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July 2005

The Mastery of Design/Build



KEN KRYCH

There was a lot to say in our cover story this month on the renovation of the Howard M. Metzenbaum U.S. Courthouse, which with its rich history and prominent location on Public Square was a complex project with an amazing result. We believe this could be the definitive, most comprehensive feature written on the structure.

Mixing the old with the new, we unveil a new concept for *Properties* with our "Masters of Design/Build" supplement section which focuses on this growing field's past, current design/build leaders in our region and the potential future growth of design-bid into the public sector. We would like to thank these firms for their participation and appreciate their diverse skills. Thanks too to the Design Build Institute of America's Ohio Valley Chapter (www.ovcd-bia.org) and its executive director Susan Coates for their valued input.

We also profile the largest sandstone quarry on the planet with an in-depth look at Cleveland Quarries. Its stone has been used for over a century to build landmark buildings here in Cleveland and nationally.

We realize how important the Construction Progress Report is to our readers so we have expanded the section and partnered with CNC Construction News Corp. to bring you the latest and best private projects being planned in the area. We invite you to visit its website for more information at cncnewsonline.com.

Looking ahead: next month, our cover feature will be the Idea Center, which is the newest jewel in the Playhouse Square District. August is also our Heating and Lighting issue so we welcome any input for potential features from experts in the field and much more.

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Sincerely,



Kenneth C. Krych
Owner/Publisher

Letters

The addition of color throughout the book makes it look great. A real upgrade. Congratulations!

Clark Culbertson
Culbertson Group

[Regarding the Lorain County Courthouse feature, April 2005], I appreciate your generosity. Hopefully we'll have another success story in the near future. I believe I can speak for the whole team in saying it's a good feeling to have something we've worked hard for to be recognized. Thanks again!

Rick Sias
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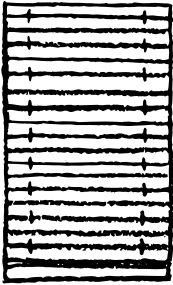


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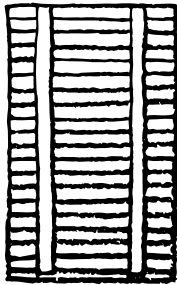
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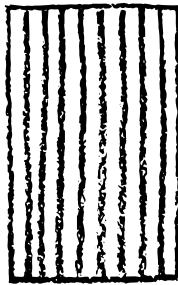
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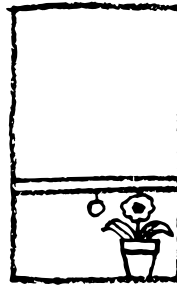
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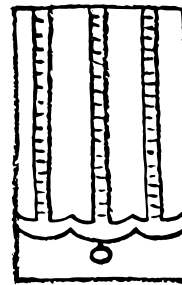
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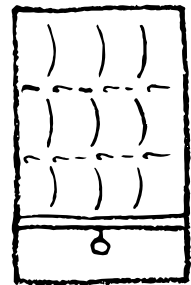
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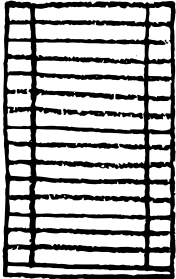
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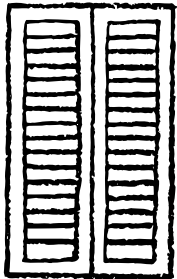
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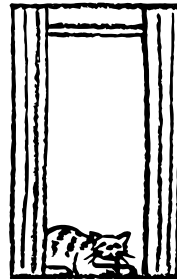
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Courtesy Pulte Homes

READY FOR RECREATION The Pioneer Ridge recreation center will feature an indoor pool, fitness complex and multi-purpose rooms for club meetings, arts and crafts, and social gatherings.

Pulte Homes Breaks Ground for Pioneer Ridge Adult Community

Ground was broken recently in an official VIP ceremony in North Ridgeville at Pioneer Ridge, the state's first Del Webb active adult community. Targeted toward residents aged 55 and up who are looking for a resort-style community where they can enjoy maintenance-free living, Pioneer Ridge consists of more than 600 single-family homes, along with a 14,000-square-foot community and recreation center.

The groundbreaking ceremony, which was attended by more than 200 local politicians, community leaders, local residents and senior representatives of Del Webb, was designed to familiarize the local community with the unique features and amenities of Pioneer Ridge, as well as unveil renderings of the community and recreation center. Construction is expected to begin immediately, with the first models projected for completion by fall. Residents will be able to start moving in as early as December 2005.

"This groundbreaking ceremony marks an exciting step as we move closer to making this unique community a reality," says Scott Withington, president of Pulte

Homes of Ohio (Del Webb is a Pulte brand). "Del Webb has been building active adult communities for more than 40 years, but this is the first time we've introduced our resort-living concept to Northeast Ohio. We expect Pioneer Ridge to attract people who want to enjoy an active retirement without having to move away from family and the

familiarity of the community where they've spent much of their lives."

The Pioneer Ridge recreation center will feature an indoor pool, fitness complex and multi-purpose rooms for club meetings, arts and crafts, and social gatherings. Outside the center will be an outdoor, heated swimming pool, tennis courts, bocce ball courts, walking trails and more.

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The developers believe Pioneer Ridge will significantly enhance the growth of the North Ridgeville area by attracting hundreds of residents who will support local businesses. Mayor Gillock recently announced that the new community will generate \$1.78 million in property taxes and \$2.34 million in total revenue for the city with no burden on the school district. North Ridgeville has been a hot spot of real estate activity in recent years because it offers a combination of convenient access to major highways and shopping centers. North Ridgeville is one of Lorain County's leaders in new construction, accounting for 491 housing permits in 2004.

Pioneer Ridge will offer a variety of beautifully designed single-story floor plans ranging from 1200 to 2500 square feet. Easy first-floor living will be available in both detached ranch plans and attached two-unit ranch villas. Dramatic open floor plans will include spacious great rooms, large walk-in master suite closets, a minimum of two bedrooms and two-car garages. **P**

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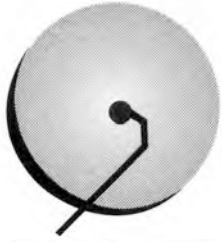
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Courtesy Doty & Miller Architects

CREATED FOR COMMUNITY Designed to complement the city's landscape, the Lakewood Family YMCA will provide an inviting environment. The entrance of the building has been carefully designed for fellowship to encourage communication between members.

'A Unique Partnership'

Local organizations join to break ground in Lakewood for new YMCA of Greater Cleveland

By Ken Krych

The new Lakewood Family YMCA moved from concept to reality recently as ground was broken to signify the start of construction on the \$10.5 million health and wellness center that will replace the current facility located at 16915 Detroit Ave.

"The new Lakewood Family YMCA is the result of a unique partnership between Lakewood Hospital, the City of Lakewood and the YMCA," says Glenn Haley, president and CEO of the YMCA of Greater Cleveland. "Through this collaboration, we will establish a model for the future that will demonstrate how a city can work together with the not-for-profit sector to provide a city amenity that promotes health and wellness and fosters communication between generations."

When completed, the 50,000-square-foot facility, two-story structure will house state-of-the-art cardio and strength-training equipment, a multipurpose gymnasium and aerobics studio, an aquatics

center that features zero-grade entry for barrier-free pool access, swimming lanes, a spa and recreation area, and an outpatient rehabilitation center operated by Lakewood Hospital.

Construction of the facility is expected to last 18 months with a projected opening date of January 2007

"We are proud to be part of this endeavor," says Fred DeGrandis, chief executive officer of Lakewood Hospital and the Cleveland Clinic Health System - Western Region. "The Lakewood Family YMCA is a natural extension of the health care services we provide to the community. In addition to the outpatient rehabilitation center, Lakewood Hospital will offer educational wellness programs, public health screenings and other community outreach programs at the Y."

The structure, created by Doty & Miller Architects, Solon, will use



TALKING DESIGN Bill Doty, of Doty & Miller Architects, addresses the crowd at the Lakewood Family YMCA groundbreaking ceremony.

green design elements to express a commitment to providing a healthy environment for all occupants and respect for resource conservation and the natural environment.

Construction is expected to last 18 months, with a projected opening date of January 2007.

Panzica Construction expects to have the new building enclosed by January 2006 as site preparations, deconstruction, demolition and foundations are prepared over the summer. **P**



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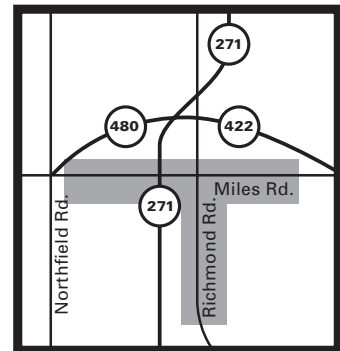
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Come Together

Shopping district for builders, contractors takes shape in Bedford Heights

If you're thinking of building or fixing up your place then the place to go is where Miles Road crosses Richmond Road.

For years, builders, contractors, remodelers and homeowners have come to this Bedford Heights location for top-quality commercial and residential construction products, services and expert advice.

Now, in an effort designed to create a neighborhood-like destination to even better serve their clientele with more conveniences and potential savings, most of the 35 area construction-related businesses in the area have joined to form the non-profit "Building District."

Among the companies forming the Building District are Babin Building Solutions, Stoneworks and Marblecare, North American Lumber Company, Houseworks, Paley Plumbing & Fire Protection, Suntrol Co., Crystal Illusions, Pearle

Rug Company and the Whitehouse Construction Company. These companies offer a wide range of products for the home and business – windows, floors, cabinets, doors, tile, granite and marble countertops, furniture – among others, plus they provide their customers with design, manufacturing and installation services.

"By combining our resources and talents, we believe that this area will become the premier go-to location for consumers, building construction and remodeling companies," says Doug Rende, president of the newly formed organization and president of Babin Building Solutions.

"Our common vision is to provide high-quality and meaningful solutions for our customers," he says. "Moving ahead, we expect to conduct multi-location sales and promotions. The Building District will seek new ways of drawing con-

sumers, builders and remodelers to the Miles and Richmond area."

"Through [the businesses'] willingness to work together, the Building District will make our community stronger through the sales they generate and the spirit of cooperation they promote," Bedford Heights Mayor Debora Mallin says. "All of us should applaud these company leaders who are willing to be partners for growth."

The focus is on teamwork, Rende says. The Building District will actively seek new members, share in each other's successes and transform this small corner of the world into something great, exciting and inviting, he says.

North American Lumber Company Executive Reed Kneale is vice president of the Building District.

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profits that renovate or build as well," Kneale says.

"As a group we employ hundreds and have large customer bases, opening new doors for educational and charitable activities," he adds. "While enhancing the tax base of the community, we are committed to investing in the well-being of the residents in this area."

The organization plans to grow membership from 30 currently to 50 dues-paying members by the end of 2005. No one in this region's building industry has formed such an alliance.

The Building District is a non-profit business entity established by the Bedford Heights Mayor's office for the purpose of creating value for its members through cooperative sourcing, purchasing, sales, marketing, advertising and benchmarking initiatives.

