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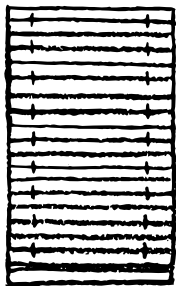
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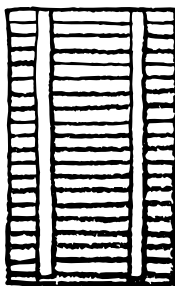
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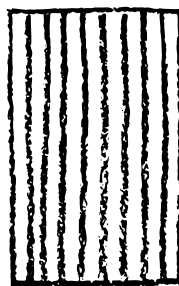
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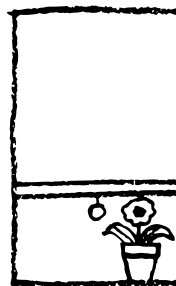
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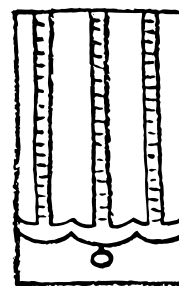
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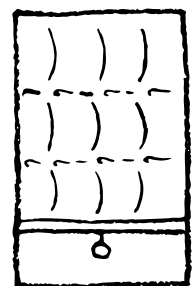
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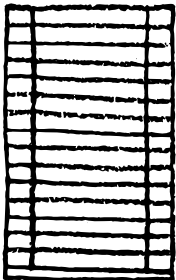
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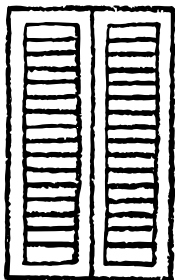
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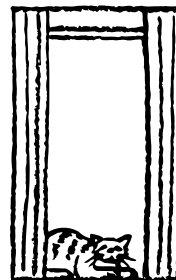
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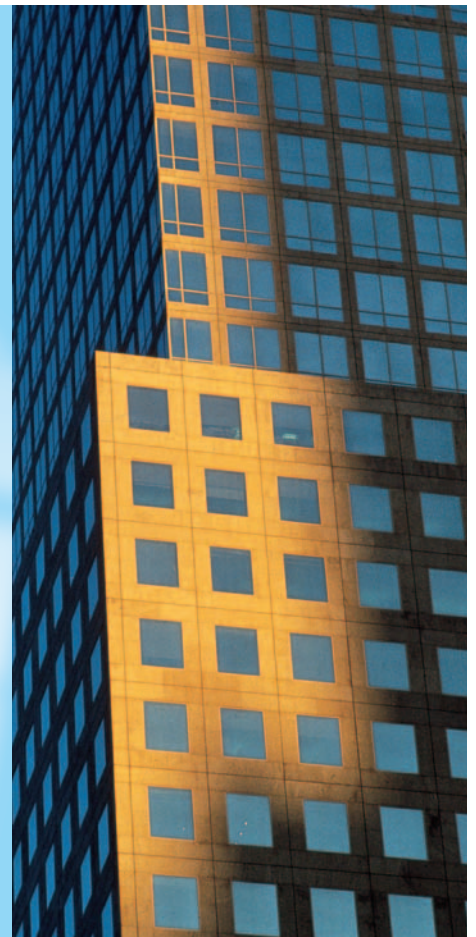


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NOTES FROM THE EDITOR

February 2005

Here Comes The Sun



KEN KRYCH

With this our annual Landscaping issue, can spring be far behind? Hopefully, it is. It looks like we are close to making it through another winter here on the North Coast.

To escape the snowcaps this year, my wife Leila and I traveled to Cancun, Mexico for a week and toured some of the ancient Mayan ruins. I always try to mix a little business with pleasure so of course one stop had to be the Pyramid at Chichenitza about 100 miles south of Cancun in honor of our planned APPA 2005 Pyramid awards.

It had been 12 years since I was last in Cancun and the growth is amazing. There are some phenomenal new hotels with striking architecture and new shopping plaza centers,

which are dazzling in scope and design (especially outdoor lighting). If you need to “get away,” I highly recommend it.

Here in our own backyard we are proud to bring you our cover story of our own magnificent Union Club and its recent restoration and 100th anniversary. We take you on a tour of the updated facility of the fine club, which is surprisingly affordable to join on a yearly basis.

We also take a look at the latest FBI center in downtown Cleveland that is used solely by the FBI for their fleet of vehicles and maintenance. It is quite an interesting story and location.

In addition, we focus on the National First Ladies Library, in Canton, which was completed last

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Leila (left) and Ken Krych (right) explore the Great Pyramid at Chichenitza, Mexico in anticipation of the APPA 2005 awards.

year. Gaede Serne Architects and Drake Construction did a tremendous job of restoring this structure in the heart of downtown Canton.

Last but not least we are happy to feature the new headquarters for our friends at the Cleveland AIA. Their new digs were designed by Waddell Associates Architects Inc. and were supported by many firms who donated their time and expertise.

Enjoy and keep looking for the sun.

My best,

Kenneth C. Krych
Owner/Publisher

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Luxury Living in Cleveland Heights

By Nancy Loyan Schuemann

Cleveland Heights welcomes its newest upscale housing development, Kenilworth Mews in the historic Cedar-Fairmount neighborhood. Located on a private drive at Kenilworth Road and Kenilworth Lane, 17 spacious two-story townhomes are being constructed.

In keeping with the classical architecture of the existing neighborhood, the homes are in the Arts and Crafts style. Exteriors are of Belcrest sand mold brick, cultured River Valley Bluff Limestone and weathered wood Dimensional Architectural Shingles. The aluminum clad windows feature prairie-style muntins.

“Arts and Crafts is a common style in that section of Cleveland Heights and there are many great historic Arts and Crafts homes,” says

Dominick Durante, partner in charge and principal designer with Lowenstein Durante Architects. “Another influence was the adjacent Herrick Mews, a local historic landmark district, distinctive because of



its use of masonry and the scale of carriage houses.”

The design team visited the Roycroft Campus in East Aurora, New York, which was the center for the Arts and Crafts movement in the U.S.

“Kenilworth Mews offer the finest quality craftsmanship, coupled with the amenities that mature buyers are looking for,” says Keith Brown, president of Progressive Urban Real Estate (PURE), the full-service real estate firm that is marketing the development.

“It promises to be a comfortable community of superb individual houses, personally crafted to meet the needs of each homeowner; the result is and will be beautiful and will grow in value over the years,” says Joseph Shafran, president of Paran Management, developer of the project.

Quality is evident in the three-bedroom, two and a half bath completed model. With two stories of living space, an open 14-course basement and attached two-car garage, it offers all the amenities



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desired in a luxury home. From a Great Room with cathedral ceiling and natural gas fireplace to granite countertops in the kitchen, Jacuzzi tubs in the bath and fine millwork, no corners have been cut. Buyers are offered a wide selection of options from interior products to design. The model displays many of these options from polished wood floors, upstairs loft, extra finished bedroom and extra storage. Prices range from mid \$400,000 to \$674,500. Four units have already been reserved.

"The designs are unique in this area of the Heights, since the units feature single-floor living with the master bedroom suite, a library or den and attached two-car garages all at one level," Durante says. "Also unique are the high ceilings - most are at least 10 feet high like an older Heights home - a second floor loft overlooking the living room, fireplaces and full basements. I am most proud that the project offers home designs yet unseen in this market, floor plans with modern amenities but capturing the historic charm of Cleveland Heights." 

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Colman Court Opening Marks Housing Achievement

Cleveland Mayor Jane L. Campbell recently joined Bishop Anthony M. Pilla of the Cleveland Catholic Diocese, local officials and community stakeholders to celebrate the grand opening of the \$3.2 million Colman Court senior housing development and the Campbell Administration's goal achievement of building 1,500 housing units in Cleveland in 2004.

The celebration took place at the senior apartment complex located at 2025 West 65th Street, off Lorain Avenue.

"Our ambitious goal of creating 1,500 housing units has met with great success," Campbell says. "True to the city's practice of promoting public-private partnerships, the Community Development Department has partnered with a

team of dedicated and hardworking builders, developers, community organizations, financial institutions and foundations to utilize creative housing strategies to move toward revitalizing Cleveland and its neighborhoods."

New senior housing

The city of Cleveland awarded the Colman Court development \$300,000 in Housing Trust Funds and a Neighborhood Equity Fund grant of \$30,000 for acquisition and construction costs. The city is also providing tax abatement at 100% for 15 years.

"We are very grateful to be able to help provide this wonderful opportunity for the seniors in our area," St. Colman's Parish Life Coordinator Sr. Ann Kilbane says. "The partnership that brought this development project to our parish has been a blessing



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for us and, we hope, for the residents who will live in Colman Court.”

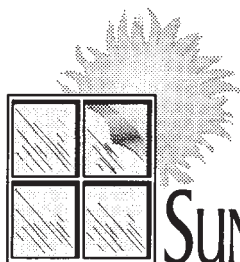
The Colman Court senior housing development, which is already fully leased, is a brand new four-story apartment building with 33 one-bedroom units, all of which will be available for income eligible seniors age 62 and up as well as disabled persons. The project is being funded with a capital grant through the HUD Section 202 Program and will receive ongoing project-based rental subsidies for the next 40 years. The project will provide a part-time social service coordinator who will assist the residents in accessing community-based senior services.

The 540-square-foot apartment units include a full-size kitchen, living room, one bedroom and a handicapped accessible bathroom. Amenities include a community room, laundry facilities, multi-purpose room, onsite parking and emergency E-Call equipment (smoke detectors and pull cords in units).

The development team includes National Church Residences (devel-

opers), Catholic Charities Facilities Corporation (non-profit sponsor), Snavely Construction Company (general contractor), Berardi Partners Architects, Inc. (architect) and Project Consultant Jennifer Wintner.

“This achievement is all the more noteworthy because every segment of Cleveland’s housing spectrum, from transitional housing for the homeless to market rate condominium housing experienced growth,” Shelby says. **P**



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Artful Changes Taking Place at Shaker Square

Charging forward with its improvement plans for the public space development and public art initiatives at Shaker Square, The Coral Company has begun collaborating with several local organizations. Joining forces with The Coral Company on this front are Cleveland Public Art, ParkWorks and Studio Graphique.

These initiatives are scheduled to begin this year.

The vision behind improving the public space – the areas of Shaker Square from the front of the buildings to the very center of the Square – is to create a sense of place for the Square. This means that when visitors arrive at Shaker Square, or along their journey there, they

know they have come upon a critical intersection.

An important part of the objective is to create an art gallery of sorts at Shaker Square. The plan is to turn quadrants into outdoor museums by adding sculptures and artwork, possibly from local art schools and artists.

“Shaker Square will become an art gallery and an artists’ studio without walls,” Peter Rubin, president and CEO of The Coral Company, says. “Art students can come to Shaker Square for inspiration and creation of new art.”

For the performance arts, a complete outdoor theater will be created on the southern half of the square where people will come to enjoy concerts or plays. Meanwhile, the northern half of the Square will have a contemplative garden space.

“Overall, the vision is to create a regionally unique atmosphere where a visitor’s experience at Shaker Square goes beyond the reason for their visit

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and makes their trip worthy of repeating," Rubin says. "Shaker Square is on par to be the same caliber as Millennium Park in Chicago, albeit on a much smaller scale."

To succeed in the vision of creating Shaker Square as a local and regional destination spot, The Coral Company is collaborating with two non-profit organizations, Cleveland Public Art and ParkWorks, for Shaker Square's public space improvements and infusion of art.

Because of the significance of the success of Shaker Square to the city of Cleveland and the region, the partners feel it is imperative that the chosen design team be partnered with firms or individual designers/artists who have earned a national reputation for creative and innovative design of urban spaces. A key design team attribute will include unique, multi-disciplinary partnerships that include both local and national talent.

"This project is a real opportunity to unify public art and public space design in a way that sets the highest standards for design excellence in our region," says Cleveland Public Art Acting Director Greg Peckham.

The team feels it is also important to communicate to visitors that they are entering the realm of Shaker Square well before arrival, so The Coral Company teamed up with a firm it believes understands that Shaker Square's environmental communication goes beyond "just signs" and takes into account everything from the square's identity, how people navigate in unfamiliar and familiar environments, and letting visitors know that they are entering the Shaker Square area well before arriving at their destination.

For Shaker Square's environmental communication, The Coral Company has retained the services of Studio Graphique, a graphic design and marketing company specializing in creating wayfinding programs. Located in Willoughby, Studio Graphique has designed visual communication tools and wayfinding programs for a wide variety of companies since 1996. 

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New Construction Starts in December Recede 2 Percent

The value of new construction starts slipped 2% in December to a seasonally adjusted annual rate of \$575.2 billion, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Both nonresidential building and housing settled back from their November pace, while nonbuilding construction held steady. For the full year of 2004, total construction climbed 10% to \$582.9 billion. This follows a

5% gain in 2003 and marks the largest annual increase since the 10% rise back in 1999.

