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Cover photo: National Inventor's Hall of Fame School – Center for Science, Technology, Engineering & Mathematics Learning, by Scott Pease

*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 by Ken Krych

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*Dunlop & Johnston, Inc. completes 100th year in business with an eye toward the future*

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December 2010

## Shining a Light



KEN KRYCH

**W**e end 2010 with an issue filled with many of the best projects of the year with our spread on the annual AIA-IIDA awards and a mix of private, industrial and educational facilities.

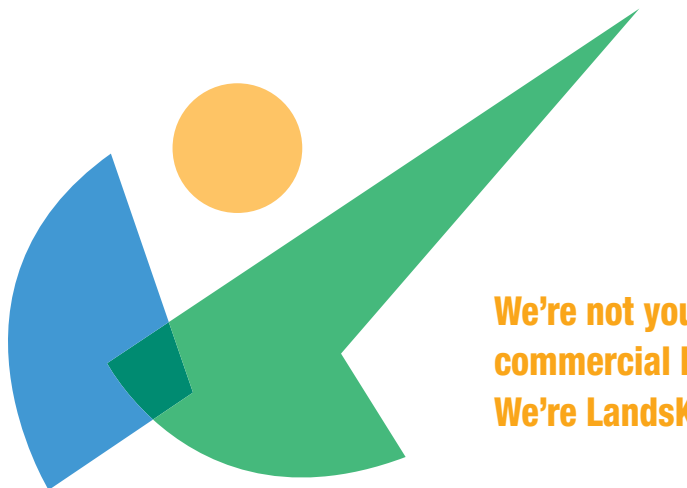
Often when I am asked what we do here at *Properties*, I answer simply: "We shine a light on some very smart people and the things they are creating and building quietly in a positive way."

This holds true for this issue as well as we focus on the people and companies who have made and continue to make a real difference in Northeast Ohio. It is really the people and their ideas, inspiration, teamwork and skills that underlie the projects we present.

Such an example is our cover story that focuses on the revival of the National Inventors Hall of Fame facility in Akron

as a STEM (Science, Technology, Engineering and Mathematics) middle school with support from Akron Public Schools, the City of Akron and the Ohio Schools Facilities Commission. It also had a superb design and construction team including Hasenstab Architects and RPJ Construction Managers, a joint venture that includes Ruhlin Company, Panzica Construction Company and Bernie Jenkins Inc.

Continuing in the Akron area we are happy to present an overview of Ted Curtis, University of Akron's vice president, capital planning and facilities



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management, and his 51-year career that spans the globe and how he has been at the helm of UA's revitalization for the past 12 years.

With the cooperation of the Geis Company, we also look inside the massive new Superior Beverage Facility the company recently completed in Glenwillow as design/builder. Superior Beverage's new headquarters helps them coordinate the delivery of thousands of beverages to hundreds of retail outlets that will fill glasses for countless toasts this holiday season.

In addition, we look at the people, both past and present, who for 100 years have made Dunlop & Johnston Inc. a success, from its humble beginnings to building everything from the Shamu exhibit at Sea World in Aurora to the parking garage at Cleveland Hopkins Airport, plus an array of religious, sports, institutional and educational facilities.

Looking to the future, this month's special section highlights technology in the fields of construction, architecture and real estate. We thank Multivista Construction, NSE Phase 3 Technology and Campbell Construction for providing articles with valuable insights and helpful information.

*Coming next month*

January again will bring our annual "Look Back/Look Forward" issue where we will provide input on the financial performance of the local, regional and national building and real estate industry over the past 12 months, plus a forecast of where we are headed in 2011.

We will also present complete coverage on University Hospitals' new Ahuja Medical Center in Beachwood, the new Cleveland State University (CSU) Euclid Avenue Residences project and the Stephanie Tubbs RTA Center in downtown Cleveland, plus more.

Until then, the entire staff of *Properties* wishes a joyous holiday season and a Happy New Year to one and all.

Positively,



Kenneth C. Krych  
Owner/Publisher



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# PROPERTIES PEOPLE

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## 2010 AIA Cleveland & IIDA Joint Awards

AIA Cleveland (AIA), a chapter of the American Institute of Architects and the Cleveland/Akron City Center IIDA, a chapter of the International Interior Design Association, held their joint awards program at Cleveland Play House's Bolton Theatre recently. (For full awards coverage, see pg. 10.) **P**

- 1 **Ed Valentine** (Gilbane Company), **Eric Wilson**, **Rick Smersky** (VIP Restoration) and **Blake Kreur** (Wiss, Janney, Elstner Associates, Inc.).
- 2 **Jing Liu-Krych** and **Ken Krych** (Properties)
- 3 **Cindy Miniello**, **Karen Kenninger**, **Doreen Jakob** and **Jacquelyn Tesar** (Dunlop & Johnston, Inc.)

- 1 **Robert A. Maschke** (Robert Maschke Architects), **Donald Schmitt** (Diamond + Schmitt Architects) and **Michael Chrisoff** (Forum Architectural Services).
- 2 **Bruce Jackson** (Square One Inc.), **Donna DeCarlo** (Ohio Desk (IIDA) and **Judd Kline** (Herschmann Architects, Inc.)
- 3 **Harvey Schumacher** (e4b) and **Julia Schumacher** (Schumacher Interior Designs)
- 4 **Rick Kearney** (Sherwin Williams) and **Mandy Phelan** (eBlueprint/Arc)
- 5 **Ronald M. Czaplicki** (Barber & Hoffman, Inc.), **Lisa Musarra** and **Wayne Salupo** (National Office Services)
- 6 **Nancy and Mike Stamas** (Thorson Baker Associates, Inc.)
- 7 **Suzanne Balch** (Avatech), **Halim Saab** (Barber & Hoffman, Inc.) and **Jennifer Storey** (Bostwick Design Partnership).
- 8 **Ted Ferringer** (Studio Techne) and **Miklos Peller Jr.** (Peller & Associates, Inc.)
- 9 **Fred Chaney** (eb4) and **Ann Mather** (Koroseal)

## Annual Joint Association Holiday Social

Cleveland Chapter #156 National Association of Women in Construction (NAWIC) recently welcomed 12 construction associations and their members for the Annual Joint Association Holiday Social, held at the Embassy Suites Hotel – Rockside. The event included dinner and a live steel drum band, as well as gifts, prizes and a 50/50 raffle with half of the proceeds to be donated to NAWIC's Education Foundation and The Gathering Place. **P**





## Annual BOMA Business Meeting

The Building Owners and Managers Association (BOMA) of Greater Cleveland held its 96th Annual Business Meeting on November 17th at Windows on the River recently. The event included the election of new members to BOMA's Board of Trustees, as well as the presentation of awards for Member of the Year and Outstanding Building of the Year. **P**

- 1 **Pat Osborne**, **Danny Mulgrew** and **Tom Kroth** (Jacobs Real Estate Services)
- 2 **Brian Cappelli** (Forest City Commercial Management) and **Keith Masters** (Dalad Group)
- 3 **Bethany Gerard**, **Maureen Michael** and **Kathy Lease** (GSA)

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**HITTING THE RIGHT NOTES** Westlake Reed Leskosky won an Honor Award for its design of The Bertram and Judith Kohl Building, a new facility for Oberlin College's Conservatory for Music.

## Winning Designs

### AIA Cleveland, IIDA honor Northeast Ohio firms' top projects

Photos courtesy of AIA Cleveland and IIDA

**R**ecently, 325 combined professionals of the Cleveland AIA (American Institute of Architects) and the Cleveland/Akron City Center IIDA (International Interior Design Association) joined to celebrate exemplary design of the associations' members with an awards event at the Cleveland Playhouse Bolton Theatre. Once every two years, the two associations come together to hold this joint event.

The evening began in the rotunda with cocktails and hors d'oeuvres and continued with words from the keynote speaker, this year's jury chair Donald Schmitt, Fellow RAIC, AIA-Partner, of Diamond+Schmitt Architects in Toronto, Canada. The evening was culminated with an after party "Stage Left" that was held on the stage at the theatre with fine cuisine, cocktails, music, dancing and celebration.

Schmitt selected the jury committee, which included Betsy Williamson (Williamson Williamson, Inc.), Paul Raff (Paul Raff Studios), Barry Sampson (Baird Sampson Neurt Architects Inc.), Ian MacDonald (Ian

MacDonald Architect, Inc.) and Diego Burdi (Burdifiler), all from the Toronto, Canada area.

Overseeing the awards were Cleveland AIA's Bruce Jackson (Square One, Inc.) and IIDA's Donna DeCarlo (Ohio Desk).

This year the AIA had 49 entries and nine winners; the IIDA had 13 submissions with four awards:

#### IIDA 2010 Design Awards

##### IIDA: MERIT AWARD: INTERIOR DESIGN

##### LIGGETT STASHOWER

Firm: VOCON

(Client: Liggett Stashower)



KeyBank Higbee

##### IIDA: MERIT AWARD: INTERIOR DESIGN

##### KEYBANK HIGBEE

Firm: VOCON

(Client: KeyBank)





Williamson College of Business  
Administration

**IIDA: HONORABLE MENTION: INTERIOR DESIGN**

**WILLIAMSON COLLEGE OF BUSINESS  
ADMINISTRATION**

Firm: Strollo Architects

(Client: Youngstown State University)

**IIDA: HONORABLE MENTION: INTERIOR DESIGN**

**FAY SHARPE**

Firm: VOCON

(Client: Fay Sharpe LLP)

**AIA 2010 Design Awards**

**AIA: HONOR AWARD: BUILT WORK**

**BERTRAM AND JUDITH KOHL BUILDING,  
OBERLIN, OHIO**

Firm: Westlake Reed Leskosky

(Client: Oberlin College)



Arthur Zankel Music Center

**AIA: MERIT AWARD: BUILT WORK**

**ARTHUR ZANKEL MUSIC CENTER**

Firm: Ewing Cole in association with Belson  
Design Architects

(Client: Skidmore College)



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Parker Hannifin European Headquarters

**AIA: MERIT AWARD: BUILT WORK**

**PARKER HANNIFIN EUROPEAN HEADQUARTERS**

Firm: Westlake Reed Leskosky  
(Client: Parker Hannifin Corporation)



University Circle Visitors Center

**AIA: MERIT AWARD: SMALL PROJECTS**

**UNIVERSITY CIRCLE VISITORS CENTER**

Firm: Kordalski Architects Inc.  
(Client: University Circle Inc.)



University Lofts

**AIA: HONORABLE MENTION: URBAN DESIGN**

**UNIVERSITY LOFTS**

Firm: City Architecture  
(Client: DECO LLC/BPC Redevelopment LLC) **P**



Yuma Federal Courthouse

**AIA: MERIT AWARD: UNBUILT WORK**

**YUMA FEDERAL COURTHOUSE**

Firm: Westlake Reed Leskosky  
(Client: US General Services Administration)

**AIA: MERIT AWARD: RENOVATION/RESTORATION**

**STAN HYWET HALL & GARDENS STORM WATER MANAGEMENT PROJECT**

Firm: Architectural Restoration Renovation Consultants  
(Client: Stan Hywet Hall & Gardens, Inc.)



Gordon Square Bus Shelter

**AIA: MERIT AWARD: SMALL PROJECTS**

**GORDON SQUARE BUS SHELTER**

Firm: Robert Maschke Architects Inc.  
(Client: City of Cleveland)

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## October Construction Advances 2%

The value of new construction starts edged up 2% in October to a seasonally adjusted annual rate of \$413.8 billion, it was reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Much of the upward push was provided by nonbuilding construction, comprised of public works and electric utilities, with an added lift coming from modest growth for housing.

However, nonresidential building in October retreated following its improved contracting in September.

Through the first ten months of 2010, total construction on an unadjusted basis came in at \$350.4 billion, down 3% from a year ago. The October data produced a reading of 88 for the Dodge Index (2000=100), up from October's 86. Over the course of 2010, the Dodge Index has hovered between 82 and 94.

"This year's pattern shows activity fluctuating within a set range, consistent with the belief that construction starts have now stabilized at a low level," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "At the same time, there's yet to be evidence that renewed expan-

sion on a sustained basis is about to take hold. The emerging recovery for housing has proven to be halting, and commercial building is still in the process of bottoming out. While public works in 2010 has moved at a decent clip, its prospects for 2011 are less favorable, given fading stimulus support and the fact that Congress has yet to pass the appropriations bills for fiscal 2011."

### Nonbuilding construction

Nonbuilding construction in October increased 14% to \$145.8 billion (annual rate), making a partial rebound after the 27% decline reported for September. Electric utility construction was particularly strong in October, climbing 31%, helped by the start of five large wind power

projects located in Ohio (\$700 million), South Dakota (\$363 million), Nebraska (\$200 million), Utah (\$153 million), and Washington state (\$150 million). Also contributing was a \$700 million modification to a coal-fired power plant in Alabama, as well as a \$510 million power line project in Nevada. For the public works side of nonbuilding construction, the "miscellaneous" public works category jumped 44% in October, boosted by the start of large rail-related projects in New York (\$343 million) and Utah (\$191 million). Substantial gains were also reported in October for sewers and hazardous waste work (up 58%), as well as river/harbor development (up 22%), but water supply systems weakened (down 17%). Highway construction in October

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was unchanged from September, while bridge construction retreated 18%.

## Residential building

Residential building, at \$120.1 billion (annual rate), improved 3% in October. Leading the way was a 10% advance for multifamily housing, which rose for the second straight month after losing momentum at midyear. Large multifamily projects that contributed to October's gain were a \$99 million condominium project in San Francisco, California, a \$52 million mixed-use project in Marina Del Rey, California, and a \$42 million apartment project in Washington, D.C. Through the first ten months of 2001, multifamily housing was up 4% in dollar volume compared to last year, with noteworthy increases in such metropolitan areas as San Francisco, California (up 101%); Boston, Massachusetts (up 75%); Los Angeles, California (up 31%) and Washington, D.C. (up 8%).

Single family housing in October edged up 1%, providing more evidence that it has leveled off after the pull-back reported during the second quarter. Through the first ten months of 2010, single family housing held onto a 9% gain over last year, reflecting this performance by region – the Northeast, up 13%; the South Atlantic, up 12%; the

## October Construction Contracts for Cleveland Area

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

	2010	2009	Percent Change
<b>Nonresidential</b>	\$61,443,000	\$147,332,000	-58
<b>Residential</b>	\$65,691,000	\$43,274,000	+52
<b>Total Building</b>	\$127,134,000	\$190,606,000	-33

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

	2010	2009	Percent Change
<b>Nonresidential</b>	\$634,861,000	\$651,487,000	-3
<b>Residential</b>	\$441,728,000	\$354,040,000	+25
<b>Total Building</b>	\$1,076,589,000	\$1,005,527,000	+7

- 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

Midwest and West, each up 9%; and the South Central, up 3%.