Officially it is a 501C (6) non-profit organization.

For more information, please contact Doug Rende, president, at 216.766.6163. **P**

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Construction Activity in May Recedes One Percent

At a seasonally adjusted annual rate of \$591.5 billion, new construction starts in May were down 1% compared to the previous month, it was reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building settled back after its improved performance during March and April, and nonbuilding construction (public works and electric utilities) retreated slightly. Residential building edged upward in May, helped by a brisk pace for multifamily housing. During the first five months of 2005, total construction on an unadjusted basis was \$241.8 billion, a gain of 2% relative to last year's January-May period.

May's construction start data produced a 178 reading for the Dodge Index (1996=100), compared to a revised 180 for April. Through the

first five months of 2005, the Dodge Index averaged 178, slightly above the 177 average for full year 2004.

“Overall, the construction industry in 2005 continues to show a healthy volume of activity,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “Single family housing to this point remains very strong, and multifamily housing has been boosted by the heightened amount of condominium projects now underway. Public works is being lifted by further growth for its environmental categories. After a slow start to 2005, nonresidential building seemed to be regaining upward momentum.

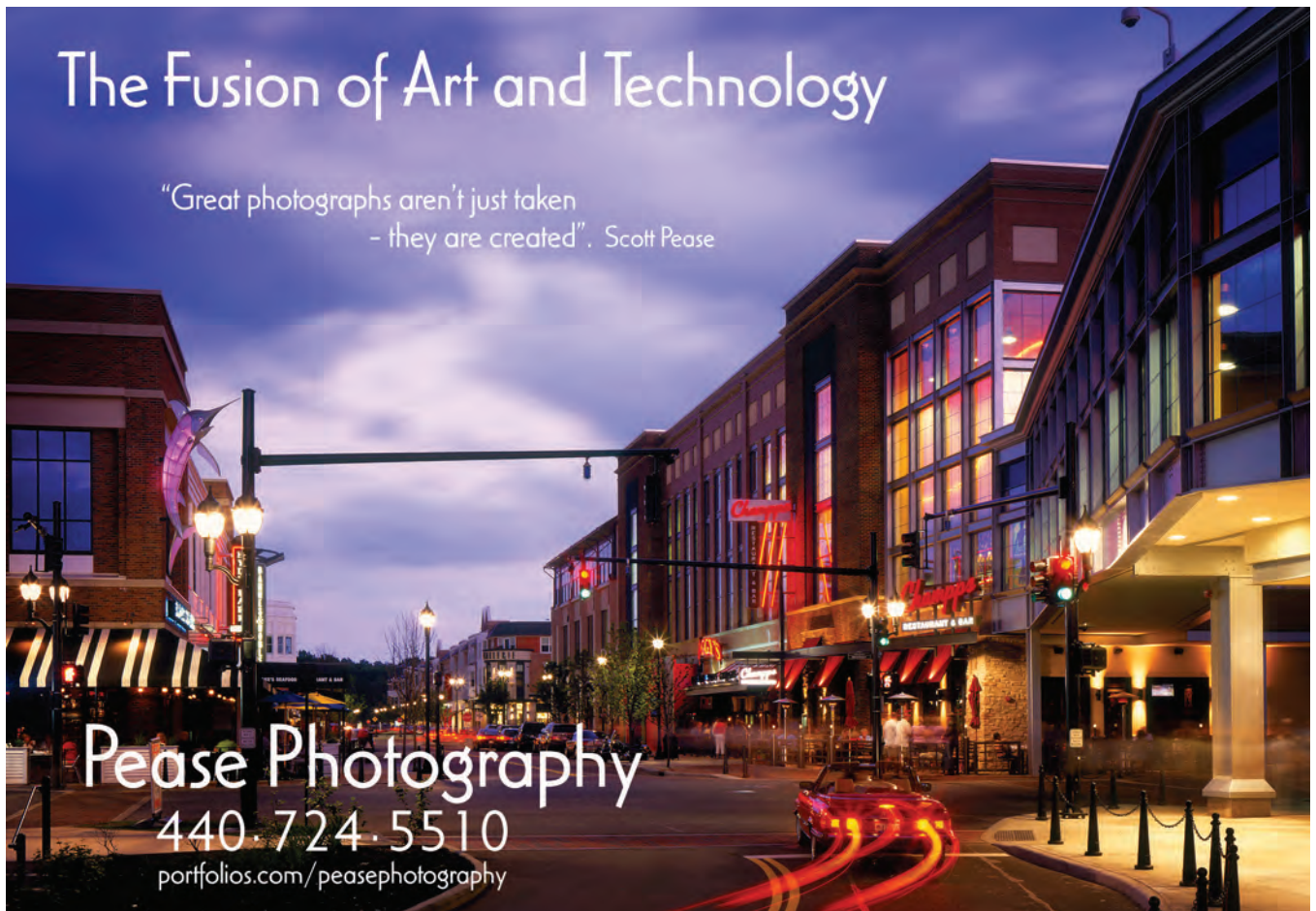
“At the same time, May's nonresidential decline suggests that renewed

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May Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on May 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:

	2005	2004	Percent Change
Nonresidential	\$66,942,000	\$94,595,000	-29
Residential	\$121,023,000	\$143,984,000	-16
Total Building	\$187,965,000	\$238,579,000	-21

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

	2005	2004	Percent Change
Nonresidential	\$272,327,000	\$474,717,000	-43
Residential	\$567,406,000	\$629,518,000	-10
Total Building	\$839,733,000	\$1,104,235,000	-24

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

expansion for this sector may be hesitant, as developers continue to adjust to higher costs as a result of last year's sharp run up in materials prices."

Nonresidential building

Nonresidential building in May fell 5% to \$147.8 billion (annual rate), after rising 15% during March and April from a very weak February. Store construction dropped 21% from a strong April, which saw groundbreaking for several large projects utilizing the "lifestyle center" format.

Office construction in May retreated 9%, essentially remaining stalled following the improved contracting witnessed last year.

Hotel construction was down 4% in May, although some support did come from the start of an \$80 million resort in Ft. Lauderdale, Florida and a \$70 million hotel in Boston, Massachusetts.

Manufacturing plant construction continues to languish, sliding 13% in May. Running counter to the generally weaker May performance for commercial building was warehouse construction, which advanced 24%.

For the institutional categories, May declines were posted by school construction, down 4%; healthcare facilities, down 8%; and churches, down 15%. On the plus side, the public building category grew 2%, helped by the start of an \$80 million

renovation project for the city hall in Pasadena, California.

Amusement-related projects rose 4%, while transportation terminal work climbed 11%, boosted by a \$47 million airport terminal expansion in Richmond, Virginia.

"While nonresidential building did lose momentum in May, it's still expected that coming months will see a return to the strengthening trend which appeared to take hold during March and April," Murray says. "For this to occur, those structure types that have been generally weak in the early months of 2005 - offices, hotels, warehouses, manufacturing plants - will need to re-establish the moderate growth witnessed last year."

Residential building

Residential building in May improved 1% to \$353.8 billion (annual rate). Single-family housing posted a modest dollar volume decline of 2%, while still remaining at a very healthy volume (5% above its average level in 2004). Multifamily housing in May advanced 18%, pushed upward by the start of 40 projects valued at \$25 million or greater. The five largest projects were located in Las Vegas, Nevada (\$142 million), Miami, Florida (\$104 million, \$87 million, \$83 million), Orlando, Florida (\$82million), and Ft. Lauderdale, Florida (\$77 million).

The low cost of financing continues to support demand for both single-family housing and condominium development. During May, the 30-year fixed mortgage rate slipped to an average of 5.7%, down



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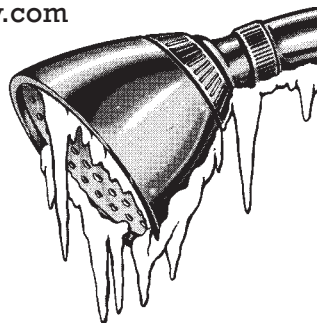
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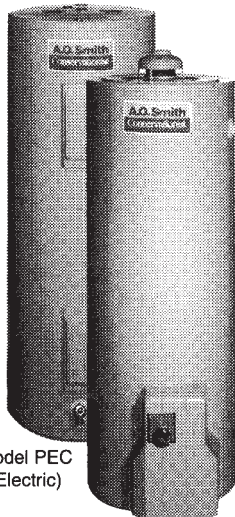


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from 5.9% in April, and June has seen a further retreat to 5.6%.

"It's turning out to be yet another superlative year for single family housing, even amidst growing concern over price 'bubbles' in certain markets, and condominium development is also seeing robust activity," Murray says.

During May, the regional performance for residential building stayed within a fairly narrow band - the South Atlantic, up 2%; the West, up 1%; the Northeast and Midwest, each unchanged from April; and the South Central, down 1%.

The 2% increase for total construction starts during the first five months of 2005, relative to 2004, was the result of 7% gains for both residential building and nonbuilding construction, combined with a 9% shortfall for nonresidential building. By geography, total construction in 2005's January-May period reflected this pattern - a 6% gain for the South Central, 4% gains for the West, South Atlantic, and Northeast; and a 6% decline for the Midwest. **P**

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Dean Langfitt, technical sales engineer for Integrated Precision Systems (IPS), which provides safety and security solutions for STERIS Corporation, the Penton Building and Jacobs Field, has been amazed at the advantages associate membership has brought him and his company.

"I joined about three hours before a [BOMA Greater Cleveland] happy hour, so I went," he recalls. "I was amazed. You're able to talk to the decision makers in this industry. You can have frank discussions without all the formality."

Networking has come easily since IPS became an associate member, according to Langfitt.

"I've had more contacts, more access, more success in three months of membership than ever before," he says.

In addition to happy hours, BOMA Greater Cleveland offers other events that present business-building opportunities in a relaxed atmosphere, including an annual golf outing in July and a clambake in September.

Langfitt also applauds the annual Office Building & Industry Trade Show, which BOMA Associate Members organize. This annual, themed tabletop show draws industry professionals from around the area who share their talents and expertise with others.

Networking is a large part of what BOMA is all about. But associate members reap other rewards. By attending meetings and becoming active on committees, associate members gain expert knowledge about successes and challenges in the industry in general and Greater Cleveland in particular. Armed with this information, they can provide solutions to property owners and managers that

meet their specific needs.

Chances to network, learn, share and grow abound for Associate Members of BOMA Greater Cleveland. Why not discover the rewards that membership can bring to you and your business?



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"Networking is a large part of what BOMA is all about."

Fred Capretta, RPA
President, BOMA G.C.
Senior V.P., Weston Inc.

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

Double Duty

Executive director of two separate Cleveland historic districts focuses on growth all around

By Lynn Premier

Thomas Yablonsky, the executive director of both the Historic Warehouse District Development Corporation and The Historic Gateway Neighborhood Corporation, admits that his work is more a passion than a job.

"I love Cleveland," he says. "I have always loved Cleveland. I love the history. I love the architecture. I love city planning."

With Yablonsky's zeal, expertise, education and accomplishments, Cleveland is extremely fortunate to be on the receiving end of his affection for his city.