The December statistics produced a 173 reading for the Dodge Index (1996=100), down from a revised 176 for November. For all of 2004, the Dodge Index averaged 176, compared to 160 for 2003.

"The year 2004 was led by further growth for single family housing, as low mortgage rates continued to support strong homebuyer demand,"

says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "At the same time, the emerging expansion for commercial building became more broadbased during 2004, including the first increase for office construction after the steep declines in the prior three years. The institutional building sector in 2004 was mixed - renewed growth for health-care facilities, but school construction was constrained by tight fiscal conditions for states and localities. Public works was also mixed - environmental projects rebounded after a weak 2003, but highway construction was essentially flat and bridge construction weakened. Going forward in 2005, it's expected that single family housing will ease back from its record 2004 pace, and the most likely candidate to pick up some of the slack appears to be commercial building."

Nonresidential building in December dropped 2%. Reduced

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contracting was shown by most of the commercial structure types, with stores down 8%; offices down 29%; and hotels down 55%. Manufacturing-related construction was also lower in December, sliding 34%; and declines were reported for school construction, down 8%; as well as amusement-related projects, down 18%.

On the plus side, December showed warehouses bouncing back 92%, boosted by the start of two large distribution center projects located in California (\$80 million) and South Carolina (\$60 million). Also showing growth in December were transportation terminals, up 10%; healthcare facilities, up 19%; churches, up 45%; and public buildings, up 119%. The public building category was helped by the start of a \$78 million detention facility in California and a \$70 million military facility in Texas.

For 2004 as a whole, nonresidential building grew 3% to \$160.0 billion. This marked a change from 2003, when nonresidential building was flat in dollar terms, and the

December Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on December contracts for future construction in the metropolitan statistical area of Cleveland, consisting of Ashtabula, 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:

	2004	2003	Percent Change
Nonresidential	\$91,118,000	\$100,735,000	-10
Residential	\$93,651,000	\$95,099,000	-2
Total Building	\$184,769,000	\$195,834,000	-6

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

	2004	2003	Percent Change
Nonresidential	\$1,092,214,000	\$939,841,000	16
Residential	\$1,627,529,000	\$1,564,013,000	4
Total Building	\$2,719,743,000	\$2,503,854,000	9

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

2001-2002 period when nonresidential building fell a combined 11%. In 2004, the commercial structure types provided much of the upward impetus.

Store construction increased 5%, supported by the ongoing expansion of major retailers such as Wal-Mart and Home Depot, plus the trend towards open-air shopping centers.



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"The level of office construction remains substantially below what took place in the late '90s, but this structure type's sharp correction is now over, and the modest improvement in market fundamentals should enable construction to strengthen some more this year," Murray says.

The nonresidential total included a 6% increase for manufacturing-related construction, consistent with the greater activity experienced by the nation's industrial base. Institutional structure types showed growth for public buildings, up 4%;

amusement-related projects, up 7%; and healthcare facilities, up 9%.

However, school construction fell 7% for the year, continuing to slide back from its peak 2001 amount, as fiscal pressures are still having a dampening impact. Churches and transportation terminals also registered declines for the full year 2004, as each dropped 2%.

Residential building in December retreated 2% from the previous month, with single-family housing slipping 3% while multifamily housing increased 5%.

For all of 2004, residential building soared 16% to \$328.5 billion, as both the single and multifamily sides of the housing market posted 16% dollar volume gains.


The low cost of financing was once again the big plus for single family housing - after edging up to 6.3% during the spring, the 30-year fixed mortgage rate stabilized below 6% during the latter half of 2004.

The full year average for this series, at 5.8%, was unchanged from 2003. With strong homebuyer demand, single family housing in 2004 achieved a new high in dollar terms (\$281.1 billion) and the number of starts (1.549 million units).

"The 2004 performance by single family was superb; in 2005 activity is anticipated to be very healthy although not quite as high, given some upward movement expected for mortgage rates," Murray says

Multifamily housing in 2004 was aided by downtown revitalization efforts and the growing amount of condominium development.

On a regional basis, residential building in 2004 performed as follows - the South Atlantic, up 19%; the Northeast, up 18%; the West, up 17%; the South Central, up 16%; and the Midwest, up 9%. **P**

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Looking Back on 2004, Moving Forward in 2005

As BOMA members, we have recorded many victories in the past year. Because of the hard work of numerous members and staff at the national and local levels, progress was made to advance our interests on a variety of fronts.

Leasehold Depreciations were included in the corporate tax bill signed by President Bush in October. Property owners can now reduce leasehold improvements over a 15-year depreciation schedule instead of the previous 39-year schedule. We continue our efforts to achieve a realistic 10-year depreciation schedule and bring permanency to the reduced depreciation period.

Terrorism Insurance was extended through 2005, due mainly to BOMA International and The Coalition to Insure Against Terrorism's efforts. We are confident the Terrorism Risk Insurance Act (TRIA) will be extended by the new Congress working with our formidable alliance partners.

BOMA International's work on Building Codes issues kept a number of onerous proposals from being written into model building codes. While BOMA always considers building safety to be the highest priority, we'll also state the case against proposals that place unnecessary burdens on building owners and managers yet create no substantial safety improvements.

None of these victories could have been achieved without support from BOMA members at the grassroots level. The results are clear and impressive: \$900 million in codes-related savings and \$1.2 billion in annual tax savings to

the commercial real estate industry annually.

On the local front, BOMA Greater Cleveland implemented its newly revised Strategic Plan, refocusing our efforts and attention in the following areas for 2005:

Advocacy. Vorys, Sater, Seymour and Pease have contracted to monitor the legislative activities of Cuyahoga County and the City of Cleveland.

Education. All BOMA designations (SMT, SMA, RPA and FMA) will be offered and taught by one of our eight Certified Instructors. In addition, our Committees are working to develop informative and educa-

tional general membership meetings.

Group Purchasing. Take advantage of the buying power of more than 33 million square feet of commercial space and reduce your operating expenses by using our Prime Vendors.

Information. Check out the BOMA Greater Cleveland website at www.bomacleveland.org for current and accurate information. Along with the BOMA Resource Guide to develop your bid lists.

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Meetings, 12 Committees, each meeting on a regular basis and numerous Real Estate Happy Hours all designed to provide you the opportunity to network with peers and meet potential vendors.

This is just a synopsis of the advantages of BOMA membership as BOMA Greater Cleveland continues to take the lead as The Voice of Real Estate. Next month, we'll take an in-depth look at important building-related legislation scheduled for 2005.



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"The results [of our efforts] are clear and impressive."



**Fred Capretta, RPA
 President**

For more info on this article or BOMA Greater Cleveland, contact Janice Parham at 216.575.0305 or jparham@bomacleveland.org



State of the Union

Renovations at historic club meet needs of today's corporate leaders

Photos by Scott Pease Photography

The Union Club, ever mindful of its reputation as the local standard bearer, recently completed a \$6.5 million renovation and now offers more services and amenities than ever, in an elegant setting. The historic grey citadel at East 12th Street and Euclid Avenue now has a modern fitness center, state-of-the-art audiovisual and computer equipment, and a completely updated kitchen.

The renovation commemorates the centennial anniversary of the 70,000-square-foot building that was designed by the famous Cleveland architect, the late Charles Schweinfurth. But it is much more than that. It is part of a new beginning for Cleveland's pre-eminent city club to groom a new set of leaders encompassing a broader mix of people than in the past.

"We wanted to reach out to the Cleveland community and get away from the perception of what the club had been," says Bill Calfee, executive vice president/commercial at Cleveland-Cliffs Inc, who served as club president during the planning of the renovation, a two-year process that began three years ago. "We wanted the Union Club to represent the leadership of Cleveland."

This included not only business leaders, but people from the non-profit and education sectors, and a broader gender and racial mix.

"We wanted it to be a cross section of what represents the leaders in Cleveland," Calfee says.

Members and their guests will find this historic venue to be better suited for their needs than ever, with its wide range of facilities and services supported by personalized service from an attentive staff.

The Union Club now provides an ideal and convenient location to host professional meetings, philanthropic gatherings and corporate



The Union Club's grillroom is one of many highlights of the recent renovation.

events. The second floor has been made into a business center with 14 meeting/private dining rooms for groups from two to 100 people. Rooms have been updated to be technology-ready, with modems, speakerphones and equipment for audiovisual and PowerPoint presentations. Business casual attire is welcome in all private meeting and dining rooms.

For overnight visitors, there are nine single/double guest rooms and one suite on the fourth floor, each equipped with a private bath, color

television, air conditioning and computer modem connection.

Changing with the times

The purpose of the overhaul was to make the club more relevant to its members in a time of change. The need was first identified by Calfee, and taken to fruition by the current president, John Wheeler. Both men realized that the club was not being utilized to its fullest potential by existing members.

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The first floor reading room includes portraits of Cleveland business and civic leaders that grace the expansive walls.

revitalization of Euclid Avenue,” says Charles Bolton, a club trustee whose family has an extensive history with the club. Two of his great grandfathers were the first and second presidents of the club, while another great grandfather originally owned the property it sits on.

Bolton served as the chairman of the house committee, which selected furnishings and oversaw the interior

design of the first two floors. His wife, Julia, played a key role in this effort.

Bolton says membership has suffered over the years not just from the departure of companies’ headquarters, but also from the relocation of law firms from East 9th and Euclid all the way to the lakefront. Also, many banks and institutions have changed policies supporting their executives’ memberships in private clubs.

“The facility was basically too large for the present number of members,” Bolton says. “We re-established the club as the place to meet for a business meeting in downtown Cleveland.”

A historic facelift

The recent upgrade marks the biggest renovation in the building’s history, according to Wheeler, a 25-year club member. He recalled that about \$1 million worth of work was done in the mid-’90s to improve the first floor lobby and the main dining room, which was then on the third floor. But the board realized that further improvements were needed, and didn’t believe in doing it piecemeal.

“We realized we couldn’t go any farther in upgrading the facilities until we did a strategic plan,” says Wheeler, the current president, who formerly served as managing partner at Calfee Hunter & Griswold and is currently vice president of Cleveland and regional affairs at Case Western Reserve University, and the mayor of the village of Hunting Valley. Wheeler, who was club vice president at the time, chaired the strategic planning committee.

The committee decided the club needed to survey the members on cur-

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rent and future needs. St. Louis, Missouri-based consultant Bill McMahon, who specializes in developing city clubs, was hired to assess how well the club was meeting members' needs. The club also brought in Melvin Rex, the retired manager of the Duquesne Club in Pittsburgh, and now a specialist in club management.

The board also called on Paul Westlake for architecture advice. Westlake is a principal at Westlake Reed Leskosky Ltd., an architectural firm specializing in restoration and adaptive reuse that is also celebrating its centennial anniversary this year (see related story, pg. 32).

An obvious need was for a fitness center, an amenity that city clubs offer in other cities. This was in keeping with the need to attract younger members, from a more diverse gender and racial spectrum than in the past.

"The renovation was the outgrowth of that strategic plan," Calfee says. "We needed to take a look at where the Union Club was and where we wanted to go."

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Much of Calfee's two-year term as president focused on soliciting the membership, analyzing the results of the survey, conducting focus groups, getting work estimates and putting together a finance plan. The final bill was revised upward to \$6.5 million.

Getting the support from the membership was a key part of the plan, Calfee notes. After the survey was done, there were focus groups with members. Calfee believed that such an effort would require a mandate from the membership.

"We listened carefully to what the membership said," he notes. "It was a thought process that really engaged the membership."

The renovation was financed from an increase in dues, private contributions, and loans from three banks. The dues portion was deemed crucial, since it would indicate the level of support for the project among existing membership.

The renovation plan was put to a vote of the membership near the end of Calfee's presidency, and it passed unanimously.

"That was very gratifying to John (Wheeler) and to me," Calfee says.

The board then asked Calfee to remain as a board member for another year to assist Wheeler, the current president, in the transition.

A facilities planning committee was assigned to work with the archi-



Walls in the main dining room were upholstered to reduce the noise level.

tect and act as an ongoing conduit between the membership and the design and construction process. Bolton was named chairman of this committee. Dick Pace, an architect who was a former partner of Westlake and now runs his own real estate development firm, Cumberland Development LLC in Independence, was named owner's representative to this committee.

"From the start, the membership has supported this," Pace says. "You really need to make sure you're ful-

filling your members' needs to make sure they use the club. We weren't attracting younger members downtown."

There was also a need to make members feel that the club was a "happening" place. Because of the way rooms and activities were arranged, members usually weren't aware of the totality of what was going on when they visited the club. McMahon, the consultant, recognized the need for members to feel they were being seen when they

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entered the building. Hence, he suggested centralizing more activities on the first floor.

The main dining room was brought from the third floor down to the first, and the reading room – a quiet place – was moved away from the front of the building facing Euclid Avenue to the old East Lounge, which was spacious but wasn't being well utilized.

Renovation in phases

The project had to be planned so as not to disrupt club activities. The committee looked to a general contractor with a strong track record – Solon-based Illes Construction Co. Company president Les Illes brought extensive experience in being able to work on schedule without disrupting ongoing activities. Illes was involved in the planning of the project from the beginning.

