATRIC HOSPITAL

Cleveland, OH (Cuyahoga Co.) Euclid Avenue, between East 55th and East 63rd Street

ESTIMATED AMOUNT: \$84,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Project is on hold while owner seeks funding.

OWNER: Ohio Dept. of Mental Health
 30 East Broad Street, Suite 1160
 Columbus, OH 43215
 www.mh.state.oh.us
 (614) 466-5060 FAX (614) 644-5621

ARCHITECT: Hasenstab Architects, Inc.

190 N. Union Street, Suite 400
 Akron, OH 44304
 www.hainc.cc

AGENT: Midtown Cleveland Inc.
 4614 Prospect Ave. #322
 Cleveland, OH 44103
 (216) 391-5080 FAX (216) 391-6285

DETAILS: Approx. 400,000 SF with about 300 beds; new facility will provide a secure environment for residential patient units, recovery/treatment space, full kitchen and dining facilities, outdoor recreation and required support

PN-V1012035

LIBRARY IMPROVEMENTS

Kirtland, OH (Lake Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services SOQs due Wednesday, October 27, 2010 at 2:00 PM (To Owner)

OWNER: Kirtland Public Library
 9267 Chillicothe Road
 Kirtland, OH 44094
 www.kirtland.lib.oh.us
 (440) 256-7323 FAX (440) 256-1372
 Jane Carle, jcarle@kirtland.lib.oh.us

DETAILS: Repair and improvement of the HVAC system, the north wall exterior siding and flat roof of the existing library building. Project consists of the replacement of the existing HVAC system, replacement and repair of siding on the north wall of the building, and replacement of the flat portion of the roof on the north side of the building.

PN-V1012043

CONSOLIDATED DISPATCH OFFICE

Wooster, OH (Wayne Co.)

CONTRACTING METHOD: Public Bids

STATUS: Consulting Services RFQs for a Feasibility Study due Friday, November 5, 2010 at 12:00 Noon (To Owner)

OWNER: City of Wooster Engineering
 538 N. Market Street

PN-V1012045

PHARMACY DRIVE-THRU ADDITION

North Olmsted, OH (Cuyahoga Co.) 27264 Lorain Road

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



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STATUS: Owner seeking approvals; no additional information has been released.

OWNER: Giant Eagle Supermarkets
701 Kappa Drive
Pittsburgh, PA 15238
(800) 338-9147

DETAILS: Proposed drive-thru pharmacy addition and site improvements to existing Giant Eagle Supermarket; specific details to be announced.

PN-V0224106

PASSENGER RAIL STATION
3C "Quick Start" Passenger Rail
Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Owner has received FRA approval of the statement of work.

OWNER: ODOT - Office of Contracts
1980 W. Broad Street, 1st Floor
Columbus, OH 43215
<http://www.dot.state.oh.us/Divisions/ContractAdmin/Pages/default.aspx>
(800) 459-3778 FAX (614) 728-2078

OWNER: Ohio Rail Development Commission
50 W. Broad St. 15th Fl.
Columbus, OH 43215
(614) 644-0306

CONSULTANT: Parsons Brinkerhoff - Cleveland
614 W. Superior Ave.
Suite 1010
Cleveland, OH 44113

<http://www.pbworld.com>
(216) 781-7888 FAX (216) 781-7978

DETAILS: Station to be located at Amtrak Lakefront Station; station should be a transportation center that would offer the same array of options that would be found at an airport; with access to transit rental cars, shuttle buses and taxis; specific details to be announced.

PN-V0315048

RETAIL/OFFICE BUILDING
Shoppes at Alpha Place
Highland Heights, OH (Cuyahoga Co.) Wilson Mills Rd.

CONTRACTING METHOD: Owner/Developer Subcontracts

UPDATE: Announcing Architect.

OWNER/DEVELOPER: Osborne Capital Corporation
7670 Tyler Blvd.
Mentor, OH 44060
(440) 951-2977 FAX (440) 951-2938

ARCHITECT: Dorsky Hodgson Parrish Yue Architects
23240 Chagrin Boulevard, Suite 300
Cleveland, OH 44122
www.dorskyhodgson.com
(216) 464-8600 FAX (216) 464-8608

DETAILS: 6,000 SF; two stories; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics;

drywall; painting; bathroom accessories; interior finishes; landscaping.

PN-V1008065

SUPER WAL-MART/SAM'S CLUB
Copley Township, OH (Summit Co.) Rothrock Road
CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Developer is conducting traffic studies at this time; planning is preliminary; no additional information has been released.

OWNER: Wal-Mart Stores Inc.
2001 S.E. 10th Street
Department 44-8974
Bentonville, AR 72716
(479) 273-4000

DEVELOPER: LRC Development
1585 Frederick Blvd.
Akron, OH 44320
(330) 253-6958

DETAILS: 39 acre site; 284,172 SF; retail space and gas station.

PN-V0618059

BEACHWOOD BRANCH RENOVATION
Beachwood, OH (Cuyahoga Co.) 25501 Shaker Blvd.
CONTRACTING METHOD: Public Bids

UPDATE: Architectural Design and Construction Management Services due Wednesday, November 3, 2010 at 12:00 Noon (To Owner)

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fax 330-239-0265
4843 Ridge Road
Wadsworth, Ohio 44281

OWNER: Cuyahoga County Public Library
 2111 Snow Road
 Parma, OH 44134
<http://www.cuyahogalibrary.org>
 (216) 749-9442
 Terri Thompson, tthompson@cuyahogalibrary.org

DETAILS: Renovations to existing branch.