The energizing spirit one feels walking the streets of Gateway Neighborhood and the Warehouse District directly reflects his spirit and energy.

Yablonsky returned to his hometown in the early '80s after earning a master's degree in public affairs at the School of Public and Environmental Affairs at Indiana University, having the job of town manager in a small Midwestern town and working with the EPA.

With characteristic energy, he jumped into volunteer activity with the Cuyahoga Valley National Park and was soon spearheading the expansion of the towpath, which will soon be completed, ending at the lakefront.

He presently serves on the boards of the Ohio Canal Corridor Inc. and The Ohio and Erie Canalway.

As the director of downtown development for the Growth Association in the early '90s,



TWO FOR ONE Thomas Yablonsky has a two-sided business card; he's executive director of both the Historic Warehouse District Development Corporation and The Historic Gateway Neighborhood Corporation.

Yablonsky was involved in the creation of the Gateway Neighborhood.

Now as executive director of the Historic Gateway Neighborhood

HGNC has been a leader in the use of Rehabilitation Tax Credit and in the development and implementation of historic easements.

Of course, the most important accomplishment is the fun people are having in the neighborhood while eating, clubbing, attending events and listening to great music.

The same can be said for the Warehouse District, alive with great restaurants and wonderful living spaces; it's an economic revitalization of approximately

\$400 million of development, including 52 restored buildings and five new buildings.

As executive director of the Warehouse District Development Corporation, Yablonsky believes in

"I love Cleveland. I have always loved Cleveland. I love the history. I love the architecture. I love city planning."

Corporation (HGNC), he can look back to see the growth and revitalization of the area with over \$320 million in redevelopment project, including 35 restored buildings and three new constructions. The

OLD SPACES, NEW THINGS Yablonsky serves as the executive director of the Historic Gateway Neighborhood Corporation, which has been a leader in the use of Rehabilitation Tax Credit and in the development and implementation of historic easements. These tools were instrumental in projects like the renovation of the Old Arcade.

“working from the bottom up” using the entrepreneurial spirit to rediscover the “sense of place” of the district, which he calls the “cultural jewel of the region.”

The magnificent Victorian red brick buildings between Public Square and the lake are alive again with residential and retail activity, reflecting the era when this was the center of commerce for the thriving city of Cleveland.

The warehouses and office buildings represent some of the finest examples of the Victorian architecture of 1850 to 1920. (In 1980, the district was designated a National Register Historic District by the Secretary of the Interior.)

Yablonsky follows the Main Street Approach, which advocates a return to a community of self-reliance and the re-use of buildings based on their unique assets.

The Main Street Program was developed by the National Trust for Historic Preservation to revitalize commercial areas combining historic preservation with economic development.



Yablonsky follows the Mainstreet Principles: 1. Organization 2. Design 3. Marketing 4. Economic Restructuring. Heritage Ohio and Downtown Ohio Inc. recently hon-

ored the Historic Warehouse District for “outstanding leadership in historic preservation and commercial district revitalization utilizing the Main Street Approach.”

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The HWDC provides the resources for development, small business loans, project feasibility studies, design planning and marketing strategies.

“The Historic District is a working model.” Yablonsky says. “It sets the table for financing with state historic tax credit and federal RITC [Rehabilitative Investment Tax Credit].”

Yablonsky believes in a team approach, regarding his position as a facilitator for private and public interests.

He actively shares his philosophy and success with interested people in other parts of the city and firmly believes in regionalism, beginning “programmatically” and citing the success of the Metroparks.

Thomas Yablonsky lives with a sense of spiritual mission to restore the value of the core city and raise awareness of wasteful development patterns that deplete the American soul.

“How do people get energy from sprawl?” he asks.

While the goal is worthwhile and his life's work, the attainment of it “doesn't come easy,” he says.

“It helps that I am a cup-is-half-full kind of guy,” he says.

Yablonsky's positive attitude and specialized knowledge of land use change and historic preservation are bringing great results to the historic streets of Cleveland. **P**



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Rebuilding a Legend

A look at Cleveland Quarries, a Unit of American Stone Industries

By Nancy Loyan Schuemann

Cleveland Quarries, a unit of American Stone Industries, is alive and well and mining sandstone as it has done since the middle of the 19th century. Cleveland Quarries sandstone reserve in its Birmingham, Ohio quarry contains an estimated 200 million cubic feet of legendary Berea Sandstone™, estimated to be over a 200-year supply.

The firm has been extensively investing in plant, technology and personnel to modernize its quarrying and fabrication capabilities and to build on its reputation for producing what many regard as the finest sandstone in the world. In October of 2002, Russ Ciphers, Sr. took over as president and has reinvented and reinvested in



STRONG BASE The company's Birmingham quarry contains an estimated 200-year supply of legendary Berea Sandstone™.

the sandstone business. His motto has been, "Under promise, over perform." Cleveland Quarries has the capability of quarrying, manufacturing and fabricating sandstone in the marketplace. In addition, the firm has re-established trust and has reactivated its customer base.

The firm's experienced outside and internal sales force works together to provide consultative and real-time information to the firms' customers and prospects. Recent changes in the sales organization have enhanced the customer's ability to inquire, develop specifications, place orders and track order and shipping progress. Its website is available at www.clevelandquarries.com.

"Our website is hit by thousands of people each month," Russ Ciphers, president and CEO, says. "It is user-friendly, and a 'sandstone' mine of information that helps our customers identify new and existing products and services available to help their company."

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David Pascoe, an industry veteran who works as lead specifications representative, as well as serving as part of the inside sales team, says he's been at the firm since moving here from Great Britain in 2000.

"The changes in the plant, including the technology and equipment upgrades, have really given us reps the tools to provide our customers the answers and timeliness they require to ensure their aesthetic needs and production schedules are satisfied," he says.

In addition to the aforementioned improvements, the company is planning on even further upgrades at its Birmingham Quarry. The entire fabricating process will be at a new, state-of-the-art facility. This will assure quality control, efficiency and further increases in productivity. The company is planning on the purchase and installation of additional state-of-the-art equipment, including several multi-wire gang saws, a CNC router and planers. Existing and future employees will benefit from a modern work environment, and customers will experience



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Founded in Stone

A brief history of Cleveland Quarries, a Unit of American Stone Industries

The history of Berea Grit sandstone goes back 300 million years to the Mississippian Age. This sandstone forms the Waverly group of geological rock formations in the northern part of Ohio. Some of the best sandstone lies beneath Cuyahoga and Lorain counties.

John Baldwin founded the first sandstone quarry in south Berea in the 1830s, a quarry that would be mined for 90 years. The best layers of stone were used for grindstones, requiring a smooth and even texture and Berea became the "Grindstone City." Lesser grades of sandstone were sawed into paving blocks for sidewalks and driveways. The stone was also used in construction. The exterior of many local churches are of Berea sandstone, including St. John's Episcopal Church, Cleveland's Old Stone Church and Akron's St. Vincent Church.

Since 1868, Cleveland Quarries, a Unit of American Stone Industries, has been quarrying and fabricating sandstone in Amherst. Deposits of superior quality sandstone were discovered near the village and as production increased to suit demand. Through the years, the quarries located at the firm's Amherst property, which spans over 1,000 acres, have produced more than 500 million cubic feet of quality sandstone. The firm has been quarrying sandstone at its nearby Birmingham quarry for the past quarter century. Because of Cleveland Quarries' prolific and continuous production over the past century and a half, Amherst was officially designated as the "Sandstone Center of the World."

In 1886, the firm was known as the Cleveland Stone Company and, after merging with smaller quarries, became Cleveland Quarries Company in 1929. Sandstone from Berea and Amherst was a standard building material in the construction of many major buildings. Among them are the Michigan State Capitol, Milwaukee City Hall, St. Louis City Hall and the Parliament Building in Ottawa, Canada. Birmingham Buff™ and Amherst Grey™ are internationally known and specified products that come from the Cleveland Quarries deposits.

In 1946, the last stone was quarried in Berea and all operations moved to Amherst. Cleveland Quarries continues to mine and fabricate its legendary Berea Sandstone™ at its Birmingham quarry, eight-and-a-half miles from Amherst. The tradition continues. —NLS



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Berea Sandstone™ is renowned for being a hard stone that withstands weather changes and yet can be carved into fountains and other designs. One famous use can be seen in the intricate transportation carving on the Hope Memorial Bridge. Sandstone is also used for interior fireplaces, pool surrounds, windowsills and lentils, retaining walls, building facades and patio stones. The stone is also used in the renovation and restoration of existing projects, like the historic Pullman Building in Chicago. The beautiful variegated stone, in natural Birmingham Buff™ and Amherst

"We have an historical foundation, which has given us the opportunity to rebuild for the future."

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Recently, the company entered into an arrangement to sell a portion of its property, comprised of the inactive quarries located on the 1000 acres at its Amherst location.

"The developer's interest in developing our inactive quarries into a truly unique residential, recreational and commercial reflects how beautiful the natural surroundings are in this area," Ciphers says. "This sale makes wonderful use of the inactive quarries and the adjacent land, however our Birmingham quarry and its 200-year reserves and our ancillary fabricating and production expertise continue on."

"We have an historical foundation, which has given us the opportunity to rebuild for the future," Jeff Grover, director of sales for Cleveland Quarries, says. "Our obligation is to the people who came before us, and preserves their legacy for generations to come." **P**



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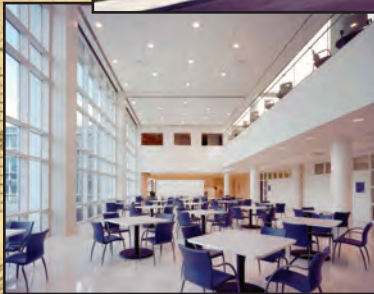
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Netting Things Out



ALEC J. PACELLA

Over the last couple issues, we hopefully took much of the mystery out of CAP rates, a term that every real estate investor uses but few define on an accurate and consistent basis. In this issue, we will tackle another one of these widely-used-but-rarely-defined terms, that being triple-net rent. Similar to a CAP rate, a thorough understanding of a triple-net rent's definition is a critical part of an investor's evaluation of a property.

There are actually several types of rent. While all include a component commonly known as base rent, each is differentiated by what additional expenses are paid directly by Landlord and what expenses are paid by Tenant, as well as other stipula-

tions and requirements. Below are brief definitions of the most common nomenclatures, from one extreme to the other, along with how investors typically view each type.

Fully Gross Rent

This type of rent has Tenant pay one amount to Landlord and is all-inclusive with regards to additional charges (other than telephone line charges). Out of this rent, Landlord pays utilities including electricity, real estate taxes, maintenance, cleaning costs and insurance. This type of lease structure is rare and usually only associated with government tenants. A fully-gross leased property is the most conservatively underwritten and has a narrow

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appeal, since the owner needs to be very actively involved in property management and contracting with vendors as well as paying all of the bills associated with a property.

Gross Rent plus Electric

This type of rent is similar to Fully Gross Rent with the exception that electric consumed within Tenant's premises is separately metered and paid for by Tenant. This is typically limited to electricity consumed by overhead lighting and wall plugs. This type of lease structure is the norm in northern Ohio for multi-tenant office properties. As such, although it also results in management-intensive ownership, its commonplace makes desirability somewhat of a moot point.