## Nonresidential building

Nonresidential building in October fell 9% to \$147.8 billion (annual rate). Several structure types which had experienced large gains in September pulled

back in October. Office construction dropped 47%, after a 26% increase in September which included the start of a \$290 million corporate headquarters. The largest office project reported as an October start was a \$35 million federal government office building in Phoenix, Arizona. The manufacturing



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plant category in October dropped 60%, after a 70% increase in September that included \$1.6 billion for the resumption of work on an oil refinery in Port Arthur, Texas. October did see a few large manufacturing projects reach groundbreaking, including the start of a \$325 million steel pipe mill in Youngstown, Ohio. Transportation terminal work in October dropped 50%, after a 75% increase in September that included a \$300 million airline terminal project. Other nonresidential categories that reported diminished activity in October were dormitories, down 9%; stores and shopping centers, down 6%; and amusement-related facilities, down 4%. Warehouse construction in October was unchanged from the previous month.

On the plus side, educational facilities climbed 26% in October, in a departure from the generally downward trend that has been present during 2010. Large projects that helped to lift the educational category in October included a \$156 million neuroscience research building in Bethesda, Maryland; a \$100 million school of medicine in Richmond, Virginia; and a \$60 million high school in Natick, Massachusetts. Healthcare facilities in October climbed 7%, boosted by the \$381 million expansion to a university hospital in Columbus, Ohio and a \$90 million hospital in Goldsboro, North Carolina.

The 3% slide for total construction on an unadjusted basis during the January-October period of 2010 was due to a mixed performance by major sector. Nonresidential building dropped 12% year-to-date, with commercial building down 21%, manufacturing building down 18%, and institutional building down 8%.

Nonbuilding construction during the first ten months of 2010 slipped 2%, with public works down 2% and electric utilities down 1%. Residential building continued to be the one major sector able to show year-to-date growth, climbing 8%. By geography, total construction during the January-October period of 2010 showed an increase for one region – the Northeast, up 5%. Total construction in the Midwest was unchanged from a year ago, while total construction declines were registered by the South Central, down 4%; the West, down 5%; and the South Atlantic, down 11%. **P**



## The Best for the Best

**T**his article is specifically targeted to BOMA Greater Cleveland Members. However, if you are not a member we encourage you to read the article anyway and realize why so many of your peers and real estate professionals choose BOMA.

As we approach this holiday season and the New Year, the BOMA Greater Cleveland staff and board of trustees would like to take a moment to thank our members for their continued support of BOMA Greater Cleveland, commercial real estate's number one business solutions provider and support network. We know and understand that our members have choices when it comes to spending their membership dollars and participation time in professional organizations, and we sincerely appreciate that they chose BOMA Greater Cleveland.

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Now, more than ever, membership in BOMA Greater Cleveland is vital to your professional success and your company's well being. The BOMA Staff truly appreciates your membership, participation and input. We look forward to fighting even harder for you and your interests in 2011. All of our best for a great wonderful upcoming holiday season and extremely successful New Year

*Please contact the BOMA Center at 216-575-0305 with any questions about your current membership or obtaining more information about becoming a member with BOMA Greater Cleveland.*



**Melissa Fiorilli**  
Communications Manager  
BOMA Greater Cleveland

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



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# Transformer Man

**At UA, Ted Curtis builds on reputation for successful completion of ambitious projects**

By Mark Watt | Photos by Jim Maguire

It's all right there, just outside his window. From his third-floor, corner office, Ted Curtis can gaze out over portions of the University of Akron's (UA) newly vibrant campus. With its great view, it would be a nice office space for anyone serving his role as UA's vice president, capital planning and facilities management. For Curtis though, the view outside means more.

Within a 51-year career that has taken Curtis from directing major projects in his hometown of Akron as president/owner of the Curtis & Rasmussen architectural firm to a globetrotting position for Hilton Hotels overseeing the design and construction of more than \$1 billion of hotel/resorts internationally and domestically, his work at UA over the past 12 years may serve as his greatest legacy.

Since he came aboard in 1998, he has overseen the development and realization of an ambitious master plan endorsed by UA President Luis M. Proenza, and the UA Board of Trustees to dramatically alter UA's campus: 17

new buildings, nearly 20 renovations/additions and almost 35 acres of green landscaping, totaling an investment of one half billion dollars. As a testament to his vision, UA has enjoyed a 38% leap in enrollment over that same period of

time – from 21,000 students in 1999 to more than 30,000 this fall, according to UA President Luis Proenza.

"Ted has been the architect of a remarkable transformation of UA's campus, without question," Proenza says.

**Congratulations to Ted Curtis on realizing your vision  
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"He has been able to turn what was known as a commuter campus into one of the most beautiful urban-based campuses in the country with a very visible and unique architectural motif."

Adds longtime Curtis photographer Jim Maguire, "I have photographed numerous college campuses throughout the U.S. and Canada over the past few years. Ted and his team have elevated UA to a level of design sophistication that many of these universities are yet to achieve."

Simply put, Curtis's ability to both envision transformative change and his gutsy commitment to make those visions a reality is what has led to a career of architectural successes.

### Half-century of achievements

Curtis' professional career kicked off in 1957 with a position at Cuyahoga Falls-based civil engineering firm Sauter Ritchie Doane while he was pursuing a degree in architecture at Kent State University, and followed with a position for Keith Haag & Associates, a respected architectural firm in



Cuyahoga Falls, beginning in 1959. Soon, his knack for devising innovative solutions made itself known.

"I developed my own system of managing construction in 1965, which has since been called 'Construction Management,'" says Curtis. "I designed an Oldsmobile showroom and repair facility and the bids for constructing it came in high. I suggested to Keith Haag [at Keith Haag Associates] that we could manage the construction ourselves [and complete it at a lower cost]. Keith Haag said we'd never done such a thing before and I agreed, however I was allowed to proceed and we

**GETTING AROUND** The Quaker Square project, which adapted an old Quaker Oats facility into a mixed-use hotel, retail and dining complex in 1980, won architect Ted Curtis international recognition for the unique conversion of grain silos into towers of round hotel rooms. The facility currently provides student housing for University of Akron.

were able to build the facility for \$155,000 instead of the \$190,000, which the bids totaled."

From that point on, Curtis began acting as construction manager in addition to an architect for countless projects, which has continued throughout the years.

"Several people told me that architects can't do construction management, yet I reminded them that architects used to be called 'Master Builders' and did just that. The practice is common now. Perhaps I was ahead of my time."

After nine years with Keith Haag Associates, Curtis decided to go off on his own, partnering with college classmate Harold Rasmussen to form Curtis and Rasmussen Architects in 1968, with a concurrent role as facilities manager for Kent State University from 1976 to 1985. It was during this phase of his career that Curtis began building a particularly impressive portfolio.

In Northeast Ohio, Curtis designed a broad range of commercial, resi-

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**NATIONAL NICHE** In the '70s and '80s, Ted Curtis worked on various Hilton Hotel brand franchise properties around the country, including (clockwise from top left) Hilton Hawaiian Village Oahu, Atlanta Airport Hilton, Chicago Hilton and Towers, Flamingo Hilton in Las Vegas and New Orleans Airport Hilton.

dential and institutional facilities, including FirstEnergy's downtown Akron corporate headquarters and the Kent State University Museum for the Shannon Rodgers and Jerry Silverman School of Fashion Design and Merchandising.

Perhaps most notably – and at the time serving as the crown jewel of his portfolio – was the international award-

winning Quaker Square project, which converted an old Quaker Oats plant into a retail, hotel and office complex that enjoyed massive success for years in downtown Akron. For the project, completed in 1980, Curtis devised an inspired plan to repurpose the plant's silos into stacked, rounded luxury hotel rooms, which had never been done before. His ability to not just conceive

the plan but then to convince financiers to support the project and then oversee its successful completion earned him international recognition.

"Quaker Square was my dream," Curtis says. "I bought it, owned it, conceived it and even operated it for a while."

Throughout the '70s and '80s, Curtis worked steadily with an Akron development company called

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**GOING GLOBAL** As the executive director of architecture planning and construction for Hilton Hotels and vice president of Conrad International (Hilton's global brand), Ted Curtis oversaw hotel/resort projects across the United States, as well as in Hong Kong (left), London (right), Dublin, Monte-Carlo and Istanbul.

Associated Developments, run by Akron's Rennick Andreoli family, to build various Hilton Hotel brand franchise properties around the country. Interestingly, this included a Hilton Hotel in St. Petersburg, Florida that was constructed using a "slip forming" technique, which is an old construction method where continuously poured concrete walls and floors are built using a moving form. The

entire 12-story structure was poured in eight days.

"Ted has a very intellectual approach to architecture and design and an innate ability that a lot of others do not have, coupled with an entrepreneurial background that gives him a unique perspective," says Rennick Andreoli, who has worked on various hotel projects with Curtis including Quaker Square and now serves as president of

RDA Hotel Management Company. "I've known him most of my adult life and he stands out as one of the most talented and creative architects I've ever worked with."

Curtis' hotel work with the Andreoli family eventually helped him to land a key position for Hilton Hotels in 1985, which led him and wife Carol to sell their stock in Curtis and Rasmussen and move to Los Angeles

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**WINNING TEAM** In the fall of 2009, Ted Curtis and his wife Carol joined with other university officials and community leaders to celebrate the opening of InfoCision Stadium.

for six years. As Hilton's executive director of architecture planning and construction and vice president of Conrad International (Hilton's global brand), he oversaw hotel/resort projects across the United States, as well as in London, Dublin, Hong Kong, Monte-Carlo and Istanbul.

"It was an exciting time and a hell of a good job," Curtis says. "My wife could travel with me, first-class. Limos, drivers, you name it. But I was taking 50 business trips a year around the world and that kind of travel can wear you down. That's why I ended up leaving the position."

From 1990 through 1998, Curtis worked as a consultant for a number of clients, including Hilton. "I was doing very well and having fun, wearing tennis shoes and a golf shirt and continuing to travel the country regularly," he says.

It was at this time that Curtis received a phone call from someone at UA; a position had opened up and he seemed a great fit. The university was in dire need of updated facilities

– it had not constructed a new building in the previous 10 years – and UA leadership was searching for a renewed sense of vibrancy around the campus to better compete with other educational institutions in the area. Curtis seemed like the right person to drive the effort.

After some consideration as Curtis was pondering retirement options, he decided to come aboard with a plan to leave after three or four years. Those plans have changed.

Twelve years later, at age 73, Curtis continues to push forward professionally, most recently overseeing the construction of multiple UA buildings that opened this fall, including Spicer

Residence Hall and the National Polymer Innovation Center (both featured in *Properties*, September 2010) and The Center for the History of Psychology building. Those facilities join a collection of projects that have literally reshaped the UA campus: a new football stadium (*Properties*, December 2009), field house, soccer

*"I'm having fun and I think I am making a difference," says Ted Curtis of his work at University of Akron. "There's no better feeling in the world than seeing students using these facilities and enjoying them, which is what I get to do every day."*



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**NOTABLE NUMBERS** Over the past 12 years, the New Landscape of Learning campus renovation plan has transformed the University of Akron with 17 new buildings, 20 renovations/additions and more than 30 acres of green space. “[Ted Curtis] has been able to turn what was known as a commuter campus into one of the most beautiful urban-based campuses in the country with a very visible and unique architectural motif,” says UA President Luis Proenza.

stadium, recreation/wellness center and student union, plus multiple new residence halls, parking garages and state-of-the-art educational buildings, not to mention acres of green space with picnic benches, shade trees and other traditional collegiate amenities not previously found at UA.

“We have a staff of 12 people here and they have been absolutely crucial in making all of these projects happen,” Curtis says. “Each building involves developing a program; getting a budget approved; advertising, interviewing and hiring the architect and construction manager; getting the

building designed; advertising and getting the project bid; reviewing the bids and awarding a contract; getting the facility built; and getting people moved in. That’s a lot of effort, paperwork and red tape, and yet we’ve done it steadily every year for the past 11 years, juggling several projects concurrently. It takes a lot of discipline. Luckily, I have a great team and wonderful support from other departments and vice presidents.”

Projects currently underway included the new \$6.6 million Wolf Ledges Engineering Building to be completed in December 2011, a \$13

million College of Education facility set to open in the fall of 2012 and a \$23.6 million School of Law project still in planning stages.

### Lessons from home

Curtis credits his successes to a relentless determination to succeed, a trait instilled in him by his mother and father, both third-grade educated Greek Protestants. His father came to America at age 12 from a village along the Black Sea in Turkey. Curtis’s parents settled in the Italian Catholic neighborhood of North Hill in Akron where his father ran a hat cleaning and





**BUILDING A LEGACY** The National Polymer Innovation Center (left) and Spicer Residence Hall (right) are just some of the projects completed by Ted Curtis and his team at University of Akron as part of the campus-wide initiative kicked off in 1998.

shoe shining store. It was there that Ted had his first job at age 10, shining shoes and most importantly learning how to deal with customers.

“The customers would play with you, get on your case, and I had trouble with some of that, but my dad taught me how to deal with it,” Curtis says. “He taught me the value of people, how you depend on them. You don’t go through the world alone. You’re going to need help along the way. You need to build an advocacy because you might need them someday and vice versa. That is how it works. They taught me the old fashioned way.”

Despite inspiring Curtis with a drive to excel, build relationships and work

from a strong ethical foundation, his father was also a stern man who was hard to please, Curtis says, something else that Curtis says he has carried with him throughout his career.

“I had this continual drive to satisfy my parents and it was never good enough,” he says. “I had to go harder, get better. In retrospect, it has worked out in my career.

“People talk about working smarter, not harder. I don’t know how to do that. I just roll up my sleeves and maybe work up a little sweat because I can be intense. What’s so wrong with

that? It’s good. The harder I work, the luckier I get.”

### Pushing forward

As Curtis momentarily pauses to reflect on a lifetime of professional successes, he says he’s excited to be providing an environment at UA where important life-changing research and education is taking place – especially since it’s in his hometown.

“I’m having fun and I think I am making a difference,” he says. “There’s no better feeling in the world than seeing students using these facilities and

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[Photo of Akron Art Museum]

**WING MAN** As a volunteer, Ted Curtis was involved in the dramatic Akron Art Museum addition project completed in 2007. Curtis chaired the building committee for the museum and worked closely with Austrian architectural firm Coop Himmelblau, who designed the contemporary building with its striking 300-foot cantilevered, wing-shaped roof structure.

enjoying them, which is what I get to do every day.”

His countless contributions have been appreciated across the campus, says UA President Proenza, who praises Curtis’s work for the university over the years.

*“I’ve been knocked down in my career a few times, but that happens to everyone,” Ted Curtis says. “We all get knocked down, pushed around. It’s what you do after that happens that really counts. Do you get up? Keep pushing on? That’s the important thing.”*

“Ted has brought a great deal of talent, creativity and professional competence to [his role] at University of Akron.”