He says the project succeeded largely due to the communication among all involved parties. He was apprised immediately whenever problems occurred.

"The ongoing communication is so important," he says.

Construction began about a year ago January, just after the club's biggest event of the year, the Assembly Ball in late December. Construction meetings, attended by all subcontractors and owner, were held weekly.

A crucial part of the plan was a five-week period in the summer when the club is in the least use. The renovation of the kitchen took place during this period.

The first part of the job was to move the business offices to the fourth floor.

"We've tried to centralize the offices for improved efficiencies," Bolton says. The second was the installation of the fitness center in the basement.

"It was very tight to say the least," says Illes, who put in some long days and long weeks during this period. "It was hard to coordinate all the different (equipment) vendors. This involved installation of dumbwaiters, new plumbing and a new electrical system, which hadn't been budgeted."

Renovation requires specialists

A key part of the renovation fell to Westlake Reed Leskosky Ltd.

Associate Rhonda Hansal, who acted as project director, says the biggest challenge was to integrate the mechanical and structural upgrades with the historic design.

The original building did not have air conditioning so one task was to install air conditioning units without removing original materials.

"We worked to make things as compatible as possible with the original historic character," Hansal says.

She was able to use some original drawings that were on file at the club.

"Each room had a distinct personality of its own," she says.

Central air conditioning systems had been installed in some areas, Hansal says, but these units had not been sensitively introduced. This resulted in some lowered ceilings, which detracted from the building's original elegance. The lowered ceilings were removed to expose the original design and add a sense of greater depth to the rooms.



For overnight visitors, there are guest rooms available on the fourth floor.

"We were able to achieve the desired result in the areas that we worked in," she says.

The men's restroom on the main floor had been renovated in the '30s, and was out of character with the rest of the building, Hansal says. The

walls were restored to include the same level of detail that characterizes the rest of the building, and the women's restroom was enlarged.

The entire kitchen was gutted. New cooking equipment and walk-in coolers and freezers were installed. A



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personal computer was needed for the chef. The kitchen includes all new equipment, which meets today's more stringent safety and sanitary codes.

Utilities upgraded

New efficiencies were added to the ventilation and air conditioning systems. For many years, the building relied on steam heat and there was no forced air ventilation. To improve ventilation, ducts were installed in several of the walls. Most rooms now have their own temperature and ventilation controls. In some parts of the building, old radiators are still used.

The telephone system, fire alarm and smoke detectors were also upgraded.

Women's' restrooms have been added to every floor, meeting the growth in female members.

The building maintains its sense of wide-open space as the visitor enters from the East 12th Street entrance. The coat check is at his immediate right, the main dining area is a bit further to the right, and the wide, marble staircase faces him in the center of the building. To the left is a hallway leading to the rear valet car service area, the coatroom and the reading room.

Crown jewel: reading room

The first floor reading room includes portraits of Cleveland business and civic leaders – on loan from the Western Reserve Historical Society – that grace the expansive walls. Guests immediately feel at home in the 1,550-square-foot room amidst an array of antique furniture, three large oriental rugs, various tables with reading materials, and refreshments.

Bolton says that the idea was to make the reading room more comfortable to encourage use in relation to business, sporting and social events. He notes that the former reading room on the third floor had not been updated since the '60s, and suffered a tired look.

"The scheme was to cover the walls with all fabrics or paper that made the rooms less austere," he says.

The elegance has particularly been enhanced by the depth of the ceil-

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ing, which had been dropped four feet in the '60s to add air conditioning. In restoring the original ceiling, Illes' crew placed scaffolds all the way up to the top of the wood paneling.

The walls had about an eighth of an inch of paint over the wood paneling. The last coat, prior to the restoration, was white.

"We didn't know entirely what it was going to look like until we took the scaffold out," says Illes. "We were concerned whether we could really strip the wall and make it come out right when we stained it. It appears that at some point there were different types of wood."

Hansal agreed there were at least two kinds of wood in this room, which most likely was intended for painting. These were the only walls in the building that were not quarter-sawn oak.

The wall paneling in the reading room extends upward to about four feet from the ceiling and is flush with the top of the windows. The four-foot area between the paneling and ceiling is a stenciled canvas, which was restored to its very subtle, original design. Ventilation grills were installed in this part of the wall. The cast iron grill plates were custom designed to match the stenciling.

Installing a new fireplace

A new wood-burning fireplace has been built in an adjacent wall, making the reading room even cozier. The crew was able to extend the flue to the roof of the building.

Because of the quality of the original hardwood floor, Illes opted not to replace it. Instead, it was sanded down, but not so far that it looks brand new.

Fortunately, a lot of the furniture, including an antique grandfather clock, was deemed in good enough condition to remain at the club. A piano was donated for the reading room. An antique backgammon table was purchased. Some furniture was purchased from Christie's auction house in New York City.

Three Oriental rugs were hand woven in Pakistan and colored with old vegetable dyes.

The paintings in the reading room and all the other rooms are supported

History of the Union Club, from its beginning in 1872

In the autumn of 1872, when Cleveland had only about 100,000 residents and an industrial economy just beginning to blossom, some civic-minded citizens got together to form the Union Club. Consistent with their lofty hopes for a more vibrant and prosperous city, the founders had high ambitions for their new club, expecting it to be more than a place of relaxation and entertainment.



At its 1903 annual meeting, the Union Club decided to build a new home, one that could comfortably accommodate a much larger membership. Mrs. William B. Castle, the widow of the visionary mayor who in 1854 orchestrated the merger of Cleveland with Ohio City, had agreed to sell the Castle property at East 12th Street and Euclid Avenue.

With a building site secured, the membership voted to retain Charles Schweinfurth, Cleveland's most accomplished architect, to design and build the finest club in America, a splendid place that would exemplify Cleveland's prosperity.

In December 1905, the new clubhouse opened with a gala reception amidst much civic excitement. With its refined and stately classicism, Schweinfurth's massive building constructed of Berea Sandstone was immediately recognized as an architectural jewel in the bustling center of Cleveland, widely admired for its quiet dignity and tasteful design.

Having occupied its historic home for almost 100 years, the Union Club has long been recognized as a social and cultural force in the Cleveland community, a magnet that attracted civic-minded leaders who helped shape the city and the country.

In keeping with this sense of stewardship, the membership in 2003 overwhelmingly approved The Second Century Program, an ambitious initiative to revitalize the club and restore its landmark home, ensuring its relevance and influence in Cleveland for many years to come.

by chains that hang from horizontal picture rails. These allow the pictures to be changed without drilling holes in the walls.

"[The reading room] probably has the most dramatic change of any area," he says.

Doorways have been cut into the west side of the spacious room, connecting it to the grill, the second dining room, and an expanded bar.

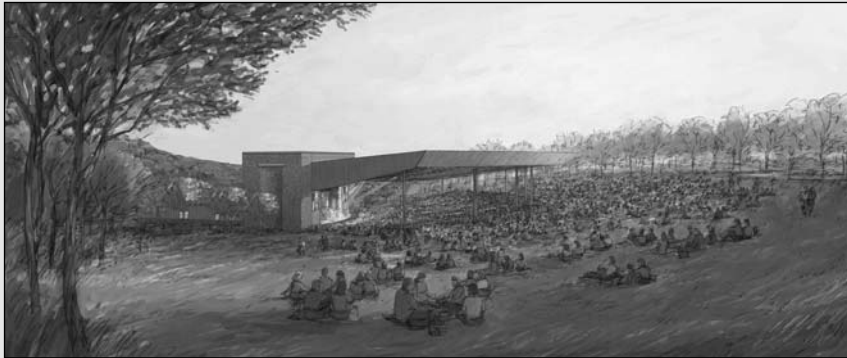
The bar expands

The first floor bar was expanded by taking space away from an annex that was used as a grillroom.

The former bar was tucked way in the back of the first floor, and only seated about five people. The old bar has been converted into a service area.

"It generates a lot more interaction," Wheeler says.

Westlake Reed Leskosky celebrates its centennial anniversary



In addition to its local projects such as the new Maltz Museum of Jewish Heritage and new facilities for WVIZ/PBS, 90.3 WCPN ideastream and the Playhouse Square Foundation, Westlake Reed Leskosky is currently designing the Bethel Woods Performing Arts Center (above) rising on the site of the 1969 Woodstock Arts and Music Festival in Bethel, New York.

Like its celebrated client, the Union Club, the architectural and engineering firm Westlake Reed Leskosky also celebrates its centennial anniversary this year. The milestone marks the continuing evolution of one of the country's oldest architectural firms, founded in 1905 by Abram Garfield, son of the 20th President of the United States.

From its early roots in the turn-of-the-century Beaux Arts tradition espoused by Garfield, Westlake Reed Leskosky has based its success and growth on a contemporary design approach and innovation in diverse building types, coupled with sound management practices and transition that ensure the continuity of the practice.

Westlake Reed Leskosky is led by the complementary design strengths of principals Paul E. Westlake, FAIA, FACHA; Ronald A. Reed, FAIA, IIDA; Vince Leskosky, AIA; and Philip LiBassi, AIA, ACHA.

Today, Westlake Reed Leskosky has a staff of over 120 professionals with offices in Cleveland, Ohio; Phoenix, Arizona; and Washington, D.C. The firm is known as a national specialist in the knowledge-based areas of performing and other cultural arts, historic preservation, healthcare design and workplace environments, working with significant clients across a diverse geographic base throughout the country.

Haas stained the wood areas in the bar to make them darker and closer to the adjacent grill area.

Enhancing the coziness of the grill is a ceiling made of wood boards that drop down about a foot and intersect with one another in a pattern of squares. Hansal says this was intended as a decorative feature. Her firm wanted to expose the detailed woodwork. The grillroom's east side is bordered by a second-story loft.

"Those beams up there are really well-built," Haas says. He says this

type of ceiling was intended to add character and to break up the sound. The beams had been damaged in some areas by electrical wiring. He repainted the damaged areas and rebuilt some of the beams.

Areas in both the bar and grillroom were wallpapered.

"Just about every surface is wallpapered except the main lobbies," Haas says. He also says that a lot of the woodwork was faux finished, meaning it was painted on instead of being actual wood.

The main dining room off of the lobby has lighter colors than the rest of the rooms. There are large windows facing both Euclid Avenue and East 12th Street that let in a lot of light. Haas upholstered the walls in the main dining room to reduce the noise level. The padding is silk fabric about three quarters of an inch thick, hung in strips of double welting.

State-of-the-art fitness center

Behind the main stairway in the lobby is another stairwell leading to the basement, which mostly contains the new fitness center. The main fitness room faces both Euclid Avenue and East 12th Street. The outside is visible since the basement is not actually beneath the ground level.

There is a massage spa, a steam bath in both the men's and women's locker rooms and a barber shop. The lockers are made of solid oak, as are towel racks and the shower doors.

"It's a wonderful attraction and a necessary service to attract new, young professionals who are the key to the future success of the club," Wheeler says.

The second floor meeting rooms, besides having state-of-the-art computer and audiovisual equipment, also have elegant furniture. Art and furniture have been added, making these the premium meeting rooms available anywhere downtown. Several have gas fireplaces. Doors on all of the second floor rooms have elegant gold numbers on the front.

It is the technology, however, that will draw business activity to the club's second floor. All the floors and walls have electrical outlets.

State-of-the-art audiovisual capabilities

Audio Visual Innovations, based in Tampa, Florida, was consulted on the project from the beginning, says Nick Santoro, the company's regional manager in Broadview Heights. The Union Club wanted all the technologies available for a good meeting facility.

"They have these large events that involve people meeting throughout the club," Santoro says.

There are 16 locations in the building that can connect to a TV screen plasma display or an audiovisual projector. Santoro says that it's possible for someone to plug in a computer in one room and send audiovisual content to 15 other rooms. It is no longer necessary to string cables across the floor to have an audiovisual presentation.

"It's actually a matrixed environment so they can pick and choose where they send video to," he says.

The main boardroom on the second floor can offer any type of videoconferencing or teleconferencing. There is a ceiling projector and two ancillary video cameras. Microphones and laptops can be powered on the main table.

He says the biggest challenge was to make sure the technology didn't impact the aesthetics of the room. Special wall plates were used to match the interior, Santoro says.

There are also several portable audiovisual carts that can be moved into any room.

In order to accommodate this equipment, the building needed a special cable infrastructure.

"We hope that companies that don't have their own videoconferencing capabilities could meet here," Bolton says.

Third floor: special events

The third floor has been designated for catered events and banquets. This will provide a source of income for the club. The old dining room on this floor has been converted into a ballroom.

Members who don't want to take the stairs can take one of two eleva-



A new fitness center was added to "attract new, young professionals who are key to the success of the club," says John Wheeler, president of The Union Club.

tors, which have original wood paneling. Not much change can be seen from the outside of the building, except for some blue awnings over the windows. The driveway entrance on Euclid has expanded.