Modified Gross

This is a catchall-type category and popular in industrial and flex-type properties. Tenants are required to pay for some of the additional charges but not all. These charges vary from lease to lease but generally, Tenants pay for all utilities and insurance and Landlord pays for real estate taxes and maintenance. This type of structure is less management-intensive than the previous two but still requires some involvement by the ownership.

Net

This type of structure is commonplace among freestanding single-tenant properties as well as multi-tenant retail properties and is the current darling of the investment world. Under a net lease, Tenant is responsible for their pro rata share of utilities, real estate taxes, insurance and common area maintenance and Landlord is responsible for capital repairs, such as a new roof, new parking lot and structural repairs. In Northern Ohio, this structure is generally referred to as a 'triple-net' lease. However, in most other parts of the country, it is considered a 'double-net' lease, since Landlord still retains some financial responsibility, albeit limited to roof and structure. The popularity of this lease

Heard Thru the Grubbvine

Pumping up K&D Group, one of the most active apartment buyers in the region, is rumored to have set its sights on acquiring the 765-unit Reserve Square complex in downtown Cleveland. If all goes as planned, it could be the new owner by mid-summer.... **TIC toc** Evergreen Development, a Tenants-In-Common buyer out of California, made its second acquisition in Strongsville, purchasing the ICI facility for \$22 million last month. —AP

structure among investors is primarily due to the lack of management needed. Tenant pays for all the normal property expenses, often directly, which allows Landlord to be much more hands-off with the property. But this freedom comes at a price, in the form of low, aggressive CAP rates for these types of properties.

Absolute Net

Similar to a net lease, except that the capital repairs (roof, structure and parking lot) are also borne by Tenant rather than Landlord. Absolute net leases are rare in this market but sometimes occur in retail and industrial properties. Absolute net properties are even more desirable than Net leased properties among investors, as the structure removes an additional layer of Landlord responsibility.

Bond Net

This type of rent not only has Tenant pay for all charges directly but also is responsible to rebuild the property in the event of casualty. In other words, if the building is destroyed by fire or an act of God, Tenant is required to rebuild it. And, by the way, they are also required to continue to pay the contract rent each month while the property is being rebuilt. Needless to say, bond net leases are the most aggressively priced type among investors, as it is literally a guaranteed income stream with no Landlord requirements.

In summary, the type of lease has a significant impact on how an investor underwrites a property. A lease is simply a contract between Landlord and Tenant. But knowing in advance where the lines of responsibilities fall help an investor evaluate a property more accurately and eliminate potential surprises down the road. **P**

Alec J. Pacella is a vice president of investment sales at Grubb & Ellis. He will be writing articles that feature various topics and aspects of real estate investment and can be reached at alec.pacella@grubb&ellis.com or 216-453-3098.

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Developers Beware

Recent U.S. Supreme Court decision limits recovery for voluntary environmental remediation



DAVID W. WOODBURN

On December 13, 2004, the U.S. Supreme Court issued its decision in the case of Cooper Industries, Inc. v Aviall Services, Inc., 125 S Ct. 577 (2004). Albeit somewhat overlooked by big business, this decision will likely impact the ability of property owners to recover costs expended to remediate environmental contamination. In turn, the decision will impact the viability of the different Brownfields programs. The purpose of this article is to alert the reader to the Court's decision in Cooper, and its anticipated consequences.

In 1981, Aviall Services, Inc. ("Aviall") purchased four parcels of

property in Texas (collectively, the "Property") from Cooper Industries, Inc. ("Cooper"). Aviall later discovered that both the soil and groundwater on the Property were contaminated with hazardous substances, and that Aviall and Cooper had each contributed to the contamination. Aviall proceeded to disclose the existence of the contamination to the Texas National Resource Conservation Commission and the U.S. Environmental Protection Agency. Neither agency initiated legal action to require remediation of the Property.

In 1994, under the supervision of the Texas authorities, Aviall volun-

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tarily initiated remediation to address the contamination. In August 1997, after Aviall had spent in excess of \$5 million to remediate the contamination, Aviall filed a contribution action against Cooper under Section 113(f) of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") to recover a portion their costs.

CERCLA imposes joint and several liabilities on current owners and operators of contaminated property, and on former owners and operators of the property if the former owner/operator owned or operated the property at the time the contamination occurred. CERCLA also permits a party who is held liable under CERCLA to file a contribution action against a third party who may also be responsible for the contamination.

The U.S. District Court for the Northern District of Texas decided the case in favor of Cooper and held that Aviall could not pursue a private contribution action against Cooper because Aviall had voluntar-

ily initiated the remediation. Aviall appealed the decision and the U.S. Court of Appeals for the Fifth Circuit reversed the lower court. Cooper then appealed the decision to the U.S. Supreme Court. The Supreme Court reversed the Fifth

Circuit and held that because Aviall had voluntarily initiated the remediation, it could not recover its environmental costs from Cooper in a Section 113(f) contribution action under CERCLA. The Supreme Court found that Congress intended



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that a party may only assert a contribution action under CERCLA in two situations: (1) "during or following" specified civil actions, or (2) after an administrative or judicially approved settlement that resolves liability to the United States or a state.

It is likely that the Court's decision in Cooper will have a chilling effect on a party's decision on whether to voluntarily remediate contaminated property. The Court's decision will also likely impact the

manner in which parties structure their transactions involving contaminated or potentially contaminated property. For example, in the past, parties engaging in the transfer of ownership to real property typically allocated environmental risks through the use of indemnification provisions within the agreement. While the use of these indemnification provisions were somewhat effective in contractually allocating the environmental risk, such provisions typically capped a seller's

liability. Consequently, the typical provision potentially exposed the new owner/operator to environmental liability based upon actions of a prior owner/operator. However, prior to the Court's decision in Cooper, in the event that an environmental problem surfaced, the new owner/operator could always voluntarily remediate the real property and, absent release language in the purchase agreement, seek contribution against a prior owner/operator, notwithstanding the fact that the contribution claim may have exceeded the contractually determined liability of the prior owner/operator or that the indemnification covenant may have expired.

Following the Court's decision in Cooper, a party such as a developer who voluntarily remediates contaminated property will no longer be able to initiate contribution action against a potentially responsible party under CERCLA. Therefore, current and prospective owners/operators of contaminated property must find alternate means to address and allocate the risks associated with developing or operating contaminated property, such as through the use of comprehensive indemnification covenants that are not limited based upon time or amount. Because the Court's decision in Cooper presents unique challenges to current and prospective owners/operators of contaminated property, it is important that these parties consult with their legal representative prior to engaging in an remediation effort or transaction involving the ownership and/or operation of contaminated property. **P**

The author would like to thank William L. Caplan and David J. Hrina of Buckingham, Doolittle & Burroughs, LLP for their significant contributions to this article. The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdblaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2005.

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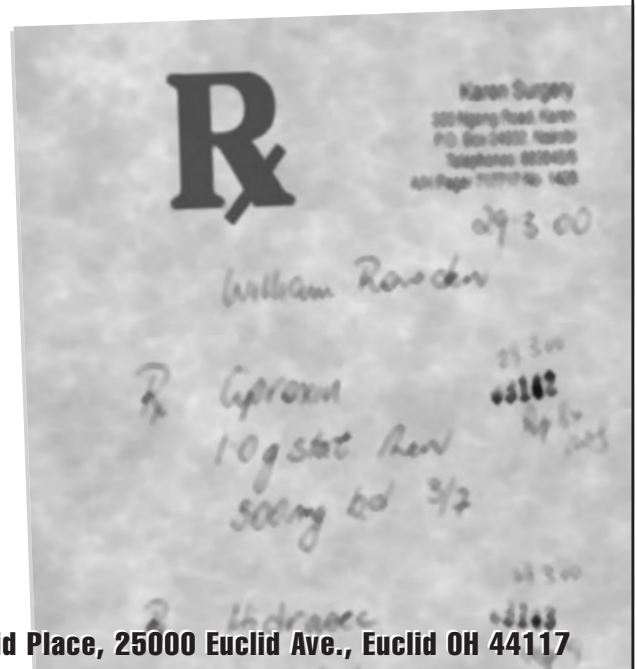


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The commercial real estate market is improving as vacancy rates decline and rents firm up in all four commercial market sectors.

Market Improving With Lower Vacancies

By Matt Parnell

The commercial real estate market is improving as vacancy rates decline and rents firm up in all four commercial market sectors.

Employment growth and retail spending are stimulating the national commercial market. In the office sector, growing employment has resulted in more demand for space.

Office vacancy rates should decline to 14.1% by the fourth quarter of this year and 12.2% by the end of 2006, down from 15.4% last year.

Office rents are forecast to grow 4.4% in 2005 and 4.9% next year, after rising only 0.4% in 2004.

Net absorption of office space in the 57 markets tracked, which

includes the leasing of new space coming on the market as well as space in existing properties, is projected at 77.8 million square feet in 2005 and 72.1 million next year, compared with 77.7 million in 2004 and only 20.0 million square feet absorbed in 2003.

The industrial sector also is benefiting from employment growth, as well as strong activity in port markets. Vacancy rates are expected to decline 9.9% by the end of 2005 and 8.8% by the fourth quarter of next year, down from 10.9% in 2004. Industrial rents, which slipped 0.6% last year, should rise 1.7% this year and 2.5% in 2006.

Net absorption of industrial space in the 57 markets tracked is forecast



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at 198.1 million square feet this year, and 219.1 million in 2006, up from 176.5 million last year and only 16.5 million square feet absorbed in 2003. Five key markets in Southern California, which are either seaports or distribution hubs, are expected to account for one-fifth of all industrial space that will be absorbed during the current quarter.

In the retail sector, strong consumer spending has provided a stable background. The vacancy rate is projected to drop to 6.8% in the fourth quarter of this year and 6.9% by the end of 2006, compared with 7.5% last year. Rent growth, forecast at 3.2% in both 2005 and 2006, was 3.3% in 2004.

Net absorption of retail space in the 57 markets tracked is estimated at 34.0 million square feet in 2005 and 27.3 million next year, up from 27.1 million in 2004.

The apartment rental market – multifamily housing – can expect vacancy rates to drop to 5.7% by the end of 2005 and 5.2% in the fourth quarter next year, down from 6.2% in 2004. Average rent is forecast to rise 2.5% this year and 2.7% in 2006, following a 1.5% rise in 2004.

Multifamily net absorption is projected at 259,300 units in 57 metro

areas tracked in 2005 and 259,600 next year, compared with 264,300 last year and well above the 159,400 units absorbed in 2003.

The National Association of Realtors is forecasting solid gains for

commercial real estate through 2006. **P**

Since January 2005, Matt Parmell has served as the chairman of the board for the Cleveland Area Board of Realtors (CABOR).



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SE Blueprint's Plancycle Software Revolves Around Speed, Reliability

By Mark Watt

As president of Cleveland-based SE Blueprint Inc., Kevin Anderson has seen firsthand how technology has transformed the blueprinting industry. At his firm's headquarters along Hamilton Avenue in Cleveland, he explains how blueprint orders were processed when the company was first formed with partner John Essi in the early '90s.