Noting that being around young people such as coaches, team members, fellow workers, staff members and students generates energy for him, Curtis says he’s committed to his work at UA and excited to be part of its continued growth.

“There’s that Thomas Paine saying: lead, follow or get out of the way,” he says. “Well, I’m still leading. When I have to get out of the way, it’s time to retire, but I’m not going anywhere anytime soon.” **P**



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## Warning: Complaints On Social Media Sites May Be “Protected Activity” Under The National Labor Relations Act

In the 21st century, most employers have developed social media policies. Many of those policies restrict employee activity on social media sites, and they preclude employees from posting company-related content on the Internet. However, a recently filed National Labor Relations Board complaint demonstrates that 21st century technology is still subject to early 20th century law, and that employers cannot regulate the content of all employee communications.

Last month, the National Labor Relations Board filed an unfair labor practice complaint against an employer – claiming the employer fired an employee for making derogatory Facebook postings about her supervisor. (The case is *American Medical Response of Connecticut, Inc. and International Brotherhood of Teamsters, Local 443*, NLRB Case No. 34-CA-12576.)

According to the complaint, medical technician Dawnmarie Souza posted “the company allows a [psychiatric patient] to become a supervisor” and that her supervisor was “being a di\*&” and a “scum.” According to Souza and the NLRB, Souza was fired for violating the company’s blogging and Internet posting policy, which provides: “Employees are prohibited from making disparaging, discriminatory or defamatory comments when discussing the Company or the

employee’s superior, co-workers and/or competitors.”

To those unfamiliar with labor law, this is probably a shocking and terrifying development. But for those familiar with the Depression-era National Labor Relations Act (the law at issue), the Souza complaint is neither shocking nor terrifying. In fact, the applicable protections in the NLRA are fairly straightforward. For employers, the trick is to avoid “off-the-rack” social media policies, to understand what those policies can and cannot prohibit, and avoid the paranoia caused by the Souza complaint. With that in mind, here is a short explanation of the NLRA as it applies to social media and the Internet:

- Although Souza worked for a unionized employer, the NLRA covers virtually all private employers – unionized or not.



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- Under the NLRA, non-supervisory employees have a federally-protected right to engage in “concerted activities with other employees” — including criticizing their supervisors or discussing anything else which affects their common working conditions. Indeed, it is federally protected “concerted activity” for two or more employees to discuss *work-related issues with each other*.
- Although the NLRA protects employees engaging in “concerted activities” and the Souza complaint

is frightening on its face, it is likely that Souza’s posting was not actually protected under the NLRA and that the employer was merely guilty of having an overly broad social networking policy.

- The NLRA permits employers to prohibit employees from posting *during work hours*.
- The NLRA permits employers to prohibit postings that contain profanity, harassing language or purely personal insults — provided

the prohibitions are consistent and not just for employees who complain about supervisors or other working conditions. The key is to punish the improper language used — not the underlying content of the message — and to punish improper language consistently. For example (and despite Souza’s complaint), employers are generally within their rights to punish employees for calling co-workers or supervisors “di\*^s,” “scum” or “ass&h\$\*&”; from using racial, sexual, religious, ethnic, ageist or similar epithets; or for purely personal insults (“my supervisor is a fat, ugly bi\*^%.”) In contrast, it is protected activity to post “Tina is the boss from hell and impossible to work for.”

- “Concerted activity” must be about *common* working conditions. Thus, posting that the boss is a jerk because “she didn’t give *me* a raise” or because “she treats *me* worse than everyone else” is not protected under the NLRA.
- Because “concerted activity” must be about *common* working conditions, posts to an audience which excludes co-workers — such as a website exclusively for customers (to which co-workers have no access) is likely unprotected by the NLRA.
- In short, social media and the Internet should be treated no differently than the water cooler: Non-supervisory co-workers can complain to one another about working conditions (including what they are paid) — so long as they do it “off-the-clock” and in a non-profane, non-harassing, and non-(physically)-threatening manner. **P**

*The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact Barry Y. Freeman at bfreeman@bdblaw.com or 1-888-843-2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2010. Barry Y. Freeman is a partner in Buckingham, Doolittle & Burrough’s Cleveland office. Barry is certified as a Labor & Employment specialist by the Ohio State Bar Association, a 2011 Super Lawyer and has 17 years experience in Labor & Employment law.*

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## Recapping the 2010 Realtors Conference & Expo



CAROL WOODARD

**R**epresentatives from the Cleveland Area Board of Realtors® (CABOR) recently joined thousands of Realtors across the country during the 2010 Realtors® Conference & Expo.

As they did in 2006, just one year after the devastation of Hurricane Katrina, Realtors assembled in New Orleans at the National Association of Realtors annual conference to address industry issues affecting Realtors and consumers nationwide, invest in education and networking for their local businesses, and support Louisiana's tourism industry. Realtors attended forums, classes, exhibits and workshops to gather pertinent information and skills necessary to prepare themselves for today's industry challenges and opportunities.

During the conference, Realtors underscored the value of home ownership and focused on solutions to address challenging issues affecting the housing market, including recent revelations of improper foreclosure procedures, restric-

tive credit policies that prevent qualified buyers from becoming home owners, and the need streamline the short sales process. In addition, attendees also heard from two industry professionals regarding the commercial market.

NAR's Chief Economist Lawrence Yun and Hugh Kelly, clinical professor of real estate at New York University Schack Institute of Real Estate, shared their predictions surrounding the commercial market, indicating a slight improvement in commercial lending.

Yun explained that banks' profits have returned to healthy levels. As a result, it is inevitable they will return to the business they were created for, which is lending. Commercial real estate has experienced a sharp price correction, but there is still a shortage

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of buyers because of lack of adequate capital resources.

Kelly pointed out that most commercial mortgages have been random and idiosyncratic, stressing that the lending environment should not remain that way. According to the professor, banks are in the driver's seat, meaning they can cherry-pick deals and there is no stigma to turning away business. The capital flow in the commercial real estate market has been very selective. To achieve full recovery, lending practices must improve.

In addition to capital flow, the commercial market depends largely on job creation. Yun stated that since the beginning of 2010, one million jobs have been created, yet this number is not high enough. Despite turning a corner and while some job creation is good, unemployment is still close to 10%. According to Yun, the country needs to create much more than 100,000 jobs per month to have a meaningful impact on vacancy rates.

Another challenge affecting the commercial market is corporate profits versus business spending. Yun said in an ideal market, corporate profits and business spending correlate; however, business spending currently is stagnant.

Corporate profits have returned to normal, yet companies are not spending their cash. Yun described several reasons for why businesses are not spending, but he said it comes down to consumers and companies being unsure of the future economic climate.

A majority of the commercial real estate sectors are still experiencing hardships with office and retail vacancies continuing to rise. However, Yun said with imports and exports in the U.S. rising, the demand for industrial space will improve. The only sector continuing to perform well is multifamily. Vacancy

rates for multifamily properties are falling and rents are expected to rise. Yun said this was mostly due to home ownership rates falling and people postponing home purchases.

Yun's 2011 commercial forecast shows steady improvement in the market with rents stabilizing and net absorption slowly improving. Yun also predicts a moderate GDP expansion of 2% to 2.5% in the next two years and an unemployment rate of 8% in 2012 and 6% in 2015. **P**

*Carol Woodard is the Chairman of the Board for Cleveland Area Board of Realtors (CABOR).*

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ALEC J. PACELLA

## MagicLoan

A couple months ago, I wrote an article that discussed *Mad Men*, two-martini lunches and loan constants. And if you were really paying attention, you will recall mention of the concept of “loan amortization.” A loan constant is a great tool, as it illustrates the total payment, including principal and interest, for a loan. But the loan amortization, which is the allocation between principal and interest for each payment, is what really works the magic in a loan. But before we get into the hows and whys, a quick overview of the loan components is in order.

Most loans have four primary components – an initial loan amount, an amortization period, a specified number of periodic payments and a stated interest rate. A quick example will not only help to illustrate each of these four components but also serve as the basis for the remainder of this article. Suppose that we have a loan for \$100,000 at 8% annual interest with monthly payments to be fully amortized over a 25-year period. Let’s first take a look at each of the components:

### Initial loan amount

This component is pretty straightforward and represents the original amount of the loan. In our example, it would be \$100,000.

### Amortization period

This component represents the number of years over which the payments will be calculated. At the end of this period, the remaining loan balance will be zero – the loan will be fully paid off. The amortization period should not be confused with the loan term or the period of time, which the loan is outstanding. The end of the loan term is called the maturity date or the balloon date. The loan term may be the same as the amortization period or it may be shorter.

### Specified number of periodic payments

This component is also straightforward, but sometimes creates confusion. There are really two aspects of periodic pay-

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ments. The first aspect is the number of payments per year or the compounding period. Most loans have 12 payments per year and are known as monthly compounding. But some have one payment per year (annual compounding), four payments per year (quarterly compounding), 24 payments per year (bi-monthly compounding), etc. Our example specifies monthly compounding so we will have 12 payments per year. The second aspect is the total payments over the amortization period of the loan. This is how many total payments will be made if the loan is fully amortized. In our example, we will have 300 total payments (12 payments per year for 25 years).

### Stated interest rate

Also known as the nominal interest rate, this is the factor that is used to determine all of the payment amounts. The rate can be fixed or variable but for purposes of this column, we will consider a fixed rate. Stated interest rates are almost always quoted on an annual basis. In our example, the stated interest rate is 8%.

Before we can develop a loan amortization schedule, we need to determine the payment. There are a number of ways to do this, including a financial calculator, such as a HP 10Bii or HP 12C, a financial spreadsheet, such as Excel or the venerable loan constant. To determine the payment, we use the four components highlighted above to calculate a periodic monthly payment of \$771.82. Payment in hand, we can now proceed with actually building an amortization schedule. This tool will illustrate, among other things, how much of each monthly payment goes toward the interest associated with the loan and how much is used to pay down the principal balance. See Table A to see what the first six months of the amortization schedule looks like.

Let's take a look at what is happening in the schedule. We begin each month with a loan balance, the monthly payment is split into an interest portion and a principal portion and we are left with a slightly lower balance at the end of the month. Calculating this is an easy three-step process: First, the 8% stated interest rate needs to be converted into a monthly amount (remember, our compounding period is monthly), which is then applied to the beginning balance. \$100,000 multiplied by 0.006667 (or

Month	Begin Balance	Interest	Principal	End Balance
1	100,000.00	666.67	105.15	99,894.85
2	99,894.85	665.97	105.85	99,788.99
3	99,788.99	665.26	106.56	99,682.43
4	99,682.43	664.55	107.27	99,575.16
5	99,575.16	663.83	109.77	99,467.18
6	99,467.18	663.11	108.71	99,358.47

Table A

.08/12) provides the interest portion of \$666.67. We then subtract the interest portion from the total monthly payment to determine the principal portion (\$771.82 less \$666.67 equal \$105.15). Finally, we reduce the balance at the beginning of the month by the principal portion to determine the balance at the end of the month (\$100,000 less \$105.15 equal \$99,894.85). This three-step process

is then repeated each month for the duration of the loan term.

A loan amortization schedule shows a few valuable concepts. First, we can see that each month, the portion of the payment that is associated with interest *decreases* while the portion associated with principal *increases*. This is despite the fact that the overall monthly payment remains *constant* at \$771.82. Second, we

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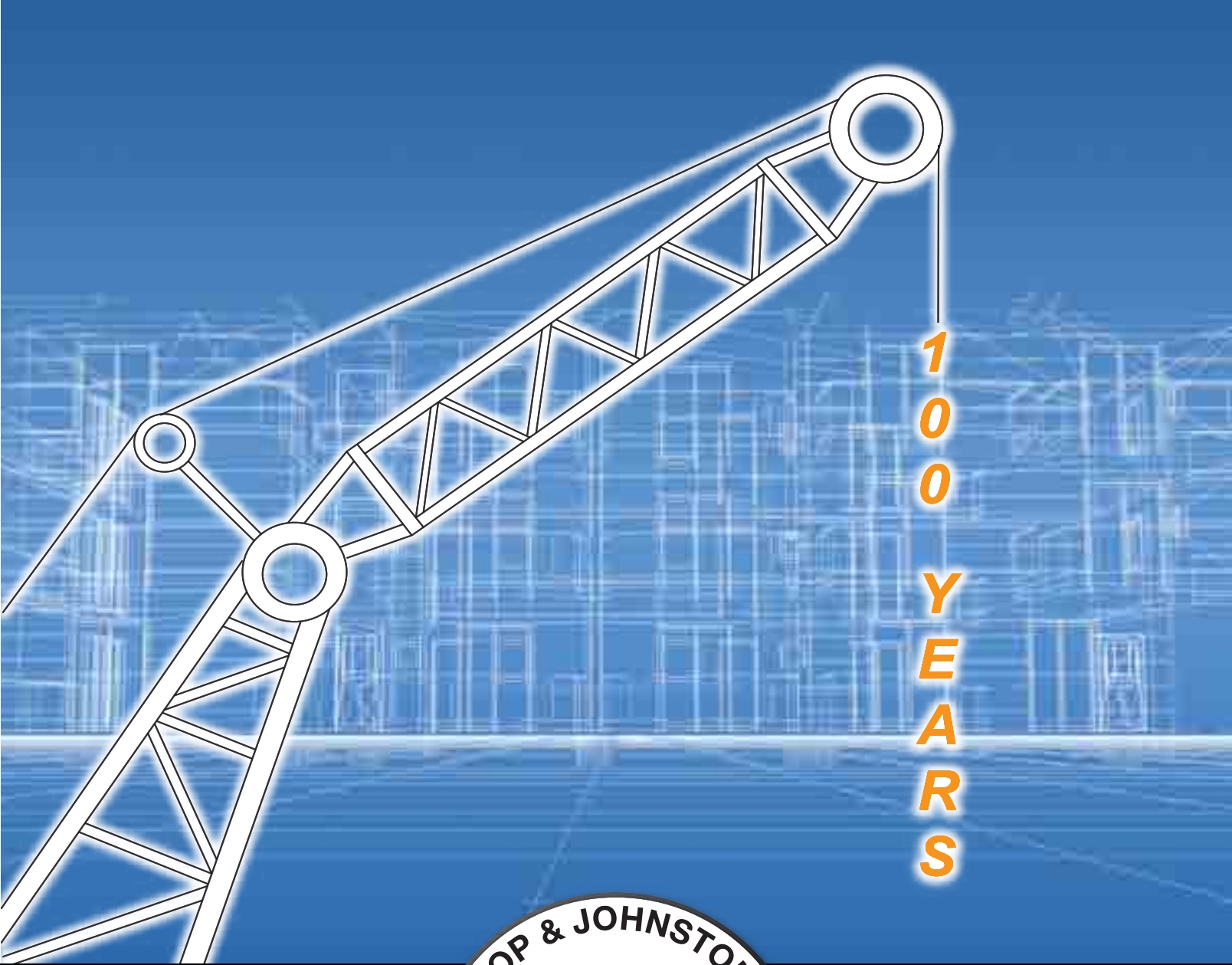
**BLOGGING FOR MORE INFO** In this article, I made several references to alternative scenarios and associated graphics. This month, I'm going to try something new and use my blog to include this supplemental information. So if you want to read even more about loan amortization and actually see additional graphics, go to [blog.sbequitiesinc.com](http://blog.sbequitiesinc.com). —AP

can see that the rate of change with both the interest component and the principal component is not constant but is accelerating – the change in principal was \$0.70 between the first and second month but \$1.06 between the fifth and sixth month. So collectively, this illustrates that each month, more of the payment goes toward principal and less goes toward interest. If we were to fill out the loan amortization schedule for the entire 300 months, this would become evident. And if we were to use a graph instead of a table, the impact would really pop out.