The only sections with work still needed are the sleeping rooms on the fourth floor, Bolton notes. This will be addressed at some future time.

The renovation is only one part of a new beginning for the historic club. After conducting a search for a new general manager, the club hired Claude Caviglia, who previously served Oakwood Country Club in Cleveland Heights.

The renovation was completed just before this past Christmas, cul-

minating in a grand opening that drew close to 800 people.

"I'm amazed how far we came in that short amount of time," Calfee says.

Bolton is also pleased by the results.

"You have the sense of belonging to a club more than it used to be," he says.

This is born out in the numbers. Since the grand opening just after Christmas, about 100 new members have joined, Bolton says with pride.

Calfee noted that the board now includes women and minorities. "We've had a real spike in membership applications, which validates the whole plan," he says. **P**

We would like to congratulate The Union Club of Cleveland on the successful completion of its Second Century Renovation. We wish them well on their next 100 years. We are glad to have been a part of this project.



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A New Look at the First Ladies Library

By Diane DiPiero • Photos by Scott Pease Photography

The term “first lady” was first consistently used to describe Lucy Ware Webb Hayes, wife of President Rutherford B. Hayes, when she accompanied him on a cross-country trip. Thanks to the efforts of several Ohio women, the first ladies have a permanent home to commemorate their contribution to this country.

The National First Ladies’ Library, in the restored Ida Saxton McKinley home in downtown Canton, opened as a museum in 1998 to honor the significance of the right-hand women of American presidents from George Washington to George W. Bush. It became the First Ladies’ National Historic Site in October 2000. Complementing the beautifully appointed museum is the National First Ladies Education and

Research Center, located one block north in the old City National Bank Building. The Marsh Belden, Sr. family, well known in Canton for its petroleum business and its long-standing commitment to the city, donated the building to the National First Ladies’ Library.

In 1996, Mary Regula, founder and president of the National First Ladies’ Library, toured the building, which was vacant, except for a

barber who occupied an area of the basement. The 1895 building was structurally sound, but needed extensive renovation, and the entire building had to be modernized for wiring and safety codes. Even in its unrefined state, Regula envisioned a grand facility that recalled late 19th-century elegance. The barber moved out, and the ball got rolling on turning the building into a national treasure.

Bob Gaede of Gaede Serne Architects, who had worked with Marsh Belden, Jr. before, was called upon to devise plans for the transformation of the building. In addition to the City of Canton Building Department and the State of Ohio Historic Preservation Office, construction plans had to be reviewed and approved by the office of the U.S. Secretary of the Interior. Gaede worked on these aspects, while Dale Serne led the bidding and negotiations phase. Marie Rose Andriadi, formerly with Gaede Serne Architects, handled coordination of the project.

Drake Construction was the general contractor, which performed demolition, metal studs and dry wall. Scheezer, Buckley, Mayfield was hired as mechanical and electrical engineer, and Steve Ebersole was signed on as structural engineer.

Members of the First Ladies executive committee took an active role during the planning and construction phases.

"We went to every construction meeting every Tuesday," says Pat Krider, executive director of the National First Ladies' Library. Krider, Regula and Dr. Sheila Fisher, vice president of the organization, wanted to oversee the construction process and lend their ideas and hopes for the building.

The grand exterior set the tone for the project, according to Gaede.

"When built, it would be one of Canton's most prominent downtown structures," he says. The main façade features granite on the lower portion and sandstone above. The street elevation has well-recessed, vertically emphasized wood windows set in rough textured stone walls with belt courses and sculptured ornamental accents. Cheek walls of granite frame the steps to the main entrance.

Because the structure is on the National Register of Historic Buildings, great care had to be taken when it came to modifications. A new rear entrance between the bank and the adjacent garage was one of the few exterior modifications. Most of the windows and brick and stone masonry required simple repairs, but the original wood windows were pre-

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Original wood windows were preserved and fitted with modern insulating glass as a major effort to conserve energy.

served and fitted with modern insulating glass as a major effort to conserve energy.

Inside, the early phases of the project revealed interesting old features, including a clever "lighting system." A skylight above the main level drew natural light into that space and through glass blocks in the floor, which in turn lit the basement level. A portion of the glass block was salvaged, and a new skylight was created at the bottom of the exterior light well. The cast-iron front of the old cold-fired furnace serves as a decorative feature outside the new mechanical room, and a heavy bank vault door makes for an intriguing divider between a rear hallway and a reception area for guest speakers.

The original cast iron railings and green slate steps leading to the upper floors were retained. Marble tile floors in the corridors were repaired and given a lustrous sheen. Transoms above doorways retain the architectural significance of the building, and recall a time when these small windows served as the HVAC system, says Andriadi.

To bring the building to code, an enclosed staircase was built in the southwest corner of the building. A ceiling-mounted sprinkler system and modern fire detection systems were installed. New vertical shafts allowed for the introduction of air conditioning. Electrical controls and up-to-date information management devices were also implemented.



Last year, the First Ladies National Historic Site and National First Ladies' Library hosted approximately 10,000 visitors.

On the library and research center level, Gaede Serne recommended retaining upper wall area glazing panels and removing about seven feet of lower wall for circulation. The suspended wood-frame glazing enhances the architectural appeal of the space.

The basement level was transformed to resemble a late 19th-century theatre, with the hallway leading from the elevator to the theater designed to look like a charming, old-fashioned city street. A marquee heralds the entrance to the theater, which has a tin ceiling and 91 plush seats. The stage has been used to greet notables such as Lynn Cheney, wife of the Vice President, and journalist Cokie Roberts.

Fisher, an aficionado of the Victorian era, chose light fixtures and furnishings for the public and private areas. For example, she

selected two bronze torchieres to herald the main entrance of the building, and decided on push-button switch plates for the rooms. In the offices on the upper floor, Fisher opted for feminine Victorian touches such as floral wallpaper and decorative ceiling fixtures.

The Education and Research Center contains First Ladies exhibits, a comprehensive library of current and out-of-print books by or about First Ladies, letters and other memorabilia that belonged to the presidents' wives and a late 19th-century-style theatre where student and adult groups hear various speakers.

First Lady Laura Bush helped to open the library in the City National Bank Building in September 2003. Last year, the First Ladies National Historic Site and National First Ladies' Library hosted approximately 10,000 visitors. Part of Save

America's Treasures, an effort created by former First Lady Hillary Clinton, the site promises to be an important fixture in the local and national landscape. **P**



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JOHN P. SLAGTER, ESQ.

Sign Ordinances: It's About Form Over Content

Freedom of speech is one of the fundamental principles upon which our country was founded. Sometimes people mistakenly believe that the right to freedom of speech is absolute, or that their right to use their private property as a means of expression cannot be limited by the government.

In fact, depending upon the circumstances, the government may be able to exercise a significant amount of control over how and where you can exercise your First Amendment rights. You may be familiar with the example that the First Amendment does not protect a man who falsely yells "fire" in a public building, since the safety of the public overrides an individual's right to freedom of speech in that instance.

Government control of free speech extends to private property as well. For example, local governments have the authority to enact zoning ordinances to limit property owners' use of signs on their property. Generally, the rationale for

restricting the use of signs on private property is that signs have the potential to obstruct views, distract motorists and detract from the neighbors' property values. Thus, most private property owners, both residential and commercial, are subject to some degree of government regulation concerning the signs they can display on their property. As a result, it is not uncommon for a property owner to challenge local zoning restrictions, alleging that the government has exceeded the bounds of constitutionality in attempting to regulate free speech.

In *Village of Ottawa Hills v. Afjeh* (6th Dist., December 30, 2004), 2004 Ohio 7154, the Village of Ottawa Hills filed a complaint for declaratory judgment against local resident Narin Afjeh because she had painted a sign on her garage door that exceeded the height and size limitations imposed by the Village's zoning ordinances. Because the sign also expressed her view of local political issues, she contended



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that it was the content, rather than the form, of her message that resulted in the Village's complaint against her and that the zoning ordinance was unconstitutional.

The distinction between content-based (what the sign says) and content-neutral regulations is significant because the government is much more limited in its ability to restrict signs when it attempts to do so based on the sign's content. A content-neutral regulation, however, can place reasonable restrictions on the time, place or manner of speech as long as the restrictions are "narrowly tailored" to serve a significant governmental interest.

The trial court found that Afjeh was in violation of the Village ordinance imposing a limitation on the size of signs in a residentially zoned district. Furthermore, the trial court found that the 10-square-foot limitation was a valid content-neutral regulation and therefore ordered Afjeh to paint over her sign.

Afjeh appealed the trial court's decision, arguing that Ottawa Hills's sign ordinance was unconstitutional because, among other things, it discriminated in favor of commercial properties by permitting commercial properties to display a sign 20 square feet in area, as opposed to the 10 square feet permitted on residential properties in the Village, and that this amounted to discrimination on the basis of content.

The court of appeals found that the Village ordinance in question was in fact content-neutral. Although the ordinance permitted larger signs on commercial property than on residential, that distinction

was based solely on the zoning classification of the property, not the content of the sign. Since the ordinance did not discriminate based on the content of the sign, the court would uphold it as long as the restrictions were reasonable and narrowly tailored to serve a significant government interest.

Citing prior United States Supreme Court decisions, the court of appeals found that the sign ordinance served the Village's legitimate interest in minimizing visual distractions for passing motorists and protecting the aesthetics and property values of the neighborhood. Consequently, the court of appeals affirmed the trial court's decision that the sign violated a valid zoning ordinance and must be removed.

The lesson is that property owners, whether residential or commercial, are subject to government regulation regarding the signs that may be displayed on their private property. However, government regulations attempting to control the content of such signs are likely to be unconstitutional. If so, the regulations can be struck down by a court. **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 author John Slagter, of Buckingham, Doolittle & Burroughs, LLP, at jslagter@bdlaw.com or 800.686.2825. Special thanks to David Lindner of Buckingham, Doolittle & Burroughs, LLP for his contribution to this article. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2004.



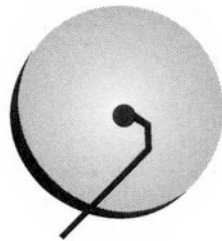
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KS Associates Appoints Commercial Land Development Services Director

KS Associates, a leading civil engineering and land surveying firm headquartered in Elyria, recently announced the appointment of Joseph M. Morbitzer, P.E., to director of commercial land development services. In this position, Morbitzer is responsible for directing KS Associates' commercial land development group.

He is responsible for all technical aspects of site design and will manage the delivery of services to clients including commercial developers, architects and retailers.

Throughout his 30-year career, Morbitzer has held project management and administration positions of increasing responsibility. He has managed several successful projects for retailers and developers throughout Ohio, which have included Kmart, Target, Lowe's and Best Buy, ranging in size from 12 to 40 acres. His project experience also includes stormwater management for public and private clients; work for Cleveland Hopkins International Airport and the Greater Cleveland Regional Transit Authority; bridge projects for the Ohio Turnpike Commission and the Ohio Department of Transportation; and design-



Joseph M. Morbitzer

engineering work for government projects including the Ravenna Wastewater Treatment Plant Upgrade.

Morbitzer earned a Master of Science degree and a Bachelor of Science degree, both in civil engineering, from The Ohio State University.

Cleveland Projects Included as NAHB Award Finalists

Projects from two Northeast Ohio-based companies are finalists for the National Association of Home Builders' (NAHB) 2005 Pillars of the Industry Awards.

The Bingham (Marous Brothers Construction, Inc.) in Cleveland is one of four finalists in the Pillars Awards' "Best Loft Community" category. Among four finalists for "Best For-Sale Multifamily Community: 15 units per acre or less" is Rocky River's Astor Place (Bloodgood Sharp Buster Architects and Planners, Inc.).

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The Pillars Awards, considered one of the most prestigious national awards in the multifamily housing industry, honor excellence in development, design, marketing and management.

Winners will be announced at a gala ceremony held in conjunction with NAHB Multifamily's Pillars of the Industry Conference, April 4, 2005, at the Doral Resort & Spa in Miami.

That night, NAHB will also present the Pillars of the Industry Award for Freddie Mac's "Multifamily Community of the Year," selected from among the winners in the builder award categories.

R.E. Warner & Associates, Inc. Named Best Civil Engineering Employer

Judges for the fourth annual CE News "Best Civil Engineering Firm To Work For" contest chose R.E. Warner & Associates, Inc., located in Westlake, as one of the best civil engineering employers in the country.

CE News sponsors the annual "Best Civil Engineering Firm to Work For" contest to recognize and reward firms that have outstanding workplace practices.

"We are honored to be living up to the legacy of this contest," R.E. Warner President Dave Sminchak says.

Lima Rated Most Affordable Housing Market in U.S.

Lima, Ohio, is the nation's most affordable housing market, according to the newly revised National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI) for the third quarter of 2004. The HOI also reveals that, on a nationwide basis, housing affordability has declined substantially since the beginning of 2004.