"It used to be that our blueprints would be stored in a warehouse out back, stacked to the ceiling," he says. "An order would come through and someone would manually search for the actual blueprints."

The blueprints would then be copied on a powerful, but slowly operating machine in the warehouse. Finally, physical copies would be available to deliver to the client.

The system works well enough, Anderson says, until you compare it with the possibilities provided by current technology. Three years ago, SE Blueprint began using state-of-

the-art software to streamline its business. The software, available at Plancycle.com, is a secure, private online electronic document management system that allows users access to blueprints and numerous tools dedicated to each phase of a construction project.

"It's a real time-saver," Anderson says. "Now the blueprints can be accessed online or emailed in PDF format, instead of solely as physical copies. We can supply unlimited revisions of drawings and always show you the latest version of a drawing."

Among many software-based tools available is an online redline feature which allows multiple users to view the same blueprint on their own PCs and make notes or changes to the document in real time.

"Someone in Cincinnati can work with colleagues in Los Angeles or Ottawa or wherever and actually show the others what changes have been made and why," he says. "You

can now update drawings and bring everyone into the loop in 15 or 20 minutes instead of two or three days. With this and other tools, we can transmit information faster and more reliably than ever before.... The software caters to the handshake between the design and construction worlds, so it works great with any project delivery method, whether it's design-bid-build or design/build."

Documents are stored on a dedicated server, which is backed up remotely. Clients can upload not just blueprints, but nearly any file type, from text documents to video clips.

In addition to its Plancycle software, the firm continues to provide state-of-the-art printing services, which remains the core of its business.

"We do not charge a fee to look at drawings online," he says. "We only charge for the printing itself. But we see ourselves evolving from not just a printer, but a complete information repository." **P**

Plans for your project follow a process, or cycle: from design, to bid, to build phase. SE Blueprint's Plancycle.com is a secure online document management system to help you manage this process using your web browser as the only interface. Plancycle.com offers a dedicated environment and specific tools for each phase of your project.

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Fairview Hospital under construction by Panzica Construction Co., which specializes in design/build and construction management. (Photo by Scott Pease Photography)

An Introduction to Design/Build

Provided by the Design Build Institute of America

When the citizens of classical Greece envisioned their great temples, public buildings and civil works, “master builders” were engaged to both design and construct these monumental structures. Master builders accepted full responsibility for integrating conceptual design with functional performance. Throughout each massive logistical undertaking, they commanded skilled craftsmen, procured materials and controlled every aspect of the project. A master builder was the chief architect, engineer and builder molded into one.

Enduring structures such as the Parthenon and the Theatre of Dionysus are testimony to an age and a process that are greatly admired, though the process was thought to be virtually abandoned by modern designers and constructors. But today there is a resurgence of the master builder’s approach in the new world.

Informed owners have begun asking practitioners to take more than just an artistic (and more than simply a means and methods) interest in their facilities. Steeped in the work ethic exemplified by the ancient master builders, today’s design-build process offers reassurances that the design and construction industry can deliver comprehensive services. This valued assurance can only be provided by a single source.

Design-builders want full accountability for architecture, engineering and construction. In fact, like the ancient Greek master builder, they insist on it. By knowledgeably pursuing design quality and by effectively controlling costs and schedule, a design-builder makes certain that concept-to-completion is more than idle discourse. It is a reality carved in stone.

What are the benefits?

The benefits to be gained in establishing a well designed and well managed design-build process include the following:

Singular Responsibility

With both design and construction in the hands of a single entity,

What is Design/Build?

Design-build is a method of project delivery in which the owner executes a single contract with one entity (design-builder) to provide architectural/engineering services and construction services. Design-build is also known as “design-construct” and “single source” or “single responsibility.”

By contrast, with the “traditional” design-bid-build approach, the owner commissions an architect or engineer to prepare drawings and specifications under a design contract, and subsequently selects a construction contractor by competitive bidding or negotiation.

there is a single point of responsibility for quality, cost and schedule adherence. The design-builder is motivated to deliver a successful project by fulfilling multiple parallel objectives, including aesthetic and functional quality, budget and schedule for timely completion. With design-build, the owner is able to focus on scope/needs definition and timely decision-making, rather than on coordination between designer and builder.

Quality

The singularized responsibility inherent in design-build serves as a motivation for quality and proper project performance. The owner’s requirements and expectations are documented in performance terms and it is the design-build entity’s responsibility to produce results accordingly. The design-builder warrants to the owner that it will produce design documents that are complete and free from error.

By contrast, with “traditional” design-bid-build the owner warrants to the contractor that the drawings and specifications are complete and free from error. Because it is the owner’s warranty for the design documents under design-bid-build, the traditional approach relies on restrictive contract language, audit and inspection and occasionally, the legal system, to ensure final project quality.

In a study on design-build, the American Society of Civil Engineers maintains that “Design-build has been used successfully on complex power plant and chemical process facilities and on simple straightforward office buildings and family housing. In fact,” claims the ASCE report, “There is no reason that design-build cannot be used on most types of construction projects, including traditional civil infrastructure projects.”

AIA, ASCE and others cite a number of reasons why owners and the A/E-construction community are considering design-build. Primary among these are:

- Owner-driven demands for better quality and continuous improvement in project delivery and in the final product
- Interest in saving time and money, such as through a process wherein constructability is a key concern from the outset
- Desire to avoid the legal entanglements of adversarial relationship



- Need to realign the responsibilities and risks on a project, by dividing responsibilities/risks according to the party most capable of managing those risks
- Response to the restructuring of American business and the increased influence of global markets/foreign competition.

How is an entity selected?

The traditional method of selecting a design-builder has been direct selection. This permits early involvement of the design-build entity with the owner as critical initial decisions are made and preserves the range of benefits that design-build provides.

The public sector and some private owners may be prevented from utilizing direct selection. The methods most commonly utilized by public agencies (and by some private owners as well) have been negotiated selection, cost/design competitions and bidding. A summary follows:

Direct selection

The design-builder is selected directly by the owner on the basis of such factors as reputation, technical and managerial qualifications, past performance and prior association. Direct selection is most commonly utilized by private sector owners.

Negotiated selection

A number of design-builders are prequalified or interviewed, with selection based upon the same criteria noted in direct selection plus additional factors such as preliminary design solutions, fees to be charged, recent comparable costs, and scheduling commitments. As with direct selection, the negotiated source selection approach is most commonly utilized by private sector owners; however, major federal agencies (GSA, Corps of Engineers, U.S. Postal Service) are also adopting this method on certain projects.

Cost/design competitions

Proposers are shortlisted on a qualifications basis and requested to

submit a qualitative proposal and firm price. The owner establishes an evaluation system for qualitative features and for price. The technical proposals are received by the owner with the price submitted simultaneously but separately. The owner reviews each technical proposal, then price, and makes selection based upon previously stated selection criteria.

Cost competitions

This method of evaluation most closely resembles the design-bid-build process. Typically, specific design concepts are issued as a part of the criteria package. The selected firm's role in design is more that of a detailer than conceptualizer. Frequently, proposals are solicited only from prequalified design-builders. Proposals are evaluated, deemed to meet the base criteria and award is made to the low bidder. This approach eliminates two of the most advantageous features of design-build competitions: multiple design solutions and innovations in materials/systems.

What types of contracts are used?

The traditional design-build contract format has been a two-part, lump sum arrangement. Part one authorizes preliminary design sufficient to determine the final cost and to conceptually describe the project. Part two completes the design and authorizes construction. Many variations of this method exist in the marketplace.

Single-part lump sum contracts are most commonly utilized with cost/design or cost competition selection methods. In some instances, however, a cost plus fee or guaranteed maximum price arrangement is used in lieu of a lump sum contract. **P**

The Ohio Valley Chapter of DBIA has regular regional meetings in Ohio, Kentucky & West Virginia. The next Ohio regional meeting will be held on Thursday, September 22, 2005 in Columbus, Ohio. (Location & Time [breakfast meeting] to be announced.) More information is available at www.ovcdbia.org.

What should owners watch out for?

Complexity of the process

Design-build project delivery requires careful planning and professional execution to be successful. The owner should choose a design-build process variation based on factors such as the project's complexity, funding, design intent, responsibility/risk allocation and other important issues. For owners who do not have in-house personnel with expertise in preparing and administering design-build requests for proposals (RFPs) and contracts, an owner's design-build consultant (sometimes called design criteria professionals) may be retained to prepare scope definition and RFP documents, and to provide additional consulting services as needed.

Challenge in converting owner needs to performance-based language

Preparing a statement of facility requirements (sometimes called the design criteria package) that is comprehensive enough to assure compliance by the offerors, but avoids overly restrictive requirements or details that would inhibit creative solutions, is the most challenging aspect of preparing a design-build RFP. When facility requirements are stated in performance terms and related to recognized industry standards, the approach not only provides flexibility to the offerors in meeting the desired objectives, but it fixes responsibility upon the design-builder in clearly understood performance terms.

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Masters of Design/Build is a special supplement to Properties Magazine, Inc., © July 2005. For reprint information, contact Properties Magazine at 216.251.0035. Unless noted otherwise, all stories written by Nancy Loyan Schuermann and Ken Krych; designed by Mark Watt.

Built on Relationships

Personal attention key to Baywest Construction Group's success

“I’ve personally been involved in every project and it shows from the awards we’ve won,” says Michael L. Marron, Sr., president of Baywest Construction Group, Inc.

For three years in a row, Baywest has won the Diamond Safety Award presented by Associated Builders and Contractors, Inc. (ABC) and the Occupational Safety & Health Administration (OSHA) and is an OSHA Preferred Partner with ABC.

In addition, the firm has been presented the Award of Excellence and The President's Cup for project of the year with Red Tail Golf Course in Avon, the Jamestown Professional Building in Westlake and The Cleveland Bop Stop in Cleveland. An Award of Merit was presented for the Atlantis Professional Center in Parma and the Greater Cleveland Council of Boy Scouts of America Service Center.

Baywest specializes in commercial construction with an emphasis on office buildings and retail. After all, Michael Marron offers 30 years of experience in retail property management, purchasing, construction management, store design and maintenance, having served as construction manager for a national retail clothing chain.

As a board member and secretary of the ABC Northern Ohio Chapter and as a former member of the Retail Contractors Association (RCA), Marron has constructed projects in 32 states.

These diverse projects have ranged from multi-story office buildings and retail shopping centers to individual



Photo by Ken Krych

WORK UNDERWAY Currently under construction in Avon is the Chester Road Square shopping plaza, including retail and dining establishments, which is scheduled for completion in September 2005 under the direction of Baywest Construction Group, Inc.

tenant build-outs in regional shopping malls.

As Marron explains, the design/build process begins with a budget to determine what money is needed to make a project viable.



Photo courtesy Baywest Construction Group, Inc.

AT YOUR SERVICE Among Baywest Construction Group's award-winning projects was the exterior renovation of the Greater Cleveland Council of Boy Scouts of America Service Center.