Digging a little deeper, what would happen if one of the loan components changed? Let's consider the stated interest rate – what would our amortization schedule and associated graph look like if the interest rate was 10% instead of 8%? This would result in (a) a higher monthly payment, (b) a higher portion of that monthly payment going toward interest and (c) a lower portion going toward principal. And while the loan would still be fully paid off in 25 years, the total amount of interest paid would be much greater and the graph at 8% versus 10% would look dramatically different. How about the amortization period? If the amortization period increased to, say, 30 years, then the monthly payment would be lower and the principal balance would still decrease but at a much slower rate. This means that the rate of decrease in interest and increase in principal each month would be lower.

Loan amortization can be a very valuable tool, particularly when comparing various loan terms and scenarios. By understanding how these changing variables impact the amortization schedule, the borrower is in a much better position to ultimately reach their investment goals. **P**

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



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Dunlop & Johnston, Inc. completes 100th year in business with an eye toward the future



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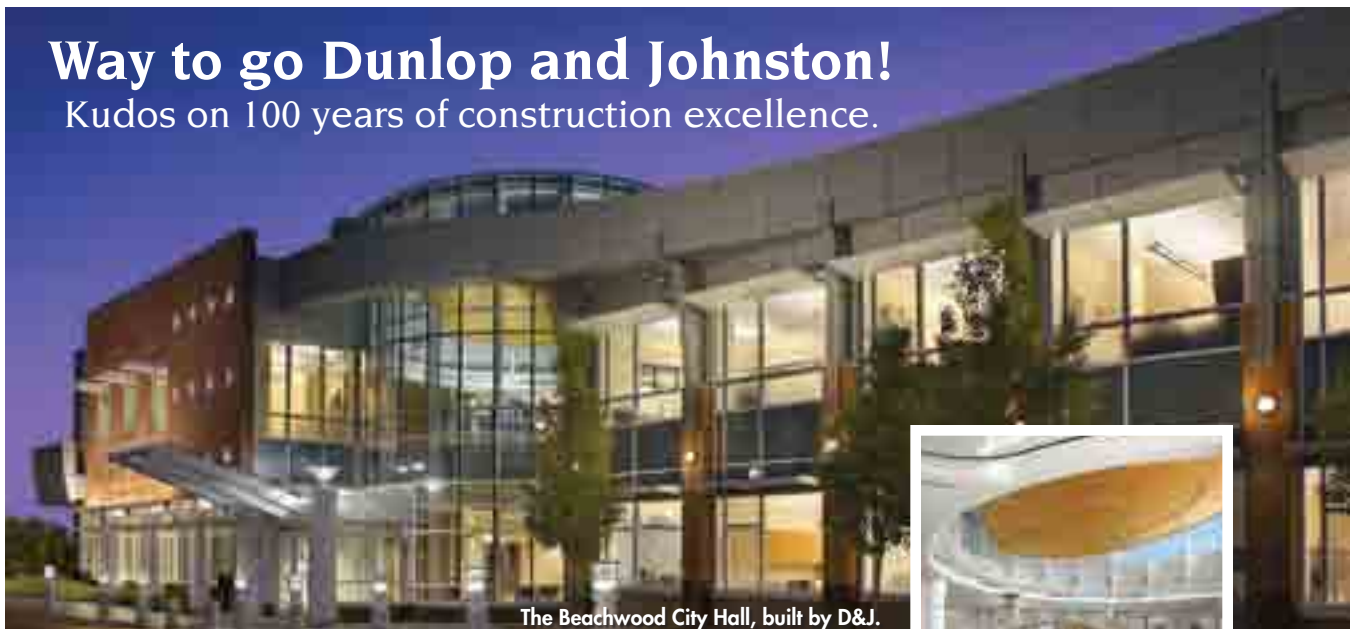
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# Celebrating a Century of Building Achievements

**Dunlop & Johnston, Inc. completes 100th year in business with an eye toward the future**

By Lou Kren | Photos courtesy of Dunlop & Johnson, Inc.

In 1910, the city of Cleveland could have been best described with four Bs: booming, brewing, bathing and building. Cleveland recently had overtaken Cincinnati as the largest city in Ohio, and in 1910 boasted 560,000 residents, making it the sixth largest in the United States. Twenty-six breweries served the city, and likely patronizing those beer producers were baseball fans cheering on the Cleveland Naps' Nap Lajoie as he overtook Ty Cobb to win the American League batting title. Of course, the growing metropolis needed facilities for residents and workers, hence the building boom. In 1910, following eight years of construction, the Cleveland Federal Building and U.S. Courthouse, a Mall Plan centerpiece, opened on the northeast corner of Public Square.

Also in 1910, albeit with much less fanfare, John Dunlop and Frank Johnston Jr. left their native Scottish shores, arriving in Cleveland and setting up their carpentry business.

Fast-forward 100 years. In 2010, Cleveland's population once again places it behind Cincinnati (and Columbus, too), Cleveland breweries – smaller craft breweries at that – number about a dozen, and we won't even discuss a batting title related to the Cleveland Indians. Yet, a full century later, the U.S. Courthouse

still stands, as does constructor Dunlop & Johnston.

The firm, with 25 employees operating out of its 15,000-square-foot headquarters on three acres in Valley City, has worn many hats through its 100 years to best serve the roller-coaster Northern Ohio development market. The variety of experience and accumulation of expertise is evident in the capabilities offered by Dunlop & Johnston, including general contracting, construction management

and design/build. Be they commercial, industrial, retail, healthcare, interior or public sector, Dunlop & Johnston takes on projects stretching east and west to the state borders and as far south as Columbus and Dayton.

## Focus shifted to general contracting

"Since the early-1990s, I would describe our focus as hardcore general contracting," explains Randy Spencer, Dunlop & Johnston president. "And we have been successful due to that

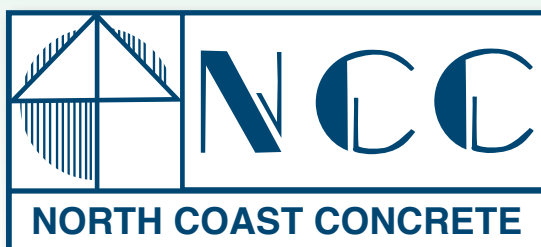
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**MAN ON A MISSION** President Randy Spencer says Dunlop & Johnston, Inc. has concentrated primarily on "hardcore general contracting" since the early 1990s. That focus, he says, has brought the company success.

focus. For us, general contracting is a core principle."

Randy points to a number of recent projects that reflect the general contracting (GC) capabilities of Dunlop & Johnston, and the firm's reach across the state.

Nearly complete, the Kent State University at Tuscarawas Performing Arts Center in New Philadelphia comprises 50,000 square feet. It includes a 1,100-seat theatre with a mezzanine level and communication balcony as well as a multipurpose rehearsal room, dressing rooms and classrooms. The center's two-level lobby can also be used for conferences and receptions, with seating for 368 guests.

Dunlop & Johnston also served as general contractor for the new 67,506-square-foot French Creek Family YMCA in Avon, which *Properties* featured in its April 2010 issue. The two-story masonry structure, adjacent to the recently built All Pro Freight Stadium on a 122-acre parcel, boasts an eight-lane competitive swimming pool and adjoining family pool, multipurpose gymnasium, running track, fitness and weightlifting center, aerobics space, childcare facilities, whirlpool spa and sauna, cycling studio, and playground.

Scheduled for an August 2011 completion, the \$19 million Regional





**TAKING SHAPE** A project currently underway for Dunlop & Johnston is the 50,000-square-foot Kent State University at Tuscarawas Performing Arts Center in New Philadelphia. When completed, the building will include a 1,100-seat theatre and a two-level lobby that can be used for conferences and receptions, with seating for 368 guests.

Training Institute (RTI) in Columbus is another Dunlop & Johnston GC job. Constructed for the Ohio National Guard, the RTI will include two wings of hotel rooms, a physical training area and classrooms.

Continuing the focus on Columbus, where Dunlop & Johnston maintains a full-time project superintendent, the firm recently completed the city's Fire Training Center that incorporates four training structures. The

two-story, 26,099-square-foot practical skills building resembles a fully functional fire station and includes six high bays for storing training apparatus. Besides a test course, it also contains a wet area for sprinkler and standpipe training as well as two classrooms featuring state-of-the-art teaching technology. The six-story, 1,672-square-foot training tower provides for high-rise and search-and-rescue training. Each tower level

has removable floor grates, allowing for multi-level confined-space simulations. For live-fire training, a two-story, 1,239-square-foot burn building offers a natural-gas-fired burn simulator on each floor and in the attic. The roof simulator, a single-story, 763-square-foot structure, provides for training in roof-structure ventilation techniques.

And in time for the 2009-2010 school-year opening, Dunlop &

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### THE SKY'S THE LIMIT.



**HELPING HAND** Dunlop & Johnston has completed numerous projects for the Louis Stokes Cleveland VA Medical Center, such as the VAMC Canteen (above).

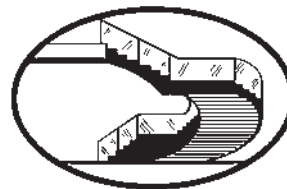
Johnston completed construction on Sycamore Creek Elementary School in Pickerington, just east of Columbus.

In addition, the company, through joint ventures, has numerous general-contractor projects slated or underway at the Louis Stokes Cleveland Department of Veteran Affairs Medical Center in Cleveland. (See the September 2010 issue of *Properties* for details.)

### Succeeding with educational, healthcare and repeat work

Reflecting the strongest segments of the construction market, the majority of Dunlop & Johnston's current work is related to the public sector, with many projects belonging to educational and healthcare clients. Through aggressive

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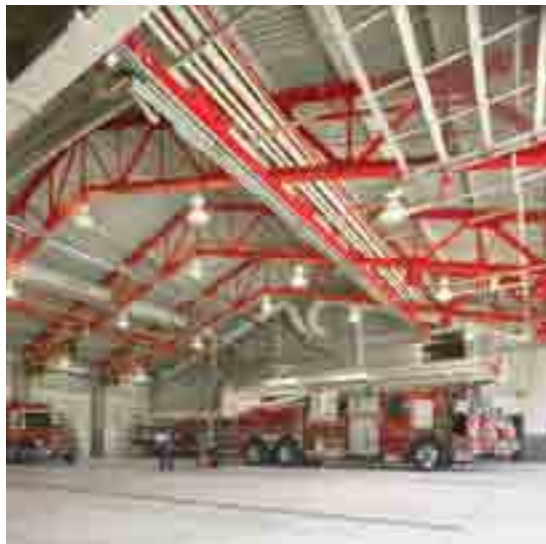
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**REVEALING RANGE** A sampling of the company's portfolio shows an assortment of project types: (clockwise from top left) St. Anselm Catholic Church in Chesterland, Lord & Taylor at Columbus' Polaris Mall, Brooklyn Fire Station and University of Akron's Guzzetta Hall Addition.

bidding and the ability to build a backlog of work, Dunlop & Johnston has been able to keep company employment steady while those backlog projects come due. Also aiding activity, Dunlop & Johnston has strove to maintain relationships with satisfied clients, enabling the firm to benefit from repeat business. For example, Dunlop & Johnston was responsible for buildout for a prominent Cleveland law firm as it relocated downtown in the late 1980s. The law firm is still a client, with Dunlop & Johnston maintaining a day-to-day presence there and participating in all of the firm's expansion and renovation work.

### **Wearing numerous hats**

The focus on general contracting and the extension of its working range to central Ohio is a product of Dunlop

& Johnston's constant reassessment of the construction market throughout its 100-year history. With initial expertise in carpentry, the private company branched out into whole construction work early on, according to Randy, whose father, Bill Spencer, preceded him as Dunlop & Johnston president.

The building boom of the 1910s created a need for companies to run entire projects as construction managers or general contractors, and Dunlop & Johnston stepped in to help fill that void. During this period, the firm found a large amount of work constructing and adding on to local churches. Incorporated in 1936, Dunlop & Johnston continued as a general contractor and construction manager from its headquarters on Lee Road in Cleveland Heights.

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**PAST PROJECTS** Throughout the past century, Dunlop & Johnston has worked on a number of landmark area projects. In the late '60s, the company poured the shell for Shamu's aquatic home at Aurora's Sea World (left) and in the '60s it performed work at Cleveland Municipal Stadium. The company also completed projects at Cleveland Hopkins Airport in the 1960s and the Gateway sports complex in the 1990s.

In 1973, the company relocated to Miles Avenue in Warrensville Heights, adding on to its property as the business grew. Eventually, Dunlop & Johnston outgrew its maze of cramped, dark buildings and additions, opting in 2005 to build its new headquarters in Valley City. In the meantime, the company began taking on more concrete work, developing a strong presence in construction of parking-lot structures and related poured-frame concrete work. Among

projects of this era, Dunlop & Johnston erected the main parking garage for Cleveland Hopkins Airport in the early-1960s, performed façade, escalator and bleacher construction at the old Cleveland Municipal Stadium in the late '60s and early '70s, and in 1969 poured the shell for Shamu's aquatic home at Sea World in Aurora.

By the mid-1990s, coming off completion of the Gateway parking garage adjacent to the new sports complex in Downtown Cleveland, Dunlop &

Johnston began shifting away from concrete work, refocusing on its commercial general-contracting core principle. The shift manifested itself in an influx of retail, office and institutional projects for private, public and government clients. That focus continues to this day.