"Despite some of the best financing conditions in decades, housing affordability at the national level has fallen to the point that only a little more than half (50.4%)

of all homes sold in this country during the third quarter of 2004 were affordable to families earning the median U.S. household income," says NAHB President Bobby Rayburn, a home and apartment builder from Jackson, Mississippi. "This compares to about 61% of homes sold that were affordable to median income earners in the year's first quarter."

Strong home-price appreciation, which has outpaced income growth in many areas, was the main factor for slipping affordability.

"In many markets, working families are finding it considerably more difficult to afford homes today than they did at the start of 2004," Rayburn

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says. "Ultimately, higher home prices are a matter of strong buyer demand. But a big contributor has been a shortage of land available for development due to growth controls, and the high cost of regulations in general."

At the top of the latest affordability rankings was Lima, Ohio, where 90.5% of homes sold during the third quarter were affordable to families earning the area's median income of \$52,500 with current mortgage financing conditions. The median sale price of all homes sold in Lima during that period was \$82,000.

Lima is among the smallest metros ranked by the HOI, with fewer than 250,000 people.

Ranked just after Lima for affordability in the small cities category were Cumberland, Maryland, and Mansfield, Ohio.

Among mid-sized cities (with 250,000 to one million people), Saginaw-Bay City-Midland, Michigan was the most affordable housing market and the second-most affordable overall.

It was followed by the mid-sized markets of Lansing-East Lansing, Michigan and Canton-Massillon, Ohio.

Among major metros with populations over one million, Grand Rapids-Muskegon-Holland, Michigan was tops for affordability, followed by St. Louis, Missouri.

Earning the dubious honor of least affordable housing

market in the third quarter was the metro area encompassing Santa Barbara, Santa Maria and Lompoc, California, where less than 5% of homes sold were affordable to families earning the median household income of \$64,700 and the median sales price was \$447,000.



PCS Welcomes Estimator Josh Williams

Josh Williams recently joined Project and Construction Services, Inc. (PCS) as an estimator, providing in-house support for all disciplines including architectural, structural, civil, mechanical and electrical systems. Williams comes to PCS from a local masonry

company where he also served as an estimator. Josh is an active member of the American Society of Professional Estimators (ASPE). A graduate of the University of Akron, he earned a Bachelor of Science degree in Construction Engineering Technology.

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Prudential Select Properties Relocates, Expands with Move

Prudential Select Properties, Northeast Ohio's largest Prudential Real Estate Affiliate, recently relocated its Pepper Pike office to 30195 Chagrin Boulevard in Pepper Pike Place, located west of Lander Circle on the north side.

According to Dave Perkins, president and CEO, the newly designed Pepper Pike office is in excess of 6,000 square feet featuring customized office, executive and workstation areas.

The new office location opened in December, and provides both agents and consumers with the latest

technology and tools available through the Prudential network. Agents have access to all of Prudential's tools, such as the company Intranet, strong local and national advertising programs, the national referral service, and agent training programs.

Website Seeks to Simplify Local Space Searches

There is an old adage that says the keys to operating successful businesses are location, location and location. The right location helps bring businesses and customers together. But, the search for the right location often is time consuming and dependent upon a lot of luck.

To quicken the process and take the guesswork out of a property search, real estate developer Albrecht Inc. has posted a new website that features a searchable database of more than four million square feet of retail, office, industrial and warehouse space in Northeast Ohio, and provides demographic data for each property. The new website is www.albrechtinc.com.

"Most of the calls we get for space comes from small retail business owners who drove by one of our properties and saw a sign," says Joe Parsons, Albrecht Inc. president. "With our searchable database, business owners and real estate brokers can search from behind a keyboard rather than a dashboard."

"Because our properties are in prime locations and about 95% driving by one of our properties and seeing a for-lease sign can require a good deal of luck," he says. "With this new website, you can search our space whenever it is convenient. You can even sign up for an automated email that notifies you as soon as new space is listed. And, because we are shopping for additional properties, you never know when that may happen."

The Albrecht Web site allows users to search for space by city, square footage or type of property. Albrecht Inc. manages properties in 15 Northeast Ohio cities. Square footage can be searched in increments of less

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than 2,000; 2,000 to 5,000; 5,000 to 10,000 and more than 10,000. Types of properties are classified as retail, industrial or other.

When the results of a search are displayed, the user can select a printer-friendly file that includes a photo and description of the property, demographic information and traffic counts, all space available at that property, and a map of the area.

Additionally, the Albrecht site has a tenant component that facilitates communications between landlord and tenant. Tenants can make a request or report a non-emergency problem by filling out an online form. The form is sent directly to the maintenance department.

Albrecht Inc. has grown from its roots as the property side of ACME grocery stores to become a major force in Northeast Ohio retail and industrial real estate. Albrecht Inc. is located in downtown Akron at 17 South Main Street in the historic Nantucket Building.

Realty One Real Living Spots New Home in Downtown Cleveland

Realty One Real Living, Northern Ohio's leading real estate firm, recently announced that its headquarters will soon relocate downtown, to Cleveland's Warehouse District at 800 W. Saint Clair. The move is scheduled for this spring.



800 W. Saint Clair Ave.

Realty One Real Living, located in Independence at 6000 Rockside Woods Blvd., selected the former Joseph & Feiss Building, the historic landmark located next to the Hoyt Block in the heart of the Warehouse District, as its new home.

Located between downtown's Public Square and the east bank of the Flats, the Historic Warehouse District

has emerged as downtown's premier residential and commercial area.

"We wanted to be in the heart of our city," Reynolds says. "We believe in downtown's tremendous economic potential."

"As Northern Ohio's leading residential real estate company, we wanted to prove our commitment to Cleveland's growth. This move also proves Realty One Real Living's commitment to being the most innovative, forward-thinking real estate firm in the area."

Along with moving its home office to downtown Cleveland, Realty One Real Living will also open a residential metro real estate office to serve the growing

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number of consumers interested in urban living opportunities. The firm also plans to move its 200+ employees (including Real Living Title Agency employees) to the new facility. The new location will feature the most technologically advanced systems available.



Gary Rickel

CB Richard Ellis Honors Sales Pro with "Tradition of Excellence" Award

Gary Rickel, vice president of CB Richard Ellis, Inc., (Akron, Ohio office), has been honored by his peers with the company's "Tradition of Excellence" award for 2004. Each year, the special internal recogni-

tion program acknowledges one commercial real estate professional who has made a significant contribution to the firm and the community.

"During his 32-year career, Gary Rickel has demonstrated superior leadership and professionalism in his interaction with others. His loyalty and cooperation have contributed to the success of his clients, CB Richard Ellis, the real estate industry and

our community," says David M. Browning, managing director of CB Richard Ellis's Cleveland, Akron and Westlake offices.


Rickel's diverse experience includes all aspects of brokerage services, from office and property management to corporate disposition. Building a niche in office leasing and sales, Rickel has earned the unofficial title of "Mr. Downtown" by Akron law firms, as he has represented many of them in successful searches for new office locations. Rickel also represented Ohio State University in the disposition of the 1,500-acre Firestone estate.

A resident of Copley Township, Rickel serves on the executive board of the

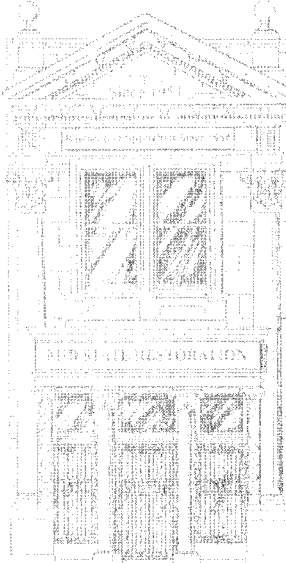
local and state chapters of the Building Owners and Managers Association (BOMA). He is a past president of BOMA's Akron Chapter and a former State President.

Currently, Rickel is on the Executive Board of the Downtown Akron Partnership and is a newly appointed board member of the American Cancer Society, Akron Chapter.

He is a founding member of the Downtown Akron Partnership, and served on that group's "First Night Akron" New Year's Eve celebration featuring family entertainment activities that attract more than 15,000 people annually to downtown Akron.



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Oliver Design Group Adds Three Members to Staff

Oliver Design Group, local architect and interior designer firm has added new design talent to its downtown Cleveland architecture and interior design studio.

Chuck Collings is a registered architect who has practiced in Cleveland for the past decade and joins the firm as a project manager responsible for a range of corporate office planning and design projects. He is both a graduate of Kent State University and instructor for the School of Architecture.

Melanie Osiecki joins the firm as a Senior Designer. She is a graduate of Kent State University and boardmember

of the regional chapter of the International Interior Design Association (IIDA).

John Christensen is a registered architect who has practiced architecture in Cleveland for the past 25 years in the corporate sector and joins the firm as a project manager responsible for a range of corporate office planning and design projects.

"[Christensen's] extensive experience in technology integration and project management from his background in the telecommunications industry is an asset as our firm addresses increasingly complex technology migration issues with both our corporate and institutional clients," Principal-in-charge Bill Eberhard says.

Developers Diversified Realty Welcomes New Leasing Manager

Developers Diversified Realty, a Cleveland-based real estate investment trust, recently announced the appointment of Al Bogna as Leasing Manager of Redevelopments.

Bogna will be responsible for leasing a portfolio of three shopping centers totaling nearly 2.6 million square feet in California, Arizona and Washington.

Prior to joining Developers Diversified, the 15-year veteran of the shopping center industry served in leasing and development capacities for Shopco Advisory Corp. properties in Detroit and Chicago.

He will be based in Developers Diversified's Beachwood office.

Ulmer & Berne to Relocate to Forest City's Skylight Office Tower

Ulmer & Berne's Managing Partner Kip Reader and Forest City Commercial Group's Senior Vice President Duane Bishop announced recently that Ulmer & Berne LLP, one of Cleveland's largest law firms, its moving its downtown headquarters and nearly 270 attorneys and support staff to the Skylight Office Tower at the end of 2005.

Skylight is one of Cleveland's newest buildings, having opened in 1990. The



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building is conveniently located in the Tower City complex across from the Ritz Carlton hotel and within walking distance to Gateway, Public Square and the state and federal courthouses.

The firm signed a 10-year lease building-owner Forest City Commercial Group to occupy more than 100,000 square feet on the top three floors in its new headquarters. The space is currently occupied by Cap Gemini/Ernst & Young, which will relocate within the Skylight building. Ulmer & Berne currently occupies nearly three floors with 70,000 square feet of space in the Penton Media Building at 1300 E. 9th St., where the firm has been based since 1975.



Paula B. Fishman

Building Improvements LLC Announces New VP of Construction Services

Building Improvements LLC announced the recent promotion of Paula B. Fishman to vice president. Fishman joined Building Improvements LLC in 2001 as a project manager.

As a licensed contractor in the state of Ohio, Building

Improvements LLC is affiliated with Colliers International and acts as project consultant/construction manager, providing all services associated with construction. Services include tenant improvements, A.D.A. compliance work, code work, renovation and major capital improvements, and new construction.

Herman Gibans Fodor – Architects Welcomes New Associate

Herman Gibans Fodor, Inc. – Architects (HGF) is pleased to announce that Donald W. Alexander, AIA has been named an associate of the firm. Alexander has distinguished himself as the

project architect for a number of significant HGF design assignments. Since joining the firm in 1998, he has managed various office-building projects for Progressive Insurance and other commercial, institutional and senior living clients. His specific experience has been in the production of construction documents, project coordination and construction phase administration.

Alexander recently served as the project manager for The Gardens of McGregor and Amasa Stone, a new 146-bed nursing facility in East Cleveland. He is currently the project architect for Villa Saint Joseph in Garfield Heights, a new 114-

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bed care facility for the Marymount Healthcare System.

Howard Hanna Smythe Cramer Welcomes Associate

Patti Bourne has affiliated with the Pepper Pike office of Howard Hanna Smythe Cramer. She joins the company after being with Realty One, where she was an associate of Monique Plociak who also has affiliated with Howard Hanna Smythe Cramer and is recognized as one of the nation's top real estate professionals. In her new role, Bourne will continue to be an associate of Plociak.

Bourne has been a Realtor for six years and is beginning her fourth year as a buyer's agent. During her career, she has been recognized as a "Rookie-of-the-Year" at her previous company and has been honored as a Professional of the Year by the Ohio Association of Realtors. She grew up in Moreland Hills and now resides in Chagrin Falls with her husband and their two children.

Realtor named to Board of Cleveland Heights community group

Eileen Clegg McKeon, a Realtor with the Cleveland Heights/University Circle



Eileen Clegg McKeon

office of Howard Hanna Smythe Cramer, has recently been elected to the Board of Directors of FutureHeights, a non-profit organization dedicated to enhancing and maximizing the quality of life in Cleveland Heights.

FutureHeights advocates community improvement through historic preservation and excellent new design.

It also supports local, independently owned businesses, strong and healthy residential neighborhoods, improved landscapes and environmentally friendly building and transportation alternatives.