“We begin with a budget, what the client can afford to spend and what we can afford to build,” Marron says. “We work backwards, doing a cost analysis up front. We also deal with different architects. Unlike having an architect on staff whose designs are all similar, I can fit the architect to the needs of the client, having worked with many architects [over] the past 30 years. Sometimes, we obtain bids from different architects and we negotiate the contract.”

“What sets us apart is we give personal attention,” Marron says. “We try to work with the client and maintain budgets and we try to do things timely. We can build to the needs of the client so it doesn't cost the owner additional funds. We work with the client to help with budgets and also work with their lending institution. “We're selective of our projects and give the best product for the least amount of dollars.” **P**

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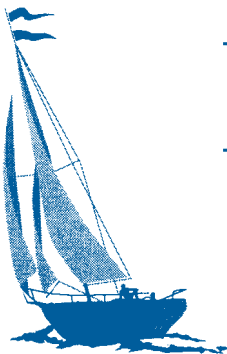
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The Wooster Brush Company

Wooster, Ohio

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Wooster Daily Record

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has continued to grow
long list of loyal clients
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Background image of Theodore I. Bogner
and his Wooster, Ohio work crew

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Team. Bogner Construction Company in Wooster, Ohio was founded by Theodore I. Bogner when he started his construction business as a carpenter and rigger. Over the next three generations, his family has grown the business while earning the respect and trust of a wide range of clients and valued partners. As general contractors and design-builders, their long-lasting success is a result of sound business philosophies, quality craftsmanship and innovation of their dedicated people.

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Member of the 5th generation (5th from the right)
working on a 1907 job site.



Ad Concept & Design by Kim Zamey/Zamey Creative – Bogner Portrait by Al Teufen Photography

Bogner Construction Thrives on Diversity

According to Ted Bogner, president of Bogner Construction, design/build is nothing new to the construction industry. His grandfather Theodore I. Bogner who began his career as a carpenter in 1897 took on many projects a century ago that today would be considered as design-build. In fact, the design and construction approach goes further back than that.

"When I meet with a new client, one of the first things I do is draw this diagram (see graphic below)," Bogner says. "Cleopatra was the last ruler in Egypt and the Pyramids were built 2,500 years prior to her rule. That was a design build job."

The pharaoh did not put it out to bid; they used design/build to get the job done.

"We use our expertise to solve a problem and choose the right people," he says. "People do business with people so it is important for us to hire the right architect and engineers for the project. The owner must trust us to solve their problem and we basically are hired to build a building to fit their environment. We construct an envelope for them to work within."

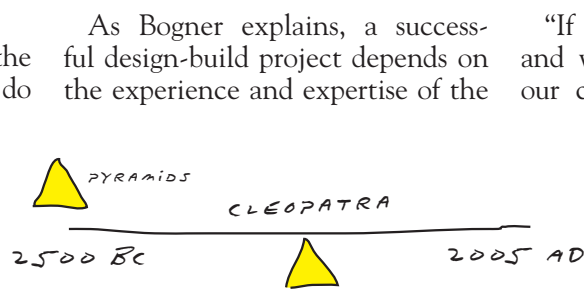
Each project is different and unique so it is Bogner's job to select the firms with strong expertise depending on the type of building required.

"It is most important that we maximize our clients' competitiveness," Bogner says.



Photos courtesy Bogner Construction

BOGNER BUILT Northeast Ohio projects completed by the firm include such buildings as (above) the Wooster Brush Company Manufacturing Office, (opposite, from top to bottom) Wayne Savings Community Bank, Alice Noble Ice Arena and Daily Record Printing Facility



As Bogner explains, a successful design-build project depends on the experience and expertise of the

design-build team and that is where the Bogner Group shines. Bogner has been building quality buildings for clients since 1897. Couple this experience with its outstanding safety record, where it has been a two-time recipient of the coveted Outstanding Safety Award of the Ohio Contractor's Association.

"If you check our referral list, and we hope you will, you'll find our client relationships often last through many projects and many years," he says. "Repeat business speaks of trust and satisfaction. When you put Bogner in charge, you have four generations of experience working for you."

Bogner Construction is growing in popularity because it offers significant advantages in terms of controlling time and cost, he explains. With the architect a part of the design-build team, communications are improved, decisions are made faster and responsibility is fixed. Sometimes the work may proceed on a "fast track" basis with

documents developed while the initial construction is underway. Construction costs for the project can be guaranteed because the design-build team has control and the incentive to keep costs in line.

Over the years, Bogner Construction has faced many unique and diverse challenges. For example, when designing and building the Alice Noble Ice Arena in Wooster, the firm specifically hired engineers from Canada who had the credentials and proper expertise in designing the all-crucial refrigerated flooring systems.

“We built the building around

“We bring the right people together to solve unique problems”

their design,” Bogner says.

Another challenge was the Daily Record Printing Facility, also in Wooster.

“The foundations had to be four feet thick with caissons designed so that there would be no vibrations as many as 80,000 copies are printed each hour,” he says. “At the top of the press, 40 feet off of the floor, you can place a nickel on its edge when the machines are running and it won’t move.”

Bogner Construction is adept at all types of commercial buildings such as the Wayne County National Bank (now National City Bank) in Wooster, Belmont Tower At Brethren Care Village in Ashland, the Wooster Brush Company and Rubbermaid, Inc. in Wooster and Buehler Food Markets in Ashland.

“We marry the physical requirements of the project to the design,” he says.

Bogner is looking to expand its range and using its expertise in solving problems to build more and more diverse facilities. **P**



“Our Reputation Speaks for Itself”

Repeat business testament to Carney Construction Company’s expertise

For over 50 years, Carney Construction Company has been building in Northeast Ohio and beyond. Family owned and operated, Carney does commercial, industrial, office and retail work for several developers and end users.

Local accounts include Third Federal Savings and Fifth Third Bank. National accounts like Jo Ann Fabrics, Shoe Carnival and Walgreens add to the project mix.

The design/build delivery method is embraced by Carney on new construction and restoration or alteration of existing buildings and is a method the company has used successfully with clients through the years.

“It’s advantageous to partner with the owner and architect from day one and be in control of a project design, schedule and budget,” Jack Carney, Jr. says.

“With the design/build delivery method, you have a single source of responsibility from planning to completion which saves time and

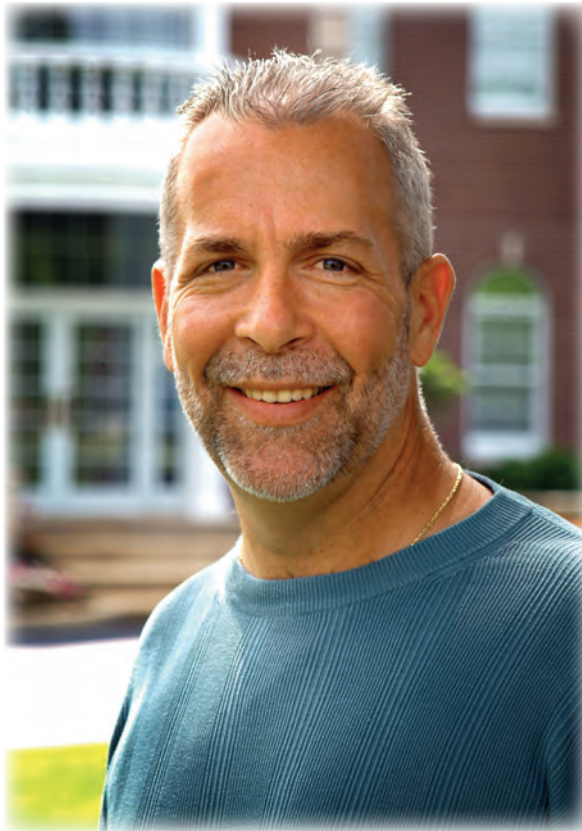


Photo by Scott Pease

money and satisfies owner expectations consistently,” he adds.

One example is the House of Lights showroom in Mayfield Heights. The client had an opportunity to buy the building and needed

FAMILY FUNCTIONS Jack Carney, Jr. and his family’s half-century-old business Carney Construction Company has embraced the design/build delivery method. The House of Lights (below) is one example of the company’s design/build work.

a construction budget to influence his decision. Working with Carney, the client made an offer. Carney brought in ThenDesign Architecture and the project began.

Housed in a former Third Federal Savings building, Carney demolished a portion of the building, retrofitted the existing structure and expanded the building to full-site.

The time from concept to completion was six months.

The House of Lights is a national award winner, named “Lighting Showroom of the Year” at the 16th annual ARTS awards.

Another example of Carney’s design/build expertise is the National Collection Services building in Highland Heights.

After design/building the original two-story structure six years ago, Carney Construction again partnered with ThenDesign Architecture to create a three-story addition, more than doubling the building space.

Carney also is proud of the repeat business generated by existing clients.

“We’re not a huge company but we do a considerable amount of work while maintaining the personal touch our clients deserve,” Carney says. “Customer service is our motto. We live by it here.” **P**



Photo courtesy Carney Construction Company

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Photos by Scott Pease

Hands On, All the Time

Korfant & Mazzone, Inc. Prides Itself on Personal Approach

Unlike some larger construction companies where one must go through layers of staff to reach the top, Joe Korfant and Mark Mazzone make themselves available to clients at any time. One owner is always involved in a project in some way.

This hands-on, personal approach has been the key to 11 years of business success for the Cleveland-based firm. In 2001 and 2004, the company was awarded as winner of the Weatherhead 100, which recognizes the fastest growing businesses in Northeast Ohio.

“We’re big on customer service and that has allowed us to grow almost entirely by personal referrals,” Korfant says.

Joe Korfant’s background as a carpenter and contractor, Mark Mazzone’s 30 years experience in the construction business, Marketing Manager Barbara Hajes salesmanship round out an eight-person staff, a staff as diverse as its projects.

Construction projects include manufacturing facilities, office interiors, tenant build outs, restaurants, retailing, non-profit organizations and one-of-a-kind projects. The majority of work, however, is design/build of older buildings, many with historical significance or architectural detail worthy of saving. Accounts are small and medium-sized businesses.

“We keep it simple,” Korfant says. “We find our customer’s needs and we just do it. The first step is getting to know the customer’s needs.”

“We try to come in at the beginning and put together the team to work toward a common goal,”



Photo courtesy Korfant & Mazzone, Inc.

HOME WORK Renovation has begun at The Joshua E. Hall Building at 1148 Prospect Ave. in Cleveland for Korfant & Mazzone, Inc.’s new headquarters. When completed, the building will include newly renovated condominium units on the upper floors.

Mazzone adds. “There are three circles working together: the customer, the architect and the contractor. We minimize adversarial relation-

“We’re big on customer service and that has allowed us to grow almost entirely by personal referrals.”

ships since we’re all on the same page. We get in early in the game, before the project has begun and know the project like the back of our hand. We take it from idea to completion.”