### In the business from the ground up

The Spencers have been in the Dunlop & Johnston business family for more than 35 years. Bill began his

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**CLEAR CHOICE** When Jones Day decided to refresh the look of an atrium at its world headquarters, the firm selected Dunlop & Johnston to see the work through.

career at the firm in the mid-'70s as a project manager, then estimator, and worked his way up until 2001 when he took over as owner. Bill's entry into the business roughly coincided with the retirement of then-owner Craig Dunlop, the last direct descendant of the original owners still with Dunlop & Johnston. While in high school, Randy began part-time work with Dunlop & Johnston as a general laborer and over 25 years has held nearly every position within the company. Now 41, Randy reflects on how his job path has influenced his management style.

"I was very fortunate to start out in the field, hanging from buildings, freezing in the cold weather and getting dirty," he explains. "That has instilled in me the fact that the people who make these projects happen are the ones in the field. It has given me the understanding of what it takes to get a job done. This work is not easy, but then again, if it were easy, everyone would be doing it."

The acronym SQSP describes the core values of Dunlop & Johnston: Safety, Quality, Schedules and Profitability, which, in that order, guide every decision and every project, according to Randy.

"We train, train, train," he says, "both inhouse and with the Construction Employers Association."

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The commitment to safety training as well as training to perform jobs correctly and efficiently has paid dividends. Dunlop & Johnston has received CEA's Contractors Safety Award for 15 years running – since the award-program's inception. Additionally, the company is a member of the OSHA Elite Program

in Northern Ohio and participates in the Northeast Ohio Construction Safety Council.

Just as Dunlop & Johnston relies on experienced and well-trained subcontractors at its job sites, it also relies on its experienced and well-trained roster of project managers and super-

intendents, as well as laborers and in-office estimators and support staff, to succeed. And succeed it has over the past 100 years, earning a reputation as an “on schedule and on budget” contractor, according to Randy. And it continues, to exceed its annual financial goals, he says.

“Our veteran superintendents know safety and they know quality,” Randy says, noting that those qualities result in proper scheduling and good relationships with subcontractors and clients alike.

Randy again credits the Dunlop & Johnston staff, and the company's general contracting strength for its ability to weather tough times.

“Of course, it is always challenging to find work,” he says, “but it is testimony to the people we have that we have been busy through a difficult industry period, which results from our focus on our core competency in general contracting.” **P**

# hats off

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## Poised for a Bright Future

**With 100 years under its belt, Dunlop & Johnston is ready for another century of hard work & success**

By Randy Spencer  
Dunlop & Johnston, Inc.

Looking to the future here at Dunlop & Johnston, we must first look at the past. Throughout its history, the company has seen many technological advances in the industry. When my father first started at Dunlop & Johnston, the company was already well over 50 years old. He told me of the advancement from slide rules to calculators.

Fast-forwarding, I personally have seen the replacement of the old ammonia-smelling blueprint copier with the wide-format print machine. We had also gone from sending out postcards inviting subcontractors to submit proposals on a project that the company was bidding on, to the miracle of sending out faxes. This, of course, is now 'old school,' with the widespread use of e-mail. The projects have also become

more sophisticated with our computerized project scheduling becoming as intricate as the CAD-designed projects that we are constructing.

The one thing that hasn't changed over time is the fact that hard work yields hard results. My father taught me what I believe his father (a lifelong bricklayer) taught him: It is the people that make the project a success. Every detail boils down to a person executing

that detail, be it a carpenter forming a foundation or a project manager ensuring timely delivery of the materials for the superintendent. Success at any level of measure is earned, and when the people at all levels work in harmony as a team, the level of success compounds exponentially.

This was reinforced as I started working for Dunlop & Johnston in that I was exposed to the kind of people who

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believed in this simple principle. With each summer, or Christmas vacation, the tool belt went on and I became acquainted with more and more people of the company, many of whom I still know and consider my best of friends. From the field tradesmen to the superintendents, to the project managers and office staff, the men and women all had

in them a sense of quality and pride that came from working for such an established company. This is the same pride that I feel in myself today and can't help but boast that the current employees at the company share that same sense of tradition.

Looking to the future, the technology continues to evolve. LEED projects

and environmental stewardship have taken firm holds in the industry. Building information modeling (BIM) is the wave of the future and design/build seems to be contemplated more and more. With all of this, it still boils down to our having a family of individuals with a simple work ethic: We will earn our success.

At Dunlop & Johnston Inc., we will endeavor in all facets, both internally and externally, to deliver on our promises to our treasured clients, as well as our valued subcontractors and suppliers, to earn their satisfaction. Dunlop & Johnston's positive reputation was established long before I came around and we will do everything in our minds and hearts to preserve and strengthen it over the next 100 years. It is these previously established principles that have stood the test of time and will guide our way. **P**



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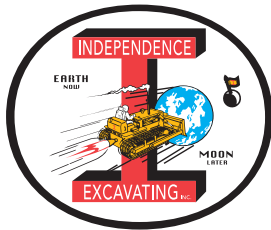
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## Brain & Steidl's Paul Ryan Joins SMPS Natl. Board of Directors

Paula M. Ryan, FSMPS, CPSM, director of marketing for Braun & Steidl Architects, has been elected to serve as the Fellows Delegate on the national Society for Marketing Professional Services (SMPS) Board of Directors.

SMPS is network of over 6,000 marketing and business development professionals from architectural, engineering, construction and specialty consulting firms located throughout the United States and Canada that educates, advocates for, and connects leaders in the building industry. As the Fellows Delegate, Ryan will develop and coordinate educational programs for the organization's most senior members. A member of SMPS for 16 years and a certified professional services marketer, Ryan is also a Past President of the 150-member Columbus Chapter of SMPS.

Ryan is director of marketing for Braun & Steidl Architects, which has offices in Akron and Columbus. The 38-person firm focuses its architectural practice on public and private work in the K-12, higher education, hospitality, parks and recreation, office/corporate and religious markets.



Paula M. Ryan

the National Endowment for the Arts Web site.

Additionally, the Gordon Square Arts District will be a showcase project at the National League of Cities' annual Congress of Cities & Exposition in Denver. The National League of Cities is the nation's oldest and largest organization devoted to strengthening and promoting cities as centers of opportunity, leadership and governance.

"The Gordon Square Arts District is an example of a successful collaboration between local development corporations, theatre companies and the city of Cleveland," says Cleveland Mayor Frank G. Jackson. "This area showcases the transformation of an already historic neighborhood into a sustainable community with housing, entertainment and retail outlets."

Gordon Square Arts District also announced four new grants totaling \$2.7 million to aid Cleveland Public Theatre's renovations and the construction of a new performance center for Near West Theatre. These include a \$1 million contingent matching gift from the Fowler Family Foundation for Near West Theatre; \$500,000 contin-

## NAIOP Announces Information on 2011 Awards of Excellence

NAIOP Northern Ohio recently announced the date of its 2011 Annual Awards of Excellence Banquet: Wednesday, May 11, 2011. The awards event will take place at a new location, Windows on the River, and have a new format as a late afternoon program with hors d' oeuvres and cocktails to follow. The Awards Committee is already hard at work planning this signature event.

Intent to Enter forms for the Annual Awards of Excellence are due on January 14, 2011. For more information, call 440-899-0010 or visit [www.naiop.org/NORTHERN\\_OHIO](http://www.naiop.org/NORTHERN_OHIO).

## Gordon Square Arts District Recognized as National Model

Two national organizations have recognized Cleveland's Gordon Square Arts District for its success in revitalizing an urban neighborhood through the arts. In addition, the arts district announced nearly \$3

million of new funding for two of its theatre projects.

In a white paper commissioned by the Mayors' Institute on City Design, the National Endowment for the Arts this month featured the Gordon Square Arts District as a national model of "creative place-making." The Mayors' Institute on City Design is a leadership initiative of the National Endowment for the Arts in partnership with the United States Conference of Mayors and American Architectural Foundation. The report is available on

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gent matching gift from the George Gund Foundation for Near West Theatre; \$1 million in federal stimulus funds from the American Recovery and Reinvestment Act's State Energy Program for Cleveland Public Theatre to install a variable refrigerant flow high efficiency HVAC system for the theatre; and \$200,000 from the state of Ohio for asbestos removal at Cleveland Public Theatre.

## Steamatic by Carrara Companies Receives Presidents Gold Cup

At an international convention held by full-service cleaning/restoration franchiser Steamatic Inc., the Carrara Companies received



Receiving the Presidents Gold Cup Award is (center) Carrara Companies' Justin Sucato, along with his family. Representing Steamatic are (left) Bill Sims, president, and Mark Macomber, regional director.

the Presidents' Gold Cup Award. The award recognizes franchises committed to consistent revenue, growth, image and quality service. Founded in 1996 to serve Stark and Summit counties with commercial/residen-

tial cleaning and 24-hour emergency services, Carrara Companies has expanded to cover Northeast Ohio and Columbus.

## DesignGroup Welcomes New Employees

DesignGroup is pleased to welcome six new employees to the firm. Karen Roch, FSMPS, CPSM joins DesignGroup as the business development and market leader for the firm's healthcare practice group. Jane Peters, AIA, ACHA, LEED AP joins the firm's healthcare practice and will lead the firm's healthcare planning. Joseph Mayer and Brandon Pence join the firm as project associates support-

ing the firm's education and civic markets, Josh Allen joins the firm as a project associate in the company's Covington, Kentucky office and Jana Yerian is the firm's newest project coordinator providing administrative support to both of the firm's practice groups.

The hiring of additional staff members "is a testament to the firm's management approach and a rigorous approach to marketing and filling the firm's project pipeline," says Sherm Moreland, DesignGroup CEO.

## Campbell Construction Receives Safety Award

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"I am very proud of this achievement," says Joe Campbell, Campbell's safety coordinator. "There is a lot of effort put forth by the entire Campbell team to make a great safety program and keep it working and this is another example of how our efforts continue to pay-off."

## CBRE Appoints Project Management Director

The Cleveland office of CB Richard Ellis (CBRE) recently announced it has appointed Eric Verh as Director of Project Management. Verh will be located at 200 Public Square in downtown Cleveland and will be responsible for overseeing the day-to-day project



Eric Verh

management operations for the Northeast Ohio offices.

A native Cleveland, Verh is an 18-year veteran in development, construction and project management. Prior to joining CBRE, he was a Senior Construction Manager with

the Cuyahoga Metropolitan Housing Authority, where he specialized in large-scale developments. He also worked at Chelm Properties for 12 years as a Vice President of Development with responsibilities for project sourcing, analysis, development and construction management of both ground-up and tenant improvement projects. Verh holds a Finance degree with a concentration in Real Estate Finance from Cleveland State University.

"We are excited that Eric joined CB Richard Ellis," says David Browning, managing director of the Northeast Ohio operations. "He will bring great experience and energy in serving our clients." **P**

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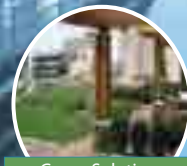
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# Creative Development

## Renovation/addition project revives Inventors Hall of Fame facility as STEM middle school

By Mark Watt | Photos by Scott Pease

**F**ifteen years ago, the Inventors Hall of Fame and science museum known as Inventure Place opened its doors to honor individuals with a talent for creative problem solving. This fall, thanks to some outside-of-the-box thinking on the part of officials within Akron Public Schools, the downtown Akron landmark has taken on a new mission as the home of an innovative public middle school: the National Inventor's Hall of Fame School – Center for Science, Technology, Engineering & Mathematics Learning (NIHF STEM School).

Recognizable for its towering four-story “sail” of steel and glass, the building was originally constructed in 1995 to house a museum with exhibits on inventors throughout U.S. history, as well as spaces for hands-on science-based experimentation. But high expectations for stimulating tourism weren't met and, over the years, interest in the museum waned. So in 2004 when Akron Public Schools began the pursuit of opening a ground-breaking new school downtown, it was suggested that the Inventors Hall of Fame building could house the new educational institution.

Unusual as it might seem at first glance, placing the school within the museum facility was deemed a perfect fit and has found full support from Akron Public Schools, the City of Akron and the Ohio Schools Facilities Commission, which is providing funding toward a comprehensive, ongoing school construction program throughout Akron.

Why? Because the proposed middle school is devoted to a holistic mode of education based in science, technology, engineering and mathematics (STEM), which is an academic approach that has found success at other experimental schools around the U.S. in recent years. In a STEM school, the idea is to use tactile learning experiences to channel children's natural curiosity and develop skills in critical thinking and creative problem solving. In that light, the idiosyncrasies of the existing museum building are ideal for the pioneering academic approach adopted inside.

Located at the corner of South Broadway and University Avenue in downtown Akron, the new \$15 million NIHF STEM School opened this fall after a 22-month construction timeframe. Renovated and constructed by RPJ Construction Managers Joint



**LOCATION FOR LEARNING** Offering unique educational opportunities, the NIHF STEM school is situated within walking distance of University of Akron, the Akron Art Museum, numerous government buildings and more.

Venture, a team that includes The Ruhlin Company, Panzica Construction Company and Bernie Jenkins Inc., the school occupies 30,000 square feet of renovated space within the existing museum facility, as well as a new 50,000-square-foot addition that houses six levels of educational spaces.

Hasenstab Architects handled the design for the project, under the direction of project architect Scott Lukens, who viewed the effort as a homecoming

of sorts; he was principal in charge of a local architecture firm that assisted New York City's James Stewart Polshek & Partners with the design and construction of the original facility.

### Building on innovation

For a school focused on creative problem solving, the design and construction of the school was itself an example of finding imaginative solutions to complex challenges, notes Lukens.

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For example, he says, simply finding a home for the addition was tricky, as the building is tucked onto a tight site along Broadway Avenue, a major one-way thoroughfare in downtown Akron. Directly to the west are railroad tracks owned by CSX Transportation Inc., to the south is University Avenue, which leads directly to the University of Akron, and to the north is Morley Health Center and Quaker Square.

Because of those space constraints, the addition – a steel-framed structure with a curtainwall metal panel system – was fit to the north of the building, adjacent to the parking lot of the Morley Health Center, and designed vertically within six stories, including three floors above Broadway Avenue and two stories below.

“We tried to be as contextual as possible,” Lukens says. “The intent was to make the addition look as though it has always been here and I think it does. In fact, I think it looks better than it did before. We wanted to keep the original architecture in place, the ‘sail’ for instance, and find a way to make something compatible with it.”

The site drops 33 feet from west to east, allowing for a front entrance along Broadway Avenue on the third floor, while a rear entrance is provided on the east side of the building along on the first floor.

Embracing the need to build vertically, the design divides school grades by floor. Fifth graders are situated at ground level along Broadway. When they graduate to sixth grade, they move up one floor and so on, until they complete their education on the building’s top floor surrounding by windows overlooking downtown.

Each aboveground floor in the addition includes four classrooms with moveable walls to encourage collaboration between classes and allow for group instruction. Laboratory space is accessible by all classrooms and includes ventilation hoods to exhaust fumes during science experiments. Instead of being connected by a traditional hallway, the classrooms are arranged around a central circulation “hub” where students can mingle between classes, share project ideas or display their work.