McKeon, whose expertise in real estate includes urban and inner ring suburban properties, is a member of the McKeon Group, a mega-million dollar producing real estate team that has earned recognition as Cleveland Heights Preferred PRO-Agents. Team members also include Michael McKeon and Cheryl Clegg.

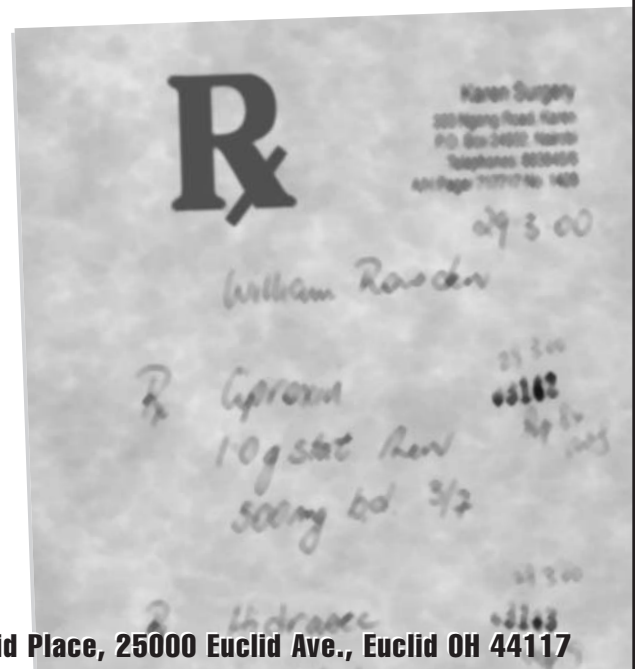


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No matter who we are or where we live, urban or suburban, rich or not so rich, single or married; we who are parents want above all to find schools for our children where they will be safe, well-educated, inspired and have some fun along the way. Some very fortunate parents have found their way to Cleveland Central Catholic High School, on Baxter Avenue in the heart of Slavic Village, a centrally located Cleveland neighborhood.

Walking through the halls, I feel a very strong sense of community and interaction among the students, teachers and staff, almost a "home away from home" feeling. President/Principal Karl Ertle smiles knowingly as I remark on the energetic faces, the focused atmosphere and the general sense of order that is present in the hallways.

"It's due to the incredible hearts of these kids, parents who are committed and the dedicated teachers of our veteran faculty," he says.

This dynamic and well-supported school is on the move and growing. People believe in Cleveland Central Catholic High School. Their belief

is translating into dollars, some of which are targeted at wonderful new construction plans for the historic school building.

An ambitious four-story expansion plan includes new classrooms, a chapel, science center, fine-arts studio and conference rooms. Ertle anticipates the student body of 400 possibly expanding to 500 with the added space. Other dollars are supporting the Endowment for Financial Assistance as 100% of the CCHS students receive financial assistance toward their tuition.

Third Federal Savings and Loan has recently given \$1.5 million, property and cash, to the current capital campaign, as part of the company's commitment to Bishop Anthony Pilla's Church in the City initiative. Third Federal and its CEO Marc Stefanski have a strong commitment to the reinvigoration of the of the Broadway-Slavic area and to Cleveland Central Catholic. Marc Stefanski and Third Federal are partnering with the city of Cleveland and Councilman Ed Rybka to build a new athletic stadium in Morgana Park. The new facility will provide a



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An ambitious four-story expansion plan includes a chapel.

home field for CCHC games and practices, as well as a field for general community use such as the multi-cultural soccer leagues in the area.

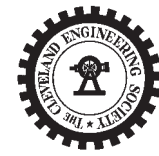
A major emphasis of the CCHC mission is a quality education for the students in the Learning Disability and Developmentally Handicapped Programs and a main goal in the expansion is providing an environment for their optimal inclusion and learning, with computers, textbooks on tape and special-print library resources. The master plan also includes a multi-purpose gym with a stage for school performances. Students-athletes currently use the gym of neighboring St. Stanislaus School, and will continue to use this large facility for varsity games like basketball and volleyball.

The dedication to the special education student exemplifies the commitment of CCHS to provide a first-rate education for every student in this culturally and economically diverse student community. While the philosophy and values of Cleveland Central Catholic are Catholic, 49% of the students are of other faiths. The dramatic success of the CCCHS program is reflected in the statistics: while 72% of the students come from families with incomes below the federal poverty level, 99% of the students graduate and 70% go to college.

"[The teachers are] amazing," Ertle says. "They just want to be with the kids."

On the day I visit, neither the teachers nor the students seem to be in any hurry to leave when the afternoon bell rings. The principal confirms that many kids like to stay around, some going to club meetings like the newspaper or video game club, some to sports, service activities, and some just "hanging around." I hear the school secretary calling the kids by name, see the pleased reaction on their faces and think how lucky these kids are to be a part of this supportive community.

The words "community" and "partnership" keep coming up while learning about the history of CCHC, its success and plans for the future. Cleveland Central Catholic opened when so many neighborhood Catholic high schools had to close their individual doors and join together to continue their mission of providing a high-quality, faith-based education. It is now one of two co-ed Catholic high schools left in Cleveland but it is not standing alone. Supported by business partnerships like Third Federal, KeyBank and MetroHealth Medical Center, the community organizations of Slavic Village CDC, and Pulaski Franciscan CDC, alumni, parents and the greater Cleveland Catholic community, Cleveland Central Catholic High School has the blueprint for being a highly successful school in the city. **P**



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Introducing the 2005 Board of Trustees

"Events for 2005 include the annual NAIOP Awards of Excellence on May 3 and the annual NAIOP Charity Golf Outing on June 13."

The Northern Ohio Chapter of NAIOP (National Association of Industrial and Office Properties) is pleased to announce the 2005 Board of Trustees.

Serving on the Board of Trustees for 2005 are President Brian Owendoff (Duke Realty Corporation), Immediate Past President Patrick Finley (Omni Realty/Pride One), President-elect Mark Polansky (Panzica Realty, Inc.), Secretary Linda Short (Duke Realty Corporation), and Treasurer Traci Mockbee-Hunt (CAM, Inc.).

Advisors to the Northern Ohio Chapter of NAIOP are Tax Advisor Anthony Constantine (Cohen & Company) and Legal Advisor

Thomas Scanlon (Keevican Weiss & Scanlon PC).

Trustees of the Northern Ohio Chapter of NAIOP are Lee Chilcote (The Chilcote Law Firm), Neil Viny (Dalad Group) and Lew Wallner (King James Group).

NAIOP events for 2005 include the annual NAIOP Awards of Excellence on May 3; the annual NAIOP Charity Golf Outing on June 13, 2005; and the 2005 Bus Tour to be held on September 30.

NAIOP provides commercial real estate professionals and communities with education and support through advocacy, communication, networking and business opportunities. **P**



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40. Best Renovated/Restored Single House
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44. Best Community Development/Design - 10-100 acres
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46. Best Urban Renewal Project

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49. Best Non-Residential Exterior Landscaping

INTERIOR DESIGN

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53. Best Hotel Lobby Design
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Secure In Its New Setting

FBI builds new Automotive & Radio Maintenance Facility in Cleveland



By Lou Kren

In winter 2002, the Cleveland division of the Federal Bureau of Investigation christened its four-story 108,000-square-foot main office at 1501 Lakeside Avenue, moving into its new home after spending more than a quarter century at the Anthony J. Celebrezze Federal Building on East Ninth Street in downtown Cleveland. At one time, the FBI considered incorporating an automotive repair and an electronics technician facility into the new headquarters. But the need for space tabled that option. A supplemental appropriation by the U.S. Congress allowed the FBI, through the General Services Administration, to search out a future home for the specialized facility.

Today, the search has ended and the building is built. Located in the downtown bluffs near Lake Erie (the FBI prefers not to publicly reveal the location), the \$5-million Automotive and Radio Maintenance Facility comprises 25,000 square feet. The single-story steel-frame facility includes office space as well as vehicle work bays.

Need for the new facility arose from expanded space requirements, but security concerns were central, says Robert Hawk, FBI special agent.

"Agents spend a lot of time in our main office, a very secure area," Hawk says. "Visitors, including private contractors, must be escorted by an FBI employee at all times. Agents are very comfortable working in such a secure area because of the sensitive nature of their work. Besides spend-

ing a lot of time in the building, they spend a lot of time in their cars. The car is like a second office and they want to be comfortable working in automobiles. That is why we have FBI employees work on the cars."

FBI auto technicians, all with Top Secret clearances, change tires, conduct engine repair, perform oil changes and install secure radio systems – doing all manner of repair save for body work.

The new facility is a much-needed step up from the former FBI automotive location in Westlake, says Fred Merinsky, FBI Cleveland District telecommunications manager.

"The Westlake facility had only about 9,600 square feet of space," Merinsky says. "Here, we have more room and were able to set it up like a car dealer would set up its service

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- Cooper Foster Plaza
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- Water Tower Square
- Savannah Commons
- St. John West Shore Westlake Family Health Center
- Bradley Business Park (coming soon)



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operations. Also, it is located near our main office, which is convenient for employees who have to travel back and forth between the two, and it is easily accessible to employees who live east or west of Cleveland.”

The decision to locate this facility in the downtown area was made about four years ago after the FBI and General Services Administration (GSA), responsible for purchasing

for the federal government, decided to separate automotive services from the new Cleveland main office. In 2002, GSA put out public bid requests for certain-sized properties throughout the downtown area. Westlake’s Carnegie Management and Development Corp. stepped to the plate, utilizing its experience in developing facilities for GSA and the FBI in other parts of the country and

its knowledge of the government development process.

“We looked at the FBI’s needs for space and for proximity to its main office,” says Robert J. Berryhill, Carnegie vice president, recalling the bidding process. “We came across this property, which we thought would provide for ample expansion as well as the flexibility and security needed by the FBI in conducting operations at the site.


“As we develop facilities for the FBI, our first priority always is security. Therefore, the sites we look for must not only meet FBI physical-building needs, but also must provide the flexibility to meet or exceed its security requirements.”

That approach succeeded, as GSA and the FBI accepted the bid in 2003. From there, to meet an expedited timetable the project took on a design-build character, with Carnegie choosing Richard L. Bowen + Associates Inc., Cleveland, as architect and Panzica Construction Co., Mayfield Village, as design builder.

“It helped with the speed of design and construction,” says Bowen’s

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Allan L. Renzi, project architect, commenting on design-build. "We were able to fast track."

Fast track it was, as Renzi and the Bowen staff completed construction drawings in time for the commencement of site work in May 2003. Interior space and service details were finalized during shell construction, assisting Joseph W. Khouri, Carnegie onsite project manager, and Mike Harwood, Panzica project manager, in keeping the project moving toward its April 2004 handover. Constant communication and regularly scheduled meetings allowed the principals to streamline the approval process and readily incorporate mechanical, electrical and space changes.

The project also benefited from an increased role for the FBI. In the past, GSA had made most construction decisions, and the FBI had to make do with the result. That has changed.

"We were eager to move in because this facility is nearly triple the size of the facility we had been using for the past 14 years," Merinsky says. "Here, we were able to build from the ground up and design a building

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exactly suited for the type of work that we do. Over the past few years we have been able to consider how we want our buildings designed and built, especially in terms of expansion capability. That is important to us because the FBI has an expanding and constantly changing workforce.

"The FBI team involved with this project had worked on numerous previous projects, so we had experience with what the construction process entails. Even so, Carnegie, Bowen and Panzica really worked with us on being flexible and negotiating the approval process."

Designed to fit in

Well aware that the building was located in an area targeted for the City of Cleveland's long-range waterfront plan, Renzi designed the exterior to fit in well with possible upscale construction nearby.

"We didn't want it to look like a massive industrial building, but did want to provide some definition for the automotive and office components of the facility," Renzi says.

Bright blue metal panels with a window ribbon comprise the office exterior, with masonry along the bottom giving way to gray metal panels on the exterior of the larger automotive area. The facility, on a concrete-slab foundation, is capped by a metal-deck and single-ply-membrane roof.

The interior, with a steel-stud skeleton, consists mostly of hard surfaces to ease maintenance. Some offices feature carpeting, vinyl wall coverings and acoustic tile ceilings, but most spaces consist of painted walls with vinyl-tile floors. The entire automotive area, which includes some indoor parking spaces, boasts epoxy-coated floors.

Both the interior and exterior are rife with security systems and components. HVAC is accomplished via rooftop units with CO sensing systems to guard against automotive exhaust and, for increased employee protection, the facility employs separate air-handling systems for office and automotive areas.

For electrical backup, the facility reuses a generator from the old FBI main office at the Federal building.

"In the Celebrezze building, the FBI had its own generator, fairly new with only a few hours on it," Merinsky says. "When we moved to the new main office on Lakeside, I contacted our space management group in Washington, D.C., to see if we could use it for this facility.

"As we develop facilities for the FBI, our first priority always is security."

*Robert J. Berryhill
Carnegie Management and Development Corp.*

Though challenging, we were able to incorporate it here."