PN-V1008003

FAIRVIEW BRANCH LIBRARY IMPROVEMENTS

Fairview, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural Design and Construction Management Services due Wednesday, November 3, 2010 at 12:00 Noon (To Owner)

OWNER: Cuyahoga County Public Library
 2111 Snow Road
 Parma, OH 44134
<http://www.cuyahogalibrary.org>
 (216) 749-9442
 Terri Thompson, tthompson@cuyahogalibrary.org

DETAILS: Improvements to existing branch

PN-V1008063

HIGH SCHOOL IMPROVEMENTS

Chesterland, OH (Geauga Co.) 13401 Chillicothe Road

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking a November 2010 bond issue.

OWNER: West Geauga Local Schools
 8615 Cedar Road
 Chesterland, OH 44026
<http://www.westgeauga.k12.oh.us>
 (440) 729-5900

DETAILS: Complete roof replacement; asphalt resurfacing; rooftop heating unit replacement; brick veneer replacement; installation of back-up water well.

PN-V0603063

NEW GARFIELD HEIGHTS BRANCH LIBRARY

Garfield Heights, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Architectural Design and Construction Management Services due Wednesday, November 3, 2010 at 12:00 Noon (To Owner)

OWNER: Cuyahoga County Public Library
 2111 Snow Road
 Parma, OH 44134
www.cuyahogalibrary.org/
 (216) 749-9442
 Terri Thompson, tthompson@cuyahogalibrary.org

DETAILS: Existing library currently is located at 5409 Turney Road; plans are to construct a new facility; SF and specific details have not yet been determined.

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NEW SCHOOL OF THE ARTS**Segment 5****Cleveland, OH** (Cuyahoga Co.)**CONTRACTING METHOD:** Public Bids**UPDATE:** Bidding possible early 2012.**OWNER:** Cleveland Metropolitan School District
1380 E. 6th Street, Room 400-N
Cleveland, OH 44114<http://www.cmsdnet.net>

(216) 574-8588 FAX (216) 574-8145

ARCHITECT: Moody/Nolan - Cleveland

4415 Euclid Avenue

Cleveland, OH 44103

<http://www.moodynolan.com>

(216) 432-0696 FAX (216) 432-0699

C.M.:

OHGR Team

2501 Superior Avenue

Cleveland, OH 44114

(216) 861-0905 FAX (216) 861-1649

DETAILS:

SF to be determined; 550 students; cast-in-place concrete; unit masonry; cast stone masonry; structural steel; steel joist; metal decking; cold-formed metal framing; metal fabrications; metal stairs, handrails and guards; rough carpentry; interior architectural woodwork; bituminous damp proofing; self-adhering sheet waterproofing; thermal insulation; asphalt shingles; metal wall and soffit panels; composite wall panels; built-up asphalt roofing; sheet metal flashing and trim; manufactured roof expansion joints; roof accessories; penetration firestopping; joint sealants; expansion control; hollow metal doors and frames; flush wood doors; FRP doors; access doors and frames; coiling security grilles; aluminum-framed entrances and storefronts; glazed aluminum curtain walls; aluminum windows; security screens; finish hardware; glazing; non-structural metal framing; gypsum board; tiling; acoustical panel ceilings; wood flooring; wood athletic flooring; resilient base and accessories; resilient sheet flooring; resilient tile flooring; sheet carpeting; wall coverings; fixed sound absorptive and reflective panels.

PN-U0305070

NEW PARK**Chippewa Lake****Lafayette Township, OH** (Medina Co.)**CONTRACTING METHOD:** Public Bids**UPDATE:** Bidding possible February or March 2011.**OWNER:** Medina County Park District

6364 Deerview Lane

Medina, OH 44256

www.medinacountyparks.com

(330) 722-9364

ENGINEER: In-house**DETAILS:** New park on 630 acres in Lafayette and Westfield Townships; ranch-style home on the property will be con-

verted into a picnic shelter that can be reserved and could open this year; construction of a boat launch on the west side of Chippewa Lake; could include a beach with a swimming area; specific details to be announced.

PN-V1007036

DOWNTOWN HISTORICAL DISTRICT REJUVENATION**Amherst, OH** (Lorain Co.)**CONTRACTING METHOD:** To Be Announced**STATUS:** Agent seeking a planning grant and could seek state grant funding for project in spring 2011.**OWNER:** City of Amherst

206 S. Main Street

Amherst, OH 44001

(440) 988-4380 FAX (440) 988-3753

AGENT: Main Street Amherst

255 Park Avenue

Amherst, OH 44001

(440) 984-6709 FAX (440) 984-2119

DETAILS: Plans are to rejuvenate commercial blocks between Cleveland and Tenney Avenues; restore building facades; possibly bury electrical lines along Cleveland Avenue and erect old-fashion light posts; specific details to be announced.

PN-V1007028

FIRE STATION EXPANSION**Bainbridge Township, OH** (Geauga Co.)**ESTIMATED AMOUNT:** \$2,300,000-2,500,000**CONTRACTING METHOD:** Public Bids**STATUS:** Design concept is being finalized; bidding possible January 2011 for a March/April 2011 start.**OWNER:** Bainbridge Township - Geauga Co.

17826 Chillicothe Road

Bainbridge Township, OH 44023

www.bainbridgetwp.com

(440) 543-9871

ARCHITECT: Stephen Ciciretto, AIA

270 Park Place

Chagrin Falls, OH 44022

sc-aia@sbcglobal.net

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

ARCHITECT: RCU Architects

7311 Valleyview Drive

Independence, OH 44131

(216) 524-6068 FAX (216) 524-6072

DETAILS: Current station is 15,000 SF and would be expanded by about 12,000 SF; addition will include two new apparatus bays with 14'-high doors; station administration offices will be remodeled as well.

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