To dampen sound and avoid interference with classroom instruction, noisier areas, such as the gym, cafeteria, music rooms and stage, are located below-



**HIGHER LEARNING** The school takes advantage of the existing museum’s distinct architecture by placing a library within the museum’s towering, sail-shaped atrium.

ground. The southeastern portion of the existing structure now houses support activities for the school’s art programs, as well as food service.

From ground level, an outdoor recess space is provided on an existing deck shared by the City of Akron’s Morley Health Center. This outdoor plaza includes learning labs, which classes can utilize for experiments with solar panels, planting vegetables and other uses, Lukens notes.

Main entry into the building is supplied along Broadway through a series of secured doors, placed adjacent to an

administration area. This entry opens to a tall, narrow atrium bathed in natural light. An escalator, formerly placed along the exterior north wall of the museum, now cuts through the atrium providing functionally and a rugged, urban aesthetic.

At the northeast corner of the building, the team topped an existing flat roof with a new technology room, a late addition to the project.

Throughout the facility are a variety of interesting features that match the school’s inventive, science-based approach. For instance, in some areas,



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**EDUCATIONAL EXPOSURE** In some areas, mechanical, electrical and plumbing systems are left uncovered for students to see, reinforcing the school's science-based approach.

ceilings were purposely left out to expose the infrastructure of the building to the students.

"They can see the color-coded ductwork, electrical conduits, water and sewer lines to allow them some understanding that a building is somewhat like the human body with metaphorical arteries, veins, lungs and a nervous system," Lukens says.

Fittingly, the team is pursuing LEED (Leadership in Energy and Environmental Design) Silver certification from the U.S. Green Building Council for the building addition. Among the sustainable features are the use of low-flow plumbing, lighting sensors, a high efficiency HVAC system, sunshades and energy efficient glazing. Operable windows provide natural ventilation and include adjustable blinds to control glare and heat gain. Over 35% of the building materials are recycled and more than 30% of the materials were locally harvested and manufactured.

Existing, renovated spaces now used by the school are mostly situated along the eastern edge of the structure. This includes an art room situated in an elevated, skylit space at the southeast corner of the building, a teachers lounge, music rooms and more.

In the western portion of the existing building is the spacious, glassy atrium space comprising the interior of the building's glass and steel "sail." The first



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**NEW VIEWS** Most classrooms reside within an addition to the north of the existing facility and are connected by a centrally located hub (left). Through windows in these areas, students can see into a narrow entrance atrium (right) that connects the old and new structures.

tier of this four-tiered atrium has been extended and transformed into a library for the NIHF STEM school.

Other spaces in this western portion of the structure – including the Great Hall and the other tiers of exhibit space – have been retained by Invent Now, Inc., the organization formerly known as the National Inventors Hall of Fame Foundation. Currently, these areas are mostly vacant. In 2009, the National Inventors Hall of Fame moved from Akron to the campus of the United States Patent and Trademark Office (USPTO) in Alexandria, Virginia, where it is now part of the U.S. Patent and Trademark Museum. Most of the

Akron-based exhibits were taken down during the construction process, at least temporarily. According to Rini Paiva, spokesperson for Invent Now, Inc., plans are still being formulated for the use of these areas.

### Seeking solutions

According to John George, senior project manager within Akron Public Schools' Facility Services and Capital Improvements department, working within the existing facility presented some distinctive challenges.

"The original building was constructed using a variety of high-end and unique materials throughout," George

says. "That meant that throughout the project, we encountered issues where we couldn't find replacements for damaged materials or else they were cost prohibitive."

That said, the existing building was in generally good condition when the construction team began the renovation project in 2008, except for some roof leaks in the "sail," according to Jason Huth, project manager for RPJ. Larger issues for the RPJ team, which also included Project Executive David Krutz and Superintendant Randy Schumaker, involved construction of the new addition, especially as it is a tight site with little area for staging and

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laydown. This occupied much of the team's time.

"The biggest challenge was site logistics, because it's a downtown environment along a major street," he says. "Also, when it comes to renovating an existing space, you'll always find surprises. That was the case here, for sure."

Huth recalls the team hit one particularly notable roadblock during construction. "Part of the new addition is buried 33 feet below grade, which had to be excavated," he says. "That required soldier beams and lagging along Broadway and excavating down to solid rock. There was a landscaped concrete area that was demolished and all the

soil came out as part of a mass excavation. Getting all of that soil out was challenging by itself, but what threw a wrench into the whole thing was that we discovered contaminated soil. Upon recommendation of the environmental consultant, we had to quickly remove the soils and install an underslab vent system. We had to complete that process before we could continue on with the concrete floors up to grade."

Lukens says the contamination was a surprise. "We did all the environmental studies and soil borings and did not see this because it was at very bottom of the excavation," he says. "A lot of it had penetrated into the rock. We took

everything out that we could and then sealed it with a liquid boot. We added a vent system that vents to the roof. RPJ was great. They pushed right through but didn't lose much time."

### Support from all sides

Three months after the school opened, the team continues to hear positive comments from the faculty and students using the NIHF STEM School day-to-day.

"We've had a tremendous amount of support from all sides throughout this project, from Akron Public Schools, the State of Ohio and the community, and that was vital to making this project come together," Lukens says. "But the most important feedback is from the teachers and students using the building, and we keep hearing how happy

they are and how exciting it is to come here every day."

George, of Akron Public Schools, says the project particularly benefited from the support of the school system, the State of Ohio and the surrounding community who made it clear that from the beginning that they wanted a design that was dynamic and challenging.

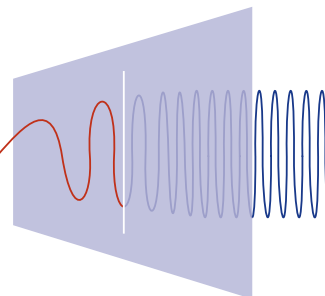
"There was a certain spirit of inventiveness that the community wanted to see here and that helped Hasenstab and the construction team to pursue something special and then make it happen," George says. "We are very pleased with how it turned out." **P**

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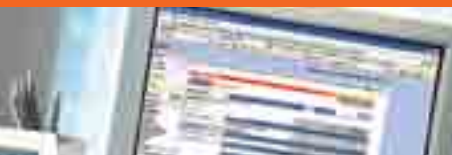
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# Refreshing Upgrade

## Superior Beverage Group moves to modernized headquarters, robotic warehouse facility in Glenwillow

By John Elliott | Photos by Ken Krych

**C**onsolidate operations under one roof. Introduce a state-of-the-art warehouse distribution system. And do so in a contemporary style. That was the goal as Superior Beverage Group, Ltd., one of Ohio's largest beverage distributors, recently merged functions of two facilities into a 528,000-square-foot warehouse and headquarters building at the Diamond Business Center industrial park in Glenwillow, just south of Solon. The new building has robotic distribution equipment along with open, modern offices with stylish interiors.

The Youngstown-based company relocated about 245 jobs to Glenwillow from facilities in Hudson and Mayfield and hopes to add 300 new jobs within three years.

The \$25 million building stands across from a 400,000-square foot multi-tenant building which was also built by Streetsboro-based the Geis Companies. The multi-tenant building was built in 2007 in cooperation with Weston Inc. of Warrensville Heights. Geis Companies owns the 212-acre site, known as the Diamond Business Park, which is easily accessible from Route 422 and I-480.

The new building stands on a site that has been vacant for many years since the Austin Powder gunpowder factory, which dates to the 1800s, closed.

Superior Beverage Group employs more than 580 people across five locations and services approximately 10,800 retailers in 33 Ohio

counties. The family-owned business was founded in 1922 by Marion N. Antonucci as the Superior Wholesale Grocery Co. in Youngstown. Shortly after the Depression, he went into the wholesale wine and beer business, establishing the Superior Beverage Co.

***"[The owners] wanted to make a statement with their building," says The Geis Co.'s Jen Dotson of Superior Beverage Group's modernized Glenwillow facility.***

From the late 1940s until 1984, the company prospered under the leadership of Marion's son, John (Jack) R. Antonucci, who presently serves as chairman emeritus.

Throughout the 1980s, 1990s and 2000s, the company has been guided

through an aggressive period of consolidation by the current chairman, John M. Antonucci, representing the third generation of leadership. The company expanded from Youngstown to the Akron, Steubenville and Canton markets.

Superior Beverage Group entered the greater Cleveland market in 2006 and expanded its sales and delivery capabilities to service an additional four-county area.

The Geis Companies built the structure as a design/build project and performed all construction, handling structural, electrical and mechanical engineering in addition to design.

Jen Dotson, project architect for The Geis Co., said the owners wanted a more modernized look than their previous buildings. "They wanted to make a statement with their building," she says.

The precast concrete exterior closely resembles the look of the adjacent multi-tenant building with its beige and tan



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**LIGHT TOUCH** To maximize natural light and ensure easy navigation, the interior has a lot of open workspaces, few fully partitioned areas and ample white and wood surfaces.

color pattern, but grayish blue accents give the new building its own identity.

A set of brick piers at the main entrance on the east side of the building gives a stately appearance.

The six-month construction schedule was a challenge, notes Jeff Martin, president of The Geis Companies. The company has built distribution facilities before, he says, but beverage distribution has its own set of needs. He notes that a custom-built automated warehouse system had to be delivered on June 15 so that the plant could be up and running by October 15.

"It really needed to be design/build," Martin says. "It was a team process all the way to the end, and it was a win-win for everyone."

### **Natural light throughout**

Superior Beverage Group officials got some ideas from architectural publications, Dotson says. They wanted a lot of

natural light throughout the building, they wanted a building easy for employees and visitors to navigate, and they wanted a design that would not become dated.

Hence, the interior has a lot of open workspaces, few fully partitioned areas and ample white and wood surfaces. Most of the flooring in carpeted areas is a neutral grey.

Gregg Strollo, president of Strollo Architects in Youngstown, served as a consulting architect on the project. Strollo brought a working relationship with the client to the project.

Strollo says the tight construction schedule didn't allow for a formal LEED certification, but Antonucci nonetheless wanted an environmentally friendly carbon footprint. Recycled material was used throughout the project, and there is no landscape irrigation. Blue glass windows have one-inch double-pane insulation. Most of the floors have water-based, non-toxic surfaces.

Strollo says the interior shapes and colors were chosen to allow extensive natural light throughout the building.

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"The quality of light is pretty good for limited south exposure," he says.

Strollo further notes that private offices are positioned along the perimeter of the second floor, allowing for natural light to penetrate most of the interior.

Strollo says the client wanted cutting-edge technology in the office areas for the benefit of employees and visitors. "They have vendors that spend time using it as temporary work space," he notes.

### **Ground prepped for industrial equipment**

Carl Vasil, project site manager for the Geis Companies, says there was some soil stabilization done in the parking areas. Concrete was injected into

the dirt in some areas to improve the grade quality.

The precast walls came from Michigan while the bar joist structural steel came from Ashtabula. The 12-foot, eight-inch wide panels weighing 40,000 pounds were lifted and set in place by 230-ton cranes. The roof steel was constructed in panels and lifted as high as 32 feet into the air. This was during a period in May when there were heavy windstorms.

"We laid them on the ground and lifted the whole base up and set them into place," Vasil says. "It minimized the amount of time they set in the air."

Emil Pawuk & Associates, the Richfield-based provider of petroleum and service station equipment, sup-

plied a 20,000-gallon, double-walled fuel tank, canopy and a state-of-the-art fueling system. Empaco Equipment Corp., a sister company of Emil Pawuk & Associates, installed the fueling system onsite.

Power, gas lines, cable TV and phone lines were accessible from Pettibone Road.

### **An inviting entrance**

The main entrance features a large curtainwall that allows visitors to see the reception lobby from the outside as they approach. A visitor can immediately see a stairwell that curves above the reception desk to the second floor. There is a wall-mounted, flat TV screen behind the reception desk and cushioned chairs for visitors. A set of three big curved wood soffits in the lobby ceiling give a sense of creativity.

Just past the reception lobby is a large café with cushioned seats, bamboo laminated floor, wood paneled walls, a curved plastic laminated serving counter, refrigerator and vending machines. There are several suspended ceiling

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soffits and round suspended lights in the café, which offers a wide view of the outdoors. "It's very modern and very comfortable," notes Mark Leszynski, construction manager and architect for the Geis Companies.

"In the time frame we worked, it was an incredible job by our entire team."

The soffits provide a dual aesthetic rule. Besides acting as a design element, they reflect light, offering direct/indirect light in many rooms.

### First floor holds warehouse

The first floor of the building houses the highly mechanized warehouse on the west end. The automated warehouse system was installed by North Carolina-based Vertique, which specializes in beverage warehouse and distribution equipment.

The vertical design of the control tower maximizes warehouse space and minimizes the amount of labor needed. Lines are easily converted to accommodate different size product and different size pallets.

Production supervisors ascend the control tower by a succession of platforms. The higher platforms oversee rows of shelves as high as 12 feet in the



warehouse. Some platforms on the control tower have computer screens where managers can audit control information and observe different points along the extensive conveyor system that are monitored by strategically placed cameras.

The warehouse system was custom made and assembled onsite in a four-

**BRIGHTEN UP** Suspended ceiling soffits and round suspended lights act as unique design elements, providing both direct and indirect light.

month period, according to Ray Wells, an industrial engineer for Vertique. He says the semi-automated towers that buffer the product along with palletizers and pallet chain were built from scratch at Vertique's facility.

In addition to the manufactured components, Vertique utilizes a TGW case conveyor, Ryson incline spirals, Lantech stretch wrappers and Unarco flow rack technology. The automated warehouse system was designed with fixture expansion in mind. This prior planning will facilitate an easy expansion of their system in the future while still operating the existing system.

Wells says it is always beneficial to be able to consult with the construction team when installing a warehouse system. The construction team can place the beams and bar joists in the most appropriate areas to support the system. Vertique also recommends locations for power drops and floor drains. "It's a much cleaner design when you're done," he says.

**We were proud to be part of the team for Superior Beverage Group with Geis Construction**



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Wells notes the new building marks the first robotic palletizers for Superior Beverage, which allow for more flexibility in an ever-escalating stock keeping unit (SKU) market.

The system allows the company to guarantee 99.9% accurate order fulfillment. Wells notes that advance shipping notification is something that many large retail customers are now requiring.

The warehouse has 36 truck docks for back-in loading. Forklifts are busy all hours pulling and placing pallets of inventory.

The lights in the warehouse are controlled by motion sensors, which saves energy.

The first floor hallways and ceilings are mostly white, enhancing the natural lighting, which is augmented by built-in hallway lamps. Some of the lamps are ring shaped, suggesting bubbles.

The building has an emergency power generator onsite.

A training room on the first floor can be partitioned into three separate areas, thanks to drop-down dividers in the ceiling. Each of the three sections has a projector and cameras that can follow speakers and project their images onto a mounted screen.

An exercise room on the first floor offers cardiovascular machines, TV screens an extensive outdoor view. An adjacent locker room has framed mirrors in the bathroom, and ceramic tile walls and floor.

***Pleased to be part of the team for the new  
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The second floor has a total 34,000 square feet of the 59,000 square feet of office space. The second floor contains open work areas and a tasting room. There are TV screens along the walls.

### **Second floor: modern office spaces**

Most of the offices along the perimeter of the floor have glass enclosures and sliding wood doors, sustaining a sense of continuity among the people working there. The hallways have suspended wood soffits. There are some stonewalls, a lot of earth tones and a lot of exposed ceilings.

White sound boxes suspend from the ceiling in the open office area, providing a soothing subdued sound.

The main conference room in the center of the floor has glass walls, allowing everyone to view meetings taking place. The room has a long linear shaped table with white cushioned chairs

***"Everybody's enamored with the fact that you can put up a 511,000-square-foot building in six months. It's a nice addition to Glenwillow's corporate community."***

Mark Cegelka  
*Mayor of Glenwillow*

beneath suspended lamps.

In one of the second floor lobbies, a soffit barrel extends from the ceiling with suspended wired lights, intersecting a large wood panel beneath. There is white cushioned furniture.

There are suspended wood soffits referred to as clouds in several areas.

The most carefully designed room of all is the tasting room, which has numerous wood clouds in the ceiling, a marble-like, bronze-colored tile floor, three wall-mounted TV screens, a built-in cushioned couch, a bar with a black grain surface beneath a hanging wood block with suspended lights, and a wide view of the warehouse beneath.

A security fence surrounds the building. There are security cameras

positioned along the fence, and the main building is secured by computerized access.

Kathy DeMarco, administrative assistant in the Glenwillow building department, says the village welcomed the project and worked cooperatively in getting permits approved. "We worked very well together," she says, referring to Geis Companies, Superior Beverage Group and the village. "The people at Geis are great people to work with."

"Everybody's enamored with the fact that you can put up a 511,000-square-

foot building in six months," says Mark Cegelka, mayor of Glenwillow. "It's a nice addition to Glenwillow's corporate community."

The new building allows Superior Beverage Group to continue its mission as a leading beverage distributor. The combined warehouse and office building has state-of-the-art product handling and distribution and a very aesthetically pleasing, energy efficient work environment for administrative staff and visitors. **P**

## **Proud to be part of the team for Superior Beverage Group with Geis Companies**

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## Navigating New Technologies

### A profile of one construction company's approach to ever-evolving software/hardware options

By Jeff Stevenson

Campbell Construction

**W**hen I began my construction career in 1989 with Campbell Construction Inc., we were using computers that ran MS-DOS. Although Microsoft Windows was around since 1984, we were not utilizing it at Campbell Construction. We were still using monochromatic screens with amber and green type. There was no Internet, email or mobile phone. Computers had CRT screens, 5 1/4" floppy drives and limited storage by today's standards.

Well, needless to say things have changed a lot since those days. Today's construction industry makes use of the Internet, email, text messaging, laptops, iPads, Smart Phones, IP phones, Cloud Computing, CAD, BIM, scheduling software, estimating software and a host of other technology born tools.

The challenge over the last 20 years has been figuring out how to keep up with technology without getting too far ahead of the curve. Our investment in technology has actually saved our company money. Although it seemed for a time that when we purchased a computer it would be outdated in two years, that trend has slowed down. We have not had to make significant purchases for hardware or software over the last few years. We were able to skip purchasing and changing over to Windows Vista altogether. This is a good example of not being too far ahead of the curve. By not upgrading we saved the expense of the software, installation and more importantly the time to get the entire staff up-to-speed on its operation.

Windows 7 was released in October of 2009 and we have decided to not update until all of the bugs have been worked out with drivers, software compatibility, etc. Again, we could have been one of the early adopters but instead plan to upgrade to Windows 7 in 2011. We won't



**CREATING CONNECTIONS** Local tech company Media Dimensions worked with Campbell Construction to develop a new "Project Collaboration Tool," which is designed to keep Campbell's team members updated on the status of projects.

make investments in technology without serious cost benefit analysis.

#### Focusing on communication

As of late, most of our technology dollars go to make sure that we are communicating with our potential customers, existing customers, team members and employees in a professional and seamless manner. This includes having a website which is current, relevant and easily found. We also have a presence on Facebook, Twitter and LinkedIn.

To make communication seamless between all team members, our project managers/superintendents have smart phones and laptops that can connect to the Internet whenever and wherever they choose. These tools also assist them in obtaining real-time weather updates, allowing better decision making in the field for weather sensitive operations such as concrete pours, roof installation, etc.

Our key communication tool is our "Project Collaboration Tool" which is accessed from our corporate website. This is a password-protected portal, which is utilized to keep all team members up-to-date on a project's status.

We decided to invest in this site back in 2001 because the Internet-based tool we were using became too expensive and cumbersome. We figured we could put together a collaboration tool that was very easy to use, didn't require users to download and update software, and didn't charge for individual access.



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We worked with Media Dimensions of Canton to assist us with the development of this tool and have utilized their technical expertise to keep the site up-to-date over the years. Media Dimensions ([www.mediadimensionsinc.com](http://www.mediadimensionsinc.com)) now sells this software/tool to clients who are in need of a practical approach to project collaboration.

Meeting minutes, maps to job sites, project schedules, progress pictures, estimate drawings, construction drawings, as-built drawings, specifications, project contacts, safety reports and a host of project related other information is posted to this site on a daily basis. This information can be viewed on any device that has an Internet connection from anywhere in

the world. This is very important when working with remote clients. Any time information is added to the site, each team member is alerted via an email that includes a link back to the site.

At the end of the project all information is stored on DVDs and given to the customer for future reference.

We also incorporate our collaboration site into our bidding process. All bidding documents are hosted on our site and invitations are sent via email to all potential bidders. This eliminates the need to call each subcontractor/material supplier and doesn't require them to travel to our office to review the bidding documents. They can view and print documents in their office or at their closest reprographer.

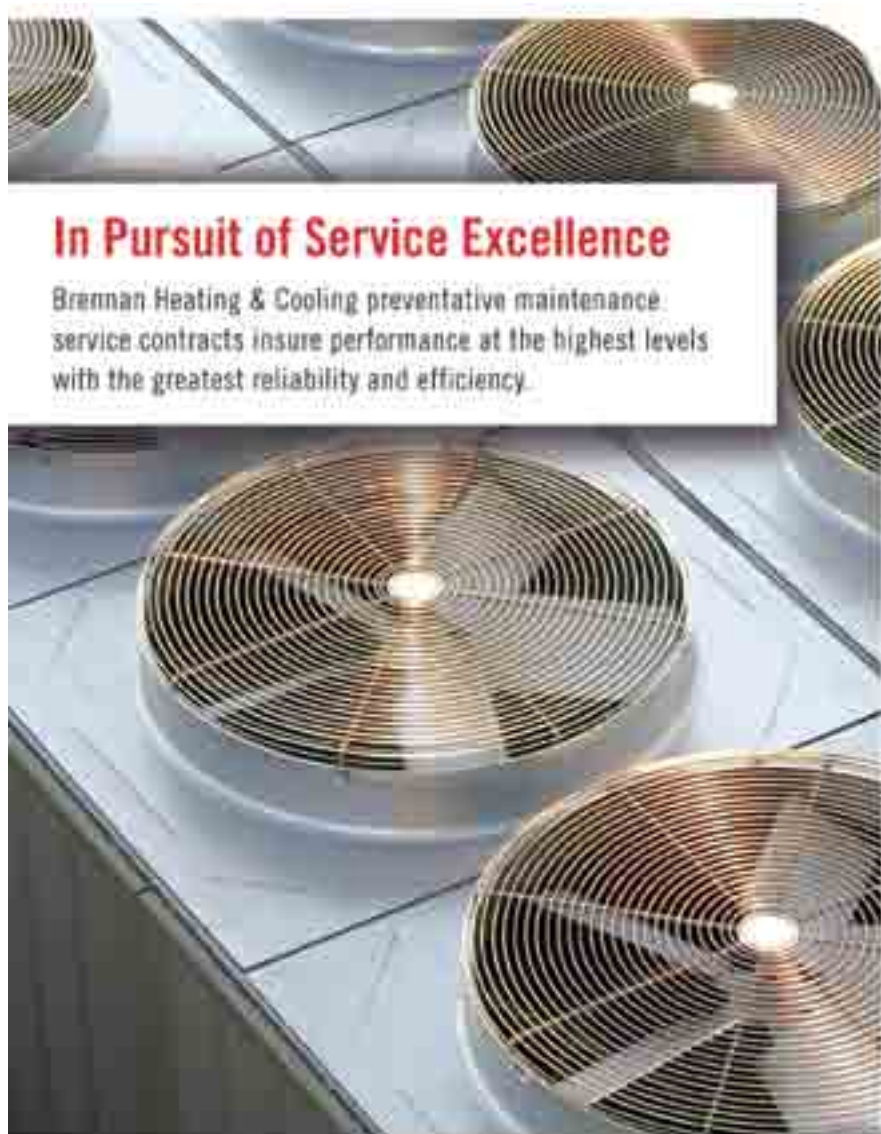
In addition to project related dated, our Corporate Handbook, Safety Policy, Employee Directory, Management Meeting Minutes and host of other information is also stored on this site for internal company use.

### Looking back

Looking back we know the investment we made in our collaboration site/tool was well spent. It is a valuable tool for our business and has paid off in many ways over the years. Our customers have come to expect this level of technology and communication on their projects and wouldn't think of working in any other manner.

We realize technology is ever-changing and something that a design/construction company cannot ignore or take lightly. One must stay current and always budget for investment in technology and communication tools. There simply is no other choice. **P**

*Jeff Stevenson is V.P. of Business Development/HR/IT for Campbell Construction Inc. and has worked for the company since 1989. Campbell Construction is a full-service Design/Build construction firm specializing in Construction Management, Construction Services, and Facilities Maintenance for Commercial, Industrial and Institutional clients. Jeff Stevenson can be contacted at 330-262-5186. For more information, visit [www.campbell-construction.com](http://www.campbell-construction.com).*



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## Extend Your Wireless Reach Without Breaking the Bank

### New technology allows for affordable expansion of your wireless services

By Patrick Bruckman

Network Systems Engineering, Inc.

**F**rustrated by the limited distance you are able to get from your cordless telephones or wireless networks? Or by the extremely high cost of many existing signal-boosting products? If so, you will want to take a look at the latest range-boosting technology by EnGenius Technologies.

Using innovative technology, EnGenius has introduced the FreeStyl 1 portable phone system to provide up to 10 acres of outdoor coverage, up to six floors of in-building penetration and up to 25,000 square feet of indoor coverage. Other features of the FreeStyl 1 include a multi-language setup option, built-in speakerphone on both the base and handset units and a two-way radio for instant communication. The wireless intercom is private and secure and works as a two-way radio from either handset to handset or handset to base. The FreeStyl 1 allows for a total of nine cordless handsets per base.

The system offers more expanded coverage than any other consumer rated cordless telephone in North America. Traditional cordless phones operate on DECT, 2.4Ghz or 5.8Ghz frequencies, while the FreeStyl 1 uses lower frequen-



cies to provide far more coverage than that of other competing brands.

Key features of the new powerful FreeStyl 1 include:

**Range Extender** – Superior penetration through concrete, wood and dry wall for multi-level and outdoor range.

**Built-In Intercom/Radio** – Acts as a two-way radio for instant, alternative forms of wireless communication.

**Expandability** – Supports anywhere from one to nine handset(s) per base.

**WiFi Friendly** – Will not interfere or cause disruption with WiFi-networks.

**Hands-Free Speakerphones** – Speakerphone use on either handset(s) or base.

The EnGenius product development team specifically designed the FreeStyl 1 for use in large estate homes, ranch and farm style homes, apartment buildings, small business environments, and condominium communities to allow for maximum indoor and outdoor coverage without interruption of service. In

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addition, the FreeStyl 1 is WiFi compatible and designed to not interfere with today's wireless networks.

## Wireless Networking

As the need for wireless computer networking increases, so does the need for reliable coverage in non-conventional business locations. Both business and home users want to be able to check email, for example, from their laptops and wi-fi handheld devices in their own backyards, while on lunch, in the mall, at the golf course, between office buildings or even from their boat in the marina. The new EnGenius wireless devices use 600mW of wireless power to sustain a clear, strong wireless network signal over much longer distances. As a result, they can create a large efficient wireless "hotspot" using far less equipment.

First in a series of outdoor wireless products, EnGenius' EOA3630 is a top-performing 802.11g long-range wireless access point. With its ease of use and affordability, the EOA3630 is ideal for businesses just beginning

to expand their wireless footprint beyond the walls and doorways of their shop without sacrificing performance and reliability. The EOA3630 is ideal for business with busy surroundings or expansive outdoor areas such as street-side cafes, indoor or outdoor malls, inns and hotels, as well as multiple dwelling facilities with several buildings.

Other features of the EOA3630 include:

*Multiple functions* – operates in 7 different modes include: access point, client bridge, client router, WDS AP, WDS bridge, repeater or wireless router

*Multiple SSID* – broadcasts multiple wireless names to permit different levels of network access

*802.1q VLAN Tagging* – capable of setting up multiple virtual LAN within one network

*Signal Strength LED indicator* – displays signal strength quality in green, yellow or red for quick and easy installation.

*Power-over-Ethernet (24V PoE)* – capable of receiving power and data over an Ethernet cable and reduces cost of operation.

*Quality-of-Service (QoS) Technology* – mediates bandwidth throughput for smooth transmission of VoIP (Voice-Over IP), video-conferencing, online gaming and other wireless streaming media

If you are experiencing coverage issues with your current wireless networking hardware, or want to expand your range without "breaking the bank" then it may be time to consider the options that the EnGenius product lines can offer. **P**

Patrick Bruckman is president of Cleveland-based Network Systems Engineering, Inc., which has been installing and servicing wireless networks and portable telephone installations in Ohio for over ten years. In many cases NSE3 has been called in to repair or complete the work that other companies have started. For more information visit [www.nse-inc.com](http://www.nse-inc.com), [www.nse3.com](http://www.nse3.com), or call the office at 216-383-6464.

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**TRACKING TOOL** Multivista's photo documentation has been used on numerous area projects, such as the Louis Stokes VA Medical Center Cares Bed Tower (above) in Cleveland, to maximize efficiency throughout construction while providing a detailed record of the building process for future use.