Brownfield reclaimed

The story of this project does not end at ground level – just preparing the site for construction was a project in itself. A railroad roundhouse had occupied the brownfield property in the early 20th century, and in recent times the site had sat idle.

For years, the only activity involved the dumping of construction materials from other downtown projects. As this project took shape, workers found the soil populated by construction refuse, old foundations and brick street pavers. Crews dug test pits throughout the property to help determine the best location for the footprint and minimize the amount of soil reengineering.

Even with an optimal footprint established, site work entailed removal of the old unstable fill and replacement by compact soil. In addition, crews had to excavate portions of a large berm to provide for a level footprint.

On top of all that, the city had long ago abandoned water, storm and sanitary channels, requiring crews to lay new service lines.

But the efforts paid off, and the Cleveland Division of the FBI now enjoys a new, much-needed automotive facility. **P**

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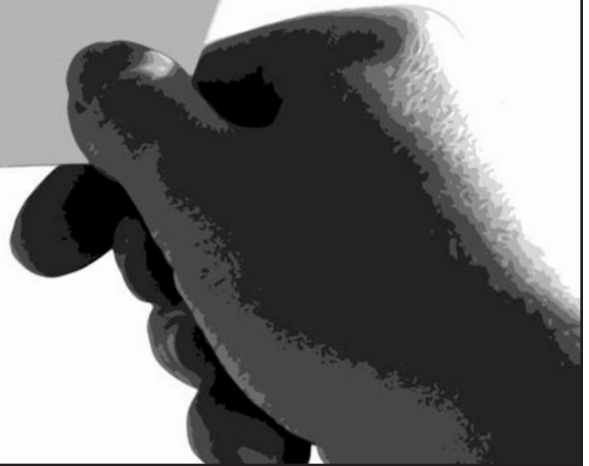
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Cost-effective Landscaping Solutions

By John Wheeler

As property owners and managers, you are constantly balancing the desire for an attractive landscape with a landscape that is cost-effective to maintain.

Labor is the single biggest expense in landscape maintenance programs, so finding ways to control the man-hours spent on your job is the name of the game.

Designing a landscape that is cost effective to maintain is critical since the long-term maintenance costs will far outweigh the cost of the original installation.

The following items are areas of concern that may have a substantial effect on your landscape budget:

Plant selection and spacing

Proper plant selection and spacing is one of the easiest and most basic ways to create a low maintenance landscape. It is imperative that the landscape designer anticipates the mature size of the selected plants.

One of the most common problems we see is a four-foot-wide bed along a sidewalk planted with shrubs that have a mature spread of eight feet.

In a short period of time the maintenance contractor will need to



Along walkways, wise plant selection and placement can reduce maintenance requirements.

prune the shrubs off the sidewalk a couple of times a year just to keep the walk passable.

A plant with slow-medium growth habit is much easier to maintain

than a fast growing plant, such as Forsythia. When properly sited, slow growing plants will require little or no pruning over the years.

Lawn & bed areas

Since lawn areas account for the largest total square footage of a property, it is important that you carefully evaluate their maintenance costs.

The maintenance of a large, expansive lawn area is expensive. You should consider such alternatives

as bi-monthly or monthly mowing schedules, dwarf fescue lawn mix or wild flowers.

Dwarf fescues could be used on the outlying areas less visible from the



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building, while still using traditionally weekly mowed lawn areas around the building. This is a great way to effectively reduce the man hours per week spent mowing.

Small turf areas with restricted access also become expensive to maintain.

Per 1,000 square feet, a 60"- or 72"-wide mower can cut grass five to six times faster than a traditional 21" wide mower.

As a designer, I stay away from small, isolated lawn areas and try to design broad, sweeping lawn panels, which can be easily maintained with the larger machines.

Although large lawn areas can be expensive to maintain, in my opinion they are still dramatically cheaper to maintain than large, open mulch beds.

Many of our clients have the misconception that mulch beds are low maintenance.



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An effective use of annuals is to concentrate them at high traffic areas such as entrances or around signage where they are most visible.

This could not be further from the truth.

Properly maintained mulch beds require regular edging, weeding and mulching. All of these functions can add a significant amount of expense to your landscape programs.

The installation of ground cover is an option to reduce mulching and bed maintenance, although the upfront cost can be high.

Simply reducing the square footage of bed area seems to be the most effective way to control bed maintenance costs.

Also make sure your landscape contractor is not over-mulching. You should maintain mulch at a 2"-3" depth. Anything more than that is detrimental to the health of the plant and is a waste of your landscape budget.

Have your landscape contractor give you a lump sum price on mulching your beds in lieu of a per cubic yard price. From our experience, contractors installing mulch on a per-cubic-yard basis generally install it thicker than it needs to be.

Pruning

The use of proper pruning techniques is also a good way to reduce man-hours spent on a site. In most landscapes, there is no reason to be shearing plants.

Besides looking terrible and being unhealthy for the plant, it takes a



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long time to do. The proper way to prune is by selective pruning, which maintains the natural appearance of the plant. Many landscape contractors are still shearing plants simply because that is the way they have always done it. Shearing is a poor maintenance practice and is very labor intensive.

Seasonal color

The use of seasonal color is a very effective way to set your property apart from others. Installing and maintaining seasonal color can get expensive, so there are a couple of strategies we use to maximize our client's landscape budget.

While annual flowers provide the maximum amount of color in the landscape, they are also one of the highest cost items in a landscape program.

They need to be planted every year, require lots of water and fertilizer, and regular maintenance.

An effective use of annuals is to concentrate them at high traffic areas such as entrances or around signage where they are most visible.

Although perennial flowers are not as showy as annuals, they can be used in conjunction with annuals or even totally replace the annuals. Not only do perennials come back every year, they are more durable, drought-tolerant and generally less labor intensive.

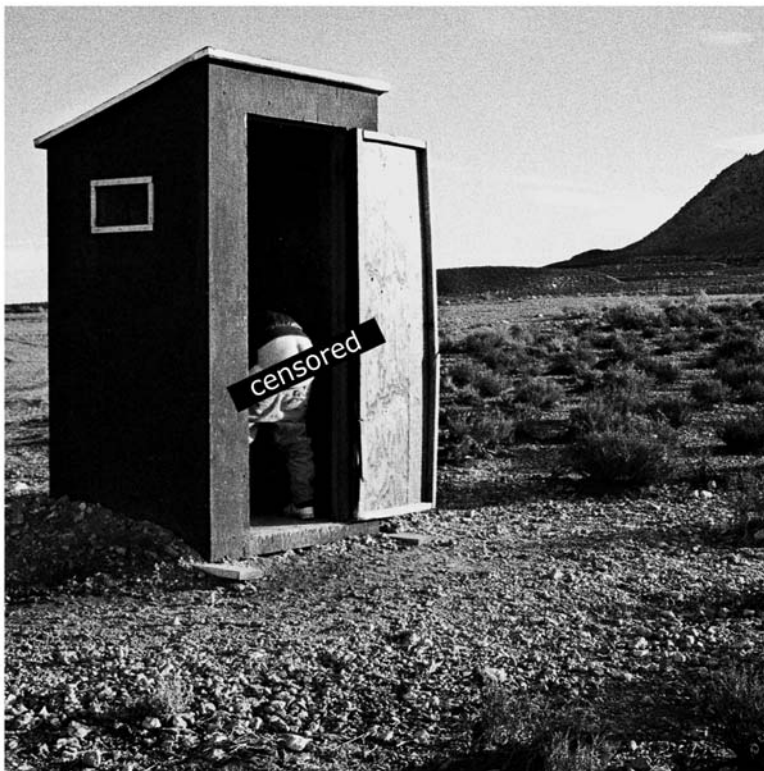
Careful landscape planning is an effective way to help control the cost of landscape maintenance. A good professional landscape contractor should be able to provide you with alternatives on ways to reduce the man-hours he spends on your site.

As a building owner or property manager, only you can determine if the benefits you receive from the areas of concern outweigh the cost to maintain them. **P**

Author John Wheeler is CEO of Wheeler Landscaping, Inc., based in Chagrin Falls.

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Project Profile: Landscape Design/Build Approach Brings Added Value to Progressive Insurance HQ expansion

By Margie Holly

In considering landscape contractors, whether it's new construction, an expansion or a property renovation, building owners can reap added value in contracting with a firm that specializes in design/build.

There are many good landscape design firms out there, and equally good landscape construction firms. But there are not many firms with expertise in both areas. So when Progressive Insurance was seeking a landscape contractor to design and install an expansion to its Mayfield Village headquarters, The Brickman Group was on the short list.

The project involved adding a wing to the existing campus, originally built in 1974, and expanding the existing parking garage.

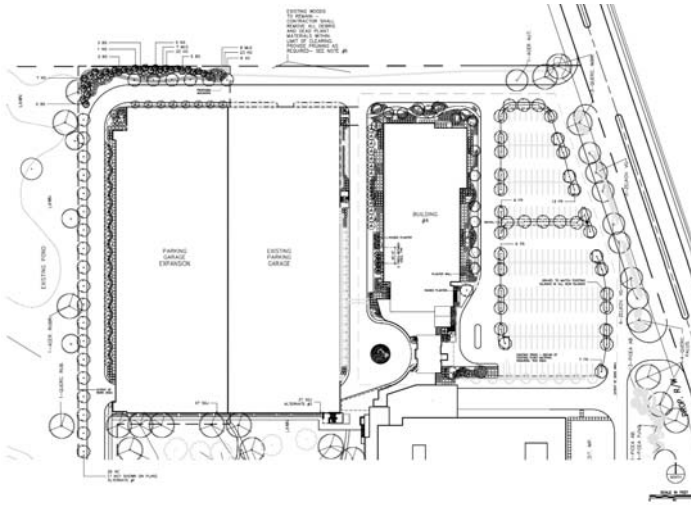
The challenge was to integrate the new construction into the existing mature property and make it look seamless. Working with the architectural firm of Bialosky Partners, Progressive solicited proposals from five different landscape design firms.

"We had worked with Progressive on previous projects," says Tim Korte, manager of Brickman's Cleveland Construction branch. "So we understood what they wanted."

Korte and his team first met with the architect and property owners to understand their needs.

With a background in landscape architecture, Brickman Project Director Doug Counts was the logical choice to capture the architect's vision in coordination with Brickman's landscape architects in the Columbus office.

Clear communication was the key to ensuring they interpreted not only



shrubs, and lots of plant material in beds to achieve a more mature look instantly. Use of ground cover in place of mulch also played an important part in establishing a mature look on the property and in controlling long-term maintenance costs.

"Out of all the designs submitted, the architect told us we were the only ones who really got the feel of what they wanted," Korte says.

the practical needs, but also the aesthetic vision of the architect.

To accomplish the customer's goals, Counts used mature trees and

what they wanted," Korte says. The scope of work called for hard-scaping, renovation of large planters

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and many beds planted to appear fully grown-in.

There was also extensive soil work in which the landscape was taken down to sub grade, and then re-graded with fresh soil.

As per the architect's input, the design featured a hardscape of 2' x 2' pavers in an intricate pattern to tie in with the existing pavers.

"This was a challenge because when you are working with pavers that size, you have to be very accurate every step of the way," Project Director Matt Krems says.

The advantage of working with a design/build firm became clear when General Contractor Whiting-Turner put the construction out to bid. Brickman wasn't the low bidder, but the customer was confident that, because they had designed it, they would have a better handle on executing all the elements of the design.

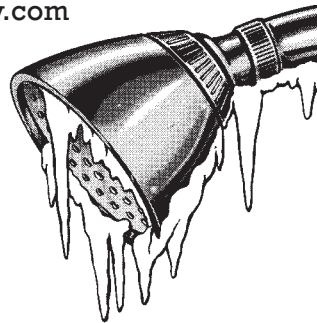
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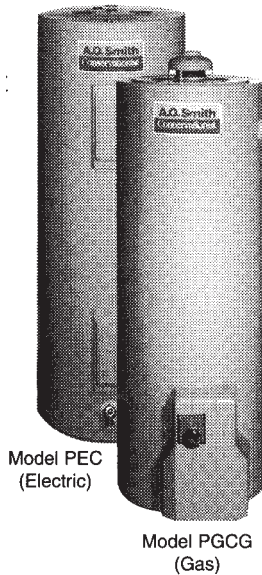
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Often, landscape designers and contractors speak a little different language and when you get onsite the line between the practical site challenges and the artist's rendering sometimes gets blurred.

"From a field perspective the design team gave us a great set of plans to work off of," Krems says.

Because the construction and design teams had been working together from the start, the numbers were accurate, the plan details were clear, and the design had already accounted for specific site challenges.

"The plans left very little to have to interpret in the field," Krems says. "And because we were working with our Columbus design office, there were no surprises when it came to local Ohio codes. It just made the whole process run smoother."

This seamless integration of design and execution helped Brickman deliver flexible service. Because a large construction job coordinates the activities of many trades, projects can often fall behind schedule or run over budget.

"Our original schedule was based on input from the general contractor, according to their plan for how each area was going to be made available to us," Krems says.