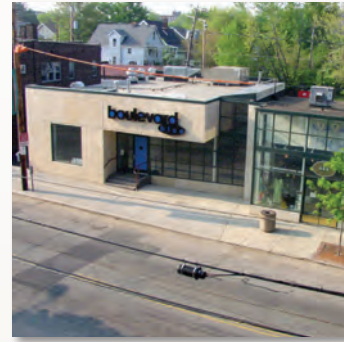
One example of the firm’s diversity is the Community Assessment Treatment Services, a project that involved renovating a 1940’s automobile dealership into a modern treatment facility complete with kitchen and dormitories. Recent projects include the restoration of a historic storefront, The Van Stan Hall, and renovation of a building for Tensile Testing’s new facility. The firm is in the process of restoring a century building at 1148 Prospect Avenue in the Gateway District, the historic Joshua E. Hall Building, into its new company headquarters.

“Over the last year, we’ve shown a lot of growth,” Mazzone says. “Next year will be even better.” **P**

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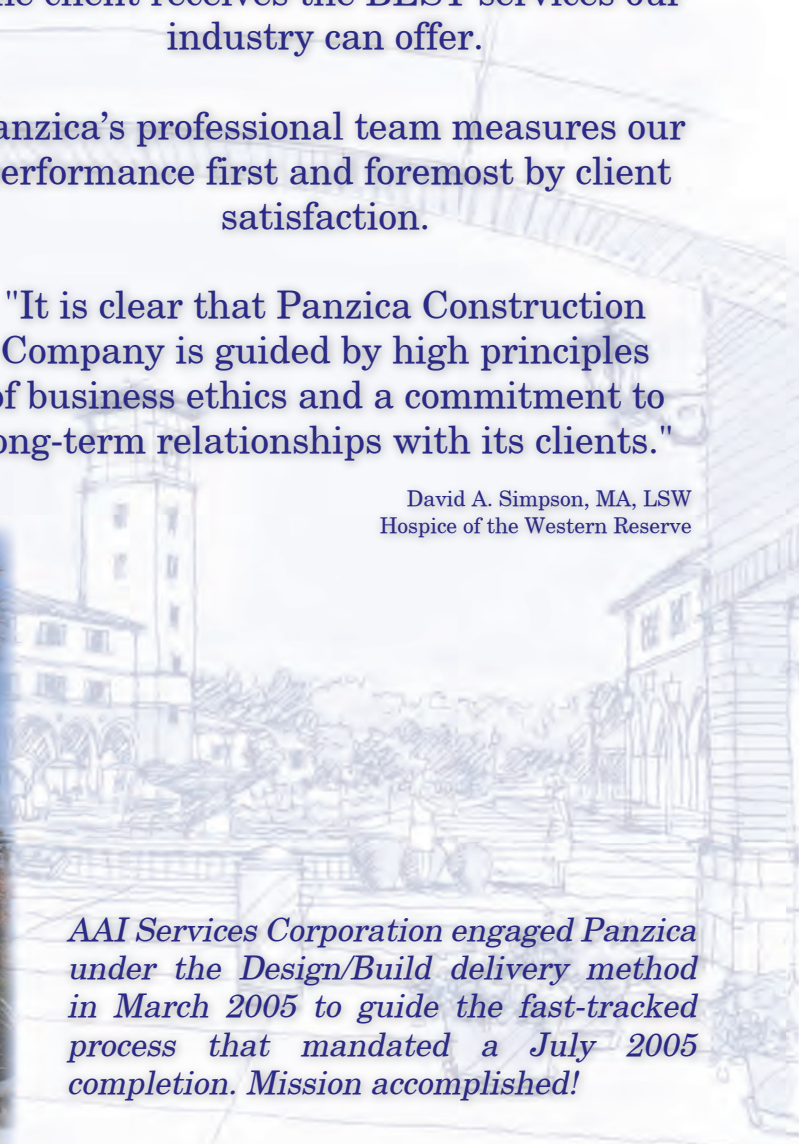
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David A. Simpson, MA, LSW
Hospice of the Western Reserve



AAI Services Corporation Flight Training Facility Goose Creek, South Carolina (Architect: Middough Consulting)



AAI Services Corporation engaged Panzica under the Design/Build delivery method in March 2005 to guide the fast-tracked process that mandated a July 2005 completion. Mission accomplished!

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Sturdy Foundations

Panzica Construction to celebrate half-century of excellence

As Panzica Construction Company approaches its 50th anniversary, some things remain the same. The work ethic established by founder Nancy Panzica in 1956, continues under the leadership of his sons, Tony (president) and Tim (executive vice president).

"We are very proud of our strong foundation as a company, which is our loyal and exceptional employees with whom we work closely to provide our 'We Care' motto to everyone of our clients," Tony Panzica says. "That work ethic rubs off. We watched our father's attention to detail and witnessed our father's motto to take care of the client no matter what it takes."

"That philosophy is still used as part of our warranty pledge," Tim Panzica says. "If something was not done right, we take care of it. Period."

Nancy Panzica began as a small local residential builder in the '50s, completing his first institutional project in 1962, St. Margaret Mary Catholic Church in South Euclid, continuing to grow with construction of public schools throughout the '60s. In the '70s, Tony joined the company and the firm progressed into private commercial and institutional construction, with expansive growth. When the '80s began, Tim joined the growing company. In the '90s, Panzica took on a leadership role in the commercial, industrial and institutional markets, predominantly in Northeast Ohio. In the last five years, the firm has averaged \$100 million in revenue, with projects in Columbus, Indiana, Pennsylvania, and South Carolina, in addition to Northeast Ohio and has over 100 employees who work closely together as a cohesive team.

"Growth outside of Northeast Ohio has been very calculated, based on the relationships with existing clients and winning the



Photo by John Bashian

HAPPY ANNIVERSARY Panzica Construction Co. is approaching its 50th year of business.

projects on a negotiated basis," Tim Panzica says.

Panzica's strong markets are healthcare, senior living facilities, corporate office work, higher education, public schools, industrial and retail. Panzica's core competencies are in the areas of design/build and construction management.

Through the Panzica design/build delivery method, its clients deal with one entity, having one contract with their firm and a single source of responsibility. Panzica doesn't design buildings but works with key architects in their area of expertise required for each individual project.

Most importantly is the pre-construction phase when the budget is established and maintained. During the bidding phase, Panzica obtains three to five competitive bids in all trade categories and shares all the bids with the owner on an open-book basis. During the construction phase, Panzica holds all subcontractor contracts, provides representation on-site, monitors and manages all aspects of the work, meets the project timeline and budget and delivers required warranties and follow-up.

Design/build has its place but it isn't for everyone. Pros and cons should be discussed openly amongst all parties. With the construction management delivery method, Panzica performs its services in the exact same professional way as the design/build delivery method. The only distinction is the client holds separate contracts with their architect and with Panzica.

In the past two years, Panzica has become a leader in the area of sustainable design, "green," building methods, investing considerable resources and staff time into this area. In fact, two of its professional staff are LEED™ accredited. The process of Panzica's sustainable design cost control begins very early in the design phase of a project and continues all the way through to the project's completion; the goal being to incorporate as many green methodologies as possible while keeping within the project budget.

"Anyone can complete an easy job," Tim Panzica says. "We'd like to be known as a company that can be saddled with a challenging project and still complete it in a timely and cost effective manner." **P**

Design, Construction and *People* Relationships key to success and growth of STAR Inc.

“Building Trust – It’s not just our slogan, it’s the way we run our business,” STAR Inc. President Kim Mulder says.

While many construction companies focus almost exclusively on their construction expertise, STAR has found success by also cultivating trusting relationships with their customers.

“They know they can rely on us to work professionally, diligently and with their best interests at heart,” Mulder says.

It’s this emphasis on relationships – along with STAR’s design and construction expertise – that contributes to a strong, loyal customer base. Seventy-three percent of its business last year came from previous customers. Just as helpful is STAR’s longevity, which provides it with experience in just about any type of project. 2005 marks the firm’s 50th Anniversary.

“We’ve designed and built dozens of auto dealerships, professional offices, retirement & nursing facilities, church buildings, warehouses, retail stores and more throughout Northern Ohio,” says Director of Business Development Frank Restifo.

STAR’s management team alone has over 300 years of combined experience in the construction industry and its field construction professionals are just as skilled in many areas of construction.

STAR has been a long-time advocate of design/build, with the majority of its projects being delivered in this increasingly preferred method.

A key component of this process is the Star Architectural Group, an



Photo courtesy STAR Inc.

STAR POWER Kaiser Permanente (top), in Avon Lake, and Green Circle Growers (above), in Oberlin, are just two of countless design/build projects completed by STAR Inc. The Amherst-based firm is owned by (left, L-R) Kim Mulder, Louise and Bill Starbuck.

in-house team that manages the architectural and engineering needs of STAR customers.

“Many design builders just affiliate with independent architectural firms,” Restifo says. “Having them in-house greatly improves the productive collaboration between our design and construction professionals. Every project gets extensive value engineering.”

STAR’s Director of Design Patrick Casey says his group’s goal is “to combine our artistic talent and technical expertise to blend a customer’s needs and vision into a functional and aesthetically pleasing design solution.”

Another advantage STAR offers is the option of using tilt-up concrete construction. With tilt-up, concrete walls are cast horizontally onsite,

then tilted into place by a large crane.

“We’re one of the few builders in the area proficient at using tilt-up,” Restifo says. “Many don’t realize the substantial benefits or architectural design possibilities it can offer.”

An outstanding design/build firm needs to provide excellent design and construction services, and STAR’s walls are covered with many awards for these efforts. But their consistent growth (also an award-winning endeavor) seems just as much based on the relationships and the process.

“Once they know they can count on our construction expertise,” Mulder says, “our customers mostly value how easy we make the whole process for them.” **P**

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PMC Bridges the Design/Build Gap

By Jeffrey R. Appelbaum



Project Management Consultants LLC (PMC) is a construction consulting business consisting of seasoned architects, engineers and construction lawyers. PMC's services include project delivery and risk management consulting, owner's representation, partnering facilitation and mediation. During the past several years, PMC consultants have structured design/build project delivery systems for university buildings, hospitals, production facilities, residential development and two major league ballparks (PNC Park in Pittsburgh and New Busch Stadium in St. Louis). PMC is a wholly owned subsidiary of Thompson Hine LLP.

In our role as project delivery and risk management consultant, we are frequently involved in the evaluation of design/build project delivery formats. Over the years, the most frequently asked question by our client-owners is this: Can I achieve the clear advantages of design/build without relinquishing control of conceptual design to the design/builder? As a general proposition, the answer is yes; and the method we have used to accomplish this feat is a form of design/build known as "bridging."

The clear advantages of design/build are well recognized from a risk management perspective. Design/build permits the maximum centralization of risk with a single entity willing to undertake sole-source responsibility and presents a seamless project concept, both with respect to risk management and project communication. The design/build method has a proven track record for minimizing cost overruns and greatly facilitates the fast-track process. It

is an especially effective approach when an early price guarantee is required.

Unfortunately, design/build suffers from some disadvantages as well. Under the "contractor-led" design/build model, the design entity works directly for the design/builder – not the owner – and the owner may suffer a loss of direct communication with and control over the designer. Because the designer's direct contractual obligations are to the design/builder, conflicts of interest can result whereby the designer's decisions are influenced, if not directed, by the design/builder's profit motivation rather than the owner's programmatic and design needs.

"Bridging" is a two phased approach to design/build that puts the owner in greater control of design and works to achieve all of the advantages of design/build listed above, while minimizing the disadvantages. The bridging approach can be summarized as follows:

Phase one – conceptual design.

Under the bridging approach, the owner first retains a bridging consultant – a design professional who is responsible for developing a conceptual design that satisfies the owner's basic project needs. In consultation with the owner, the bridging consultant completes programming and planning and commences conceptual design. Progress sets of conceptual design documents are reviewed by a cost and constructability consultant for conformance with the owner's budget requirements. A final set of conceptual documents, sometimes known as the bridging documents, is prepared for competitive negotiation or bidding by prospective design/builders, whose obligation will be to complete working drawings and build.

Phase two – design/build.

The selected design/builder now completes the working drawings with its own architectural and engineering team and constructs the project. During this phase, the bridging consultant acts as the owner's representative and reviews working drawings in progress to ensure conformance with the intent of the bridging documents. During construction, the bridging consultant visits the site to observe work in progress and to advise the owner of any deficiencies observed. The bridging consultant also reviews changes on behalf of the owner, participates in punch list and project closeout activities, and provides other similar services.

PMC has used the bridging technique for projects ranging from \$1,000,000 to \$350,000,000, including the new major league ballparks for the Pittsburgh Pirates and St. Louis Cardinals. In every case, it has been possible to obtain a guaranteed maximum price by the conclusion of the design development phase and avoid subsequent cost overruns. Claims (especially those emanating from alleged errors and omissions) have been greatly diminished, and on-time completion has been achieved. In each case, the owner has fully controlled conceptual design; the bridging architect has made a fair profit while avoiding design liability; and the design/builder has experienced a profitable and efficient operation. Although design/build in general, and bridging in particular, is not always the most appropriate project delivery system, it is an option which certainly should be considered during the project conceptualization phase. **P**

Jeffrey R. Appelbaum is managing director of Project Management Consultants LLC and construction practice group leader of Thompson Hine LLP.

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- > Providing design-build partnering facilitation and mediation services.
- > Serving as owner’s representative for public and private sector design-build projects.

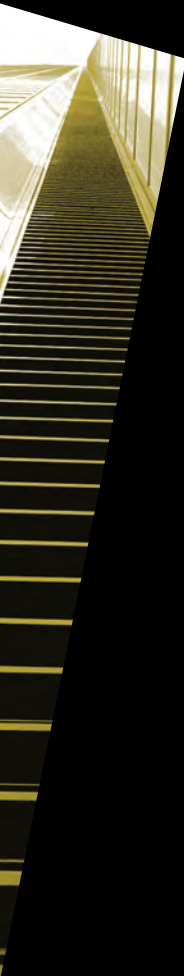
PMC is a multi-disciplinary, Cleveland-based company consisting of seasoned construction professionals, including construction attorneys and licensed architects/engineers.

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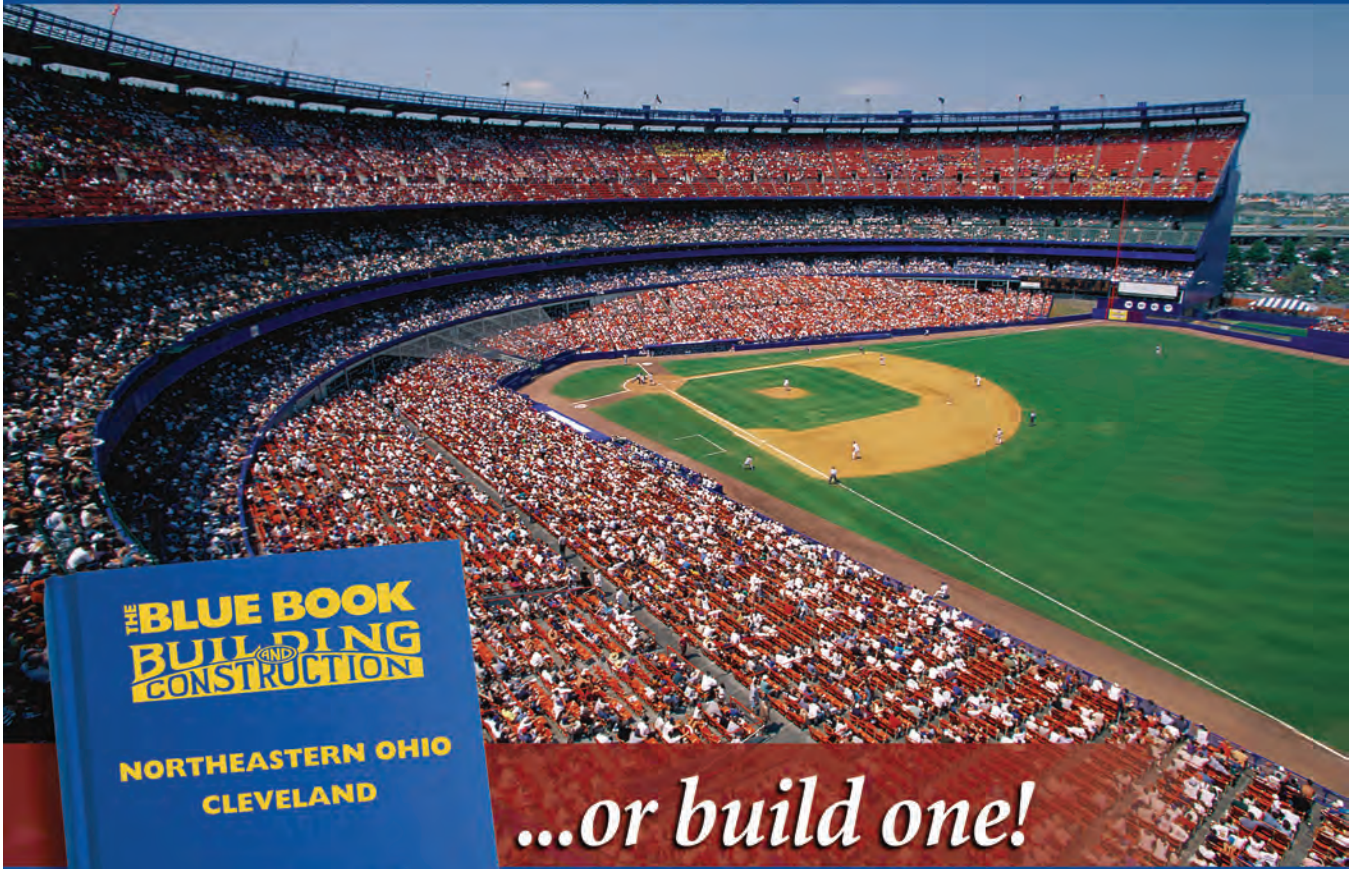


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Blue Book to Host Cleveland Showcase

The Blue Book of Building and Construction has officially announced that its next General Contractor Showcase will be held on Wednesday August 3 from 4-8 P.M. at the Embassy Suites Hotel Independence.

This free regional networking event is presented in a "trade show-like" format featuring area general contractors who are on hand to meet and pre-qualify local subcontractors and suppliers for upcoming projects.

The trades attending have the opportunity to introduce their companies to participating exhibitors

in an informal, personal atmosphere.

"These highly successful networking events really exemplify what The Blue Book has been doing for over 90 years," says Michael Tartaglia, marketing manager at The Blue Book.

The Blue Book's Cleveland GC Showcase is the next in a series of these free industry gatherings, with the most recent event held in Waltham, Massachusetts earlier this spring.

There is no charge to exhibit or attend the Showcase, which includes food and beverages. However, space is limited in both cases and responses

will be accepted on a first come, first serve basis.

General Contractors that would like to exhibit should contact Jon Libava, Regional Manager of the Northeastern Ohio Blue Book at 216-447-9959, ext. 21 (office) or 216-513-9193 (cell).

Subcontractors or suppliers that would like to register to attend should contact Kelly Cantrell, Event Marketing Specialist at 800-431-2584, ext. 3351 or email to kcantrell@thebluebook.com.

The Chicle Building Officially Opens

Recently, Mayor Jayne L. Campbell joined Betty Kemper, president and

CEO of the Kemper Company, Ward 19 Councilwoman Dona Brady and Cudell neighborhood residents to cut the ribbon marking the official opening of the newly renovated historic Chicle Building located at 10307 Detroit Ave.

The 1888 historic landmark was renovated with 23 new apartment units, an inside parking garage and office space for the Kemper Company. (See full story online at www.Propertiesmag.com; March '05)

"I have always wanted to help with the revitalization of this part of the Cudell area, which I love," Betty Kemper says. "And I

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see the renovation and restoration of The Chicle Building as the beginning.”

Phase two of the development project is slated to begin later this summer and will include the construction of approximately 40 for-sale townhouses and central green space including a swimming pool for townhouse residents.

The city will provide residential tax abatement at 100% for 15 years for the townhouse units.

The Chicle Building development project was also financed through the assistance of Historic and Lost Right Easement Tax Credits, National City Bank and Village Capital

Corporation. DAS Construction completed the \$4.8 million project recently.

Attendees were treated to a tour of the new apartment facility.

Babin Building Solutions Holds Customer Appreciation Event

Babin Building Solutions' Customer Appreciation Night was a bonanza for attendees and the Greater Cleveland Habitat for Humanity. The event raised more than \$5,000 in cash and building materials, creating a call to action for suppliers, builders and contractors in attendance to get involved.



Participants play poker at Babin Building Solution's customer appreciation event

Babin's Customer Appreciation Night was a fun, interactive event that included table games – poker, blackjack and roulette – and the opportunity to win high value prizes. There were plenty

of rewards to go around. Top prizes awarded included a chance to throw out the first pitch at a Cleveland Indians game, a vacation in the Bahamas, golf packages, weekend resort getaways, gourmet



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foods and restaurant certificates.

The night also featured professional presentations from Merillat, the country's top cabinet maker, and Jeld-Wen Windows and Doors, providing the audience with meaningful construction market research and the latest in product innovations. More than 100 construction professionals were on hand to hear the message and enjoy the evening.

Kohrman Jackson & Krantz Announces New Hires, Promotion

The Cleveland law firm of Kohrman Jackson & Krantz P.L.L. has named Mark Schildhouse partner

in the firm's real estate practice and Mary Whitmer partner and chair of the firm's bankruptcy and creditors' rights group. The firm also welcomes Stephen Richman as of counsel in the firm's real estate group, Todd Burger as an associate in the firm's corporate and finance and securities practices and Jon Pinney as an associate in the litigation and securities groups.

Catholic Charities Breaks Ground for Senior Apartments

Catholic Charities broke ground recently for a 55-unit, \$4.3 million apartment complex for



Bishop Anthony M. Pilla leads local residents at the groundbreaking of the Bedford Heights senior apartments.

low-income seniors. The apartments will be built in Bedford Heights on land owned by Holy Trinity Church, 24821 Columbus Rd. Bishop Anthony M. Pilla led local dignitaries

in the groundbreaking ceremony