## Industry Profile:

### Multivista Provides a Fresh Take on Construction Project Documentation

By Kevin K. McCollum | Photos courtesy of Multivista Construction Documentation

**J**ohn Montesanto, of Multivista Construction Documentation, states that its unique method of photo documentation, from site survey to completion, will save time and money, increase quality control and prevent problems down the road by providing an exact built™ record of your project. Multivista's interactive technology allows projects to be accessed remotely at any time, by any principal of the project.

Multivista covers all of the United States and has Ohio offices in Cleveland, Columbus and Cincinnati. Although a new company, it documented over 200 million square feet in 2010, up over 60% from 2009.

The company provides an interactive web-based product giving users real time photos tied directly to project blueprints. Users simply log in, hold their mouse over an area of the prints, and then see a photo of that location. Photos are time stamped and dated.

Although Multivista has only been in the Ohio market a short time, it is working with many clients such as Cleveland Clinic, Kent State University, ODOT, Cleveland State University, University of Toledo, Turner, Gilbane, Panzica, Walsh, Ohio State Attorney General and more. Multivista is just finishing up work on University Hospitals' Ahuja Medical Center. Many of Multivista's clients, after seeing the benefits of the system,

are beginning to include this detailed documentation as part of the projects scope of work.

The system works exceptionally well with detailed unique projects, Montesanto says. Multivista has documented casinos, athletic stadiums, aquariums, airports and convention centers all over the country.

#### The documentation process

Multivista first uploads your architectural drawings to a secure and protected website. In providing its documentation service, Multivista visits a construction site at predetermined time intervals at predetermined points on the blueprint to take photographs and give a comprehensive record of a project's development. All of the photos are then uploaded to the website within 24 hours and can be accessed immediately. Photographers for Multivista are not only full-time employees, they are also hired from

the construction industry giving them the knowledge and experience needed to properly handle the project.

Multivista's product offering consists of three types of shoots: Detailed Exact Built™, Progression Shoots and Slideshows.

The Exact Built™ are milestone "one time" shoots which will document exactly what is built prior to cover up. These provide a virtual X-ray of MEP systems within the walls, floors and ceilings, which can then be used as a facility management tool for the life of the building.

Progression shoots capture the exterior of the building 360 degrees around the perimeter – and the interior as well – at different stages of construction.

Slideshows are any and all photos taken that are not directly tied to the blueprints. Slideshows incorporate photos taken by Multivista but can also include important photos taken by the project superintendent. These are

uploaded to the website and held in a single repository.

### **Benefits of Multivista's comprehensive photo documentation**

Organized photographic documentation provides numerous benefits:

- Time can be saved throughout the entire project and downtime can be reduced. With owners, architects, engineers and contractors reviewing the project and its status from any location via the Internet, travel and site charges can be reduced and at times eliminated.
- A time-stamped photographic record of the progression of the project is always available, enabling the project manager to have a detailed account of what was completed and when.
- LEED certification can be documented by linking inspection grade photos to the architectural drawings

as a method of tracking your project throughout the LEED certification and accreditation process.

- Photo documentation can also be embedded in a BIM (Building Information Modeling) program in preconstruction to help verify that project is what it is supposed to be.

*The bottom line is that photo documentation of a construction project provides a worthy return on investment.*

- According to Zurich Insurance, a good QAQC program can reduce non-conformance rework by sub-contractors by an average of 70%. Multivista

can account for up to 33% of that. It will also prevent future litigation and destructive repairs.

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For a demonstration of Multivista's Construction Documentation program, contact John Montesanto at 440-476-9830, email [j.montesanto@multivista.com](mailto:j.montesanto@multivista.com) or visit the company online at [www.multivista.com](http://www.multivista.com).



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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T0416060

## UPGRADE/NEW SCHOOL BUILDINGS

**Oberlin, OH** (Lorain Co.)

**ESTIMATED AMOUNT:** \$38,000,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Professional Design Service RFPs due Friday, January 7, 2011 at 4:00 PM (To Owner)

**OWNER:** Oberlin City School District

153 North Main Street

Oberlin, OH 44074

www.oberlin.k12.oh.us

(440) 774-1458

John Schroth, jschroth@oberlinschools.org

**DETAILS:** Create a central community campus containing Preschool through 12th grade educational facilities and possible complementary facilities with district partners (e.g. recreation, healthcare, community and college), or the possible renovations/additions to our existing High School (9-12), Langston Middle School (6-8), Prospect Elementary School (3-5), and Eastwood Elementary School (PreK-2) to upgrade to current sustainable standards.

Cleveland, OH 44114

(216) 443-7650 FAX (216) 443-7663

Jay Ross (216) 443-6992, jross@cuyahoga-county.us

**DETAILS:** The Cuyahoga County Board of Commissioners in concert with the Cuyahoga County Coroner intends to renovate the 3rd floor of the Coroner's Building to house the Cuyahoga County Regional Crime Laboratory. The scope of work shall include the architectural and engineering services (programming, pre-design, schematic design, design development, construction documents, construction administration, bid and award, construction administration) to renovate the space to accommodate Evidence Storage, Fingerprint Laboratories and Offices, Fingerprint Storage, Automated Fingerprint and Information System (AFIS), and a Drug Laboratory. Projected services include but are not limited to: architectural, interior design, structural, plumbing, fire protection, HVAC, electrical, technology, and audio/video.

(330) 477-6247 FAX (330) 477-6285

## DETAILS:

Expansion and renovation to an existing 11,250 SF industrial facility located at 1205 and 1305 Fifth Street SW, Canton, OH. Project will include demolition of some existing shed structures, an approx. 8,500 SF building warehouse expansion, 2,500 SF interior office expansion, installation of a sprinkler system for the entire facility, and necessary site paving, and storm water improvements and control necessary to meet applicable codes.

PN-V1105019

## BRIDGESTONE - FIRESTONE PARKWAY

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

**CONTRACTING METHOD:** Public Bids

**STATUS:** Bidding possible early February 2011.

**OWNER:** City of Akron Engineering Bureau

166 South High Street

Akron, OH 44308

ci.akron.oh.us/engineering2/

(330) 375-2355 FAX (330) 375-2288

**DETAILS:** Resurface Firestone Parkway from Firestone Blvd to Wilbeth Road. All curb, sidewalk and inlets will be replaced, new streetscape will be installed. Project Limits: Firestone Parkway from Firestone Blvd to Wilbeth Road.

PN-V0924040

## CANTON CORRUGATED PAPER CENTER EXPANSION

**Canton, OH** (Stark Co.) 1205/1305 Fifth Street SW

**ESTIMATED AMOUNT:** \$600,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Architect; bidding possible spring 2011.

**OWNER:** Stark County Port Authority

116 Cleveland Avenue NW

Canton, OH 44702

(330) 453-5900

**ARCHITECT:** Lawrence & Dykes Architects

125 Valleyview Avenue NW

Canton, OH 44708

www.lldesignarchitects.com

admin@lldesignarchitects.com

PN-V1117035

## CUYAHOGA COUNTY REGIONAL CRIME LABORATORY

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

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural/Engineering Services RFQs due Tuesday, December 14, 2010 at 2:00 PM (To Agency)

**OWNER:** Cuyahoga County Commissioners

Office of Procurement & Diversity

112 Hamilton Avenue, Annex Bldg.

Cleveland, OH 44114

www.cuyahogacounty.us/index.asp

(216) 443-7200 FAX (216) 443-7206

**AGENT:** Cuyahoga County Central Services

1642 Lakeside Avenue

PN-V1111046

## MORLEY PARKING GARAGE LIGHTING UPGRADE

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

**CONTRACTING METHOD:** Public Bids

**STATUS:** Bidding possible early January 2011.

**OWNER:** City of Akron Engineering Bureau

166 South High Street

Akron, OH 44308

ci.akron.oh.us/engineering2/

(330) 375-2355 FAX (330) 375-2288

**DETAILS:** Replace all High Pressure Sodium (HPS) lights within the deck with new energy

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efficient lighting. Project Limits: Morley  
Parking Garage - 177 S. Broadway St.  
CSI CODES: Division 26 Electrical

PN-V1110062

### MASONIC TEMPLE & MEDINA THEATER REDEVELOPMENT

**Medina, OH** (Medina Co.) 120 North Elmwood  
Avenue and 139 West Liberty Street

**CONTRACTING METHOD:** To Be Determined

**STATUS:** Pre-Development Study RFQs due  
Tuesday, November 30, 2010 at 4:00 PM  
(To Owner)

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

Attn: Greg Hannan, Planning Director

**DETAILS:** The purpose of the study is complete a  
base facility assessment and to deter-  
mined potential reuse options for each  
of the properties; additional details to  
be determined.

PN-V0702044

### NEW ENTREPRENEURSHIP INNOVATION CENTER

**Elyria, OH** (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

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

**OWNER:** Lorain County Community College  
1005 North Abbe Road  
Elyria, OH 44035  
www.lorainccc.edu/about+us/purchas-  
ing  
(440) 365-5222

**ARCHITECT:** Clark & Post Architects, Inc.  
6125 South Broadway  
Lorain, OH 44053  
http://clarkandpost.com/  
(440) 233-8487 FAX (440) 233-8658

**ARCHITECT:** Lincoln Park West

4312 Westport Road  
Columbus, OH 43228  
(614) 276-7211

**DETAILS:** New construction of an entrepreneur-  
ship innovation center to pursue no less  
than a LEED Silver certification; SF to be  
determined; trades could include site-  
work; thermal and moisture protection;  
metals; concrete; masonry; electrical;  
windows and doors; wood and plastics;  
finishes; specialties; fire protection;  
HVAC; mechanical; plumbing; specific  
details to be announced.

PN-V0205048

### BUILDING ADDITION

**Columbia Station, OH** (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** November 2010 bond was not approved;  
owner will seek approval of February  
2011 bond.

**OWNER:** Columbia Board of Education  
25796 Royalton Road

Columbia Station, OH 44028  
www.columbia.k12.oh.us  
(440) 236-5009 FAX (440) 236-8817

**DETAILS:** Addition to the existing middle school  
to relocate Copopa Elementary School;  
specific details to be announced.

PN-V0525044

### KEY BANK

**Cleveland, OH** (Cuyahoga Co.) West 117th Street  
and I-90

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

**UPDATE:** Owner seeking permit approvals; bidding  
possible early 2011.

**OWNER:** Key Bank  
127 Public Square  
Cleveland, OH 44101  
(216) 689-3000

**ARCHITECT:** Vocon Design, Inc.  
3142 Prospect Avenue  
Cleveland, OH 44115  
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**DETAILS:** New construction in the Target outlot; one-story building; sitework; concrete; masonry; mechanical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; landscaping; specific details to be announced.

PN-V1102020

#### KEY BANK

##### Steelyard Commons

**Cleveland, OH** (Cuyahoga Co.) 3266 Steelyard Drive

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

**STATUS:** Owner seeking approvals; bidding possible early 2011.

**OWNER:** Key Bank  
127 Public Square  
Cleveland, OH 44101  
(216) 689-3000

**ARCHITECT:** Vocon Design, Inc.  
3142 Prospect Avenue  
Cleveland, OH 44115  
www.vocon.com  
(216) 588-0800 FAX (216) 588-0801

**CONSULTANT:** McBride Dale Clarion  
5725 Dragon Way  
Cincinnati, OH 45227  
(513) 561-6232

**DETAILS:** Construction of a 2,300 SF bank branch with a drive-up teller and ATM; one-story building; sitework; concrete; masonry; mechanical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; landscaping; specific details to be announced.

PN-V0720057

#### NASSAU ASTRONOMICAL OBSERVING STATION RENOVATION

**Montville Township, OH** (Geauga Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project is in design phase; owner is fundraising; bid schedule to be determined.

**OWNER:** Geauga Park District  
9160 Robinson Road  
Chardon, OH 44024  
www.geaugaparkdistrict.org

info@geaugaparkdistrict.org  
(440) 286-9504 FAX (440) 286-1285

**ARCHITECT:** Westlake Reed Leskosky

925 Euclid Avenue, Suite 1900  
Cleveland, OH 44115  
www.WRLdesign.com

(216) 522-1350 FAX (216) 522-1357

**DETAILS:** Redesign to make facility ADA accessible; specific details to be announced.

PN-S0808072

#### FACILITY EXPANSION

**Amherst, OH** (Lorain Co.) 1833 Cooper Foster Park Rd

**ESTIMATED AMOUNT:** \$3,000,000

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

**STATUS:** Owner has received a tax credit for project; project could be a year or so away; no additional information has been released.

**OWNER:** Clovervale Farms Inc.  
1833 Cooper Foster Park Rd  
Amherst, OH 44001  
sales@clovervale.com  
(440) 960-0146

**DETAILS:** Reconfiguring of existing site and facility; specific details to be determined.

PN-S1129024

#### CEDAR CENTER NORTH

##### Phase I

**South Euclid, OH** (Cuyahoga Co.) Cedar & Warrensville Center Rd

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

**UPDATE:** Project is in design and planning stages; bid schedule to be determined.

**OWNER:** Coral Development  
13990 Cedar Rd  
University Heights, OH 44118  
(216) 932-8822 FAX (216) 932-1166

**ARCHITECT:** Cole + Russell Architects  
600 Vine Street  
Suite 2210  
Cincinnati, OH 45202  
www.colerussell.com  
(513) 721-8080 FAX (513) 721-8181

**G.C.:** Panzica Construction Co.  
739 Beta Drive  
Mayfield Village, OH 44143

www.panzica.com  
(440) 442-4300 FAX (440) 442-4179

**DETAILS:** 6 acres; 35,000 SF of retail as well as an approx. 15,000 SF, GFS grocery store; sitework; foundation; concrete; windows and doors; wood and plastics; metals; finishes; specialties; flooring; carpentry; HVAC; electrical; plumbing.

PN-V0215045

#### UNIVERSITY-CEDAR RAPID TRANSIT STATION

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

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

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Owner has been approved for grant funding from the U.S. Department of Transportation; construction could begin summer 2011.

**OWNER:** Greater Cleveland Regional Transit Authority  
1240 West 6th Street, 5th Floor  
Cleveland, OH 44113  
www.riderta.com  
(216) 566-5223 FAX (216) 781-4480

**ARCHITECT:** URS Companies - Cleveland  
1375 Euclid Avenue, Suite 600  
Cleveland, OH 44115  
www.urscorp.com  
(216) 622-2400 FAX (216) 622-2428

**ARCHITECT:** Yazdani Studio of Cannon Design  
1901 Avenue of the Stars  
Suite 175  
Los Angeles, CA 90067  
(310) 229-2700 FAX (310) 229-2800

**DETAILS:** 7,742 SF rail area (headhouse, tunnel, platform); 850 SF bus area (waiting area). Lying within Rockefeller Park, the station design is integrated into the area, including the provision of a green roof system for the headhouse structure and a public plaza. Initial scoring for LEED indicates that Silver may be feasible

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