Because Brickman uses a highly refined scheduling process in house, they were able to be flexible when the contractor's schedule had to be changed.

"The general contractor was thrilled at how easily we were able to adapt when they had scheduling

Often, landscape designers and contractors speak a little different language and when you get onsite the line between the practical site challenges and the artist's rendering sometimes gets blurred.

issues," Korte says. "We actually were always on or ahead of schedule, but we always had other projects planned so that, if we had to pull off the

Progressive site for a month or two, we could easily rearrange our projects so that we were able to come back to Progressive without having to charge the normal penalty."

Part of Brickman's scheduling challenge was because the job was started in July. This meant a careful coordination of irrigation installation with plant material installation, always ensuring irrigation in each section was fully installed and operational before planting began.

Korte credits strong relationships with vendors for being able to maintain a flexible planting schedule

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while not breaking the budget. Working with Vic Mastrangelo at Chagrin Valley Nursery for all the trees and shrubs, Brickman's planning process ensured that plant material was ordered and delivered just in time to be planted.

When a change in the general contractor's schedule delayed the planting of some large trees for about a month, the nursery was able to store them undamaged until Brickman could get back on the job and get them in the ground.

"These kinds of relationships are one of the most valuable assets we have to ensure we are always providing value to our clients," Korte says.

Strong relationships with vendors allowed for a flexible planting schedule, while not breaking the budget.



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Relationships were the key to this successful project: clear communication with the customer, understanding between Brickman's design and construction teams, proactive scheduling with vendors, and even the daily interactions with the Brickman construction crew on site added up to a win-win for all involved.

When asked how the client liked working with this design/build team, Korte says, "We received a lot of compliments from Progressive, from the architect, from the general contractor, but probably the biggest compliment we received on this job is that we completed a project of this large scale and never received a punch list."

Now that's detail-oriented design/build. **P**

Author Margie Holly is communications manager for The Brickman Group Ltd., which specializes in landscape design, installation and maintenance as well as irrigation, tree care, sports turf and horticultural consulting.



Rolling Mounds of Landscape Gardens

By Dave Larkin

Shill Landscaping and Lawn Care recently completed a beautiful outdoor living area in Westlake. As shown in the accompanying photographs, the landscaper incorporated unique plantings, multiple entertaining areas, and a spectacular water feature, while meeting the owner's concerns for privacy.

The naturalized stream-like waterfall can be seen from a variety of areas behind the custom-built home. Not only can the water feature be seen from every room in the home, but is very inviting to sit by as well. The waterfall produces an abundance of sound across the large yard, but not too much as to cause a distraction. **P**



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- During summer months, one large tree can absorb as much heat as several window air conditioners and can lower temperatures by 10 degrees.
- In climates with cold winters, the goal is to block the winter wind with trees and shrubs while capturing the winter sun (solar heat). In warmer climates, the goal is to block the summer sun while channeling in the summer breezes. In temperate climates, both strategies are employed.
- A dense row of evergreens to the north and northwest works effectively for extreme and temperate climates. Deciduous trees and shrubs should be planted to the east and west.
- A semi-circular row of deciduous trees and shrubs planted from southeast to southwest, with a break to the south, will funnel in summer breezes.
- There are three ways in which trees and shrubs cool the air: by providing shade from solar radiation, by cutting wind speed and by reducing air temperature through evaporation and transpiration. They also absorb heat, thus reducing the need for air conditioning and allowing for



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less carbon dioxide to be emitted from electric generating facilities.

- Plants also absorb pollutants and they block noise levels. For instance, cypress hedge planted 2 ft. thick along the front of a property, will reduce street noise by 5 decibels.
- Growth rates and hardiness of plant materials in your geographic region should be factored in. Healthy plants that are able to adapt to your region will work the hardest for you.

By using plant material appropriately, you can make any living or work environment a healthier and more enriching place to be. **P**

Article provided by the Associated Landscape Contractors of America, (800) 395-ALCA (2522). For more information, visit the Associated Landscape Contractors of America online at www.alca.org.



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NAME Classroom/Student Center alterations \$10,000,000
LOCATION Cleveland, OH — Cuyahoga County — E 25th St
OWNER Cleveland State University — 1983 E 24th St (rm207) — Cleveland, OH 44115 — 216-687-5417 — Mark Green

ARCHITECT CBLH Design Inc — 7550 Lucerne Drive — Middleburg Heights, OH 44130 — 440-243-2000 — Glen Zeisset
DESCRIPTION Elevator - upgrades
STATUS Early Design Phase
NAME Office Building
LOCATION Cleveland, OH — Cuyahoga County

OWNER Greater Cleveland Partnership — 50 Public Square — Suite 200 — Cleveland, OH 44113 — 216-621-3300 — Carol Bennis
ARCHITECT Oliver Design Group — 1301 E 9th Street — Cleveland, OH 44113 — 216-696-7300 — John Tellasha
DESCRIPTION One Building — 50,000 sq ft
STATUS Site Acquisition underway



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NAME Western Reserve Fitness Center \$5,000,000
LOCATION Hudson, OH — Summit County — Corporate Drive
OWNER Children's Hospital Medical Center of Akron — 215 W Bowery Street — Akron, OH 44308 — 440-375-1000
BLDR/ARCHT Welty Building Corporation — 123 S Miller Rd #2 - Akron, OH 44333 — 330-867-2400 — James Pinalto
DESCRIPTION 65,000 sq. ft.
STATUS Proposed

NAME Laboratory/Office Facility Expansion \$10,000,000
LOCATION Ashland, OH — Ashland County — Township Road
OWNER WIL Research Laboratories — 1407 Township Road — Ashland, OH 44805 — 419-289-8700 — Joseph Holsen
ARCHITECT Plans by Owner
DESCRIPTION 125,000 sq ft over several phases
STATUS Proposed

NAME Gordon Square Homes/Apartments Rehabilitation \$9,000,000
LOCATION Cleveland, OH — Cuyahoga County — Detroit Avenue
OWNER/BLDR Detroit Shoreway Community Development — 6516 Detroit Avenue — Cleveland, OH 44102 — 216-961-4242 — Martha Perrine
ARCHITECT Plans by Owner
DESCRIPTION Rehabilitation of 85 units
STATUS Proposed

NAME Multi-Family Rental Housing — \$12,000,000
LOCATION Akron, OH — Summit County — Elizabeth Parkway
OWNER/BLDR The Community Builders Inc — 1014 Vine Street — Cincinnati, OH 45202 — 513-977-4005
ARCHITECT Plans by Owner/Bldr
DESCRIPTION 97 Units Planned
STATUS Approved by Ohio Housing Agency

NAME Headquarters Office Building
LOCATION Lake County Ohio — Sites under consideration
OWNER Avery Dennison Corp. — 7590 Auburn Road — Concord, OH 44077 — 440-358-4700 — Judy Abelman

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ARCHITECT Plans by Owner
DESCRIPTION Site Selection underway
STATUS Very Early Planning

NAME Office Building
LOCATION Akron, OH — Summit County — Springside Drive — Owner
 Fitzpatrick enterprises — 4506 Stephens Circle NW — Canton, OH 44718 — 330-966-1816 — Scott Fitzpatrick
ARCHITECT Wilson Architectural Group — 151 Wilbur Drive NE — Canton, OH 44720 — 330-494-5451 — Robert Wilson
DESCRIPTION One Building - 3 Stories - 74,000 sq ft
STATUS Proposed

NAME Garfield Heights Retail-Office Projects
LOCATION Garfield Heights, OH — Cuyahoga County — By Transportation Boulevard
OWNER/BLDR Snider-Cannata Interests — 6909 Royalton Road — Brecksville, OH 44141 — 440-746-9300 — David Snider
ARCHITECT Plans by Owner/BlDR
DESCRIPTION Not determined
STATUS Very Early Planning Stages

NAME Cuyahoga Falls Townhouses
LOCATION Cuyahoga Falls, OH — Summit County — Hower Road
OWNER/BLDR JDF Development — 5980 Stumph Road — Parma, OH 44130
 330-239-0444 — Steve Avmer
ARCHITECT Kephart & Associates — 7700 Sherman Street — Denver, Colorado 80203 — 303-832-4474 — Steve Campbell
DESCRIPTION 20 Buildings - 2 Stories - 120,000 sq ft
STATUS Early 2005 Start

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Building on a New Vision

AIA-Cleveland relocates, enjoys newfound visibility, accessibility

Story and Photos By Mark Watt

For a decade, the Cleveland chapter of the American Institute of Architects (AIA-Cleveland) made its home in a tucked away corner on the fifth floor of Public Square's Park Building.

It was comfortable enough, AIA-Cleveland's current Director of Communication John Waddell says, but it was difficult to find, short on easy parking and a chopped-up office layout discouraged the organization of member meetings onsite.

"If someone was dropping off documents, especially if they were in a hurry, it could be a hassle to get to the chapter office," he says.

The space was "cozy and affordable," Executive Director Mary Helen Hammer says, but it simply was not as accommodating as the chapter desired.

So in late 2003 as the expiration of the lease on the space was drawing near, the board reassessed its office space needs, ultimately deciding to move to a more accessible and visible location that would allow for a street-front presence.

A search committee was created to hunt down possible new homes. Along with Waddell and Hammer, the team also included chapter members Bob Weygandt, Dominic Carbone, Kevin Robinette (then acting as chapter president), Mark Yager and Randall Von Ryan, current chapter president-elect.

"We hoofed around town and looked at six or seven properties," Hammer says. "We looked from Playhouse Square down to the Warehouse District. As we were mulling over what the contenders would be, someone brought this space [at 1001 Huron Road] to our attention and it was right fit. It was a cool space with the right amount of



AIA President-Elect Randall Von Ryan enjoys the chapter's new home, which features a custom-built light box and ceiling feature that attract attention.

room, a streetfront location we desired and it was situated in a good neighborhood."

A match for the chapters needs, the approximately 1,200-square-foot space was selected to become the chapters new base of operations.

In September of last year, AIA-Cleveland took over the lease and began work to convert the space to fit its needs.

"It was nice because we didn't have to rip anything out," Waddell says. "The space was already open. It was just a white box, which was perfect for what we wanted."

With no need for structural modifications, construction materials for the project were essentially isolated to paint, carpeting, furniture and lighting, with the exception of two notable architectural features: an arcing ceiling feature that provides acoustical baffling while adding visual interest and a stainless metal light box adorned with an illuminated cutout of the official AIA emblem.

"The ceiling element is made of a Mylar-like material that was heated and stretched over an aluminum frame," Von Ryan says. "The material is also used on the light box. Tomco did the metal framing and Novak & Sons/Barisole USA did all the fabric. Cold-cathode lighting, which is a newer type of lighting, was used on both pieces."

Ceiling lights in the building were replaced, primarily to reduce wasteful energy costs.

"The space was formerly lit by incandescent track lights, which are big energy dogs, so we looked for a new lighting solution that would reduce energy needs and costs and

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also produce a nice quality white light in here," Waddell says.

Carpeting was replaced, walls were repainted and new furniture brought in. As the chapter desired the ability to accommodate chapter meetings, it selected versatile boardroom furniture that can be folded up and rolled away as desired.

"For the furniture, we went to people in town to see if anyone would be interested in contributing by donating items for the chapter office," Hammer says. "We found overwhelming support. People donated time or materials and their amazingly generous contributions have really helped to infuse this place with some energy and get some life back in the chapter."

Hammer says that the only potential downside of working with contributions from various contractors and suppliers was the possibility of coordination problems. She credits Suzi Darlin (of Waddell Associates), who oversaw much of the move, with the smooth manage-



Boardroom furniture can be folded up and rolled away for larger gatherings.

ment style and finesse required to pull the project together.

Operational since October of 2004, the new AIA-Cleveland offices signal an aggressive attempt

to provide a more public face for the chapter, which is in keeping with its mission to be the voice of the built environment and make a positive difference through community involvement, education, network interaction and awareness of design and building, Von Ryan says.

"As a home, our old office wasn't reinforcing or reflecting what we were trying to achieve as a chapter," Waddell says. "Putting it down here, having fun with color and drawing people's attention to our headquarters has managed to give the chapter some energy and some momentum. Now you walk by and your attention is drawn in."

"It provides us with a level of visibility that we never had before," Von Ryan says. "It makes the chapter more cohesive because all the committees can meet here. Before, a lot of AIA meetings took place offsite at restaurants or other places. By bringing it all to this one space, it achieves a sort of synergy."

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AIA's official emblem is featured in a custom-built light box.

Hammer is similarly excited about the new possibilities.

"I've only been in the chapter for about a year and a half, but I know that they've been working for four years from a strategic vision to turn a public face on the chapter and become visible to the community," she says. "I'm proud to have been aboard with the chapter while we're doing this transition with such a fun, public statement for the chapter.

"Best of all, I'm now getting feedback from architects who haven't been active members of the AIA but who are now thinking about getting active. They see the direction we're taking and our commitment to improvement and they want to be part of it." **P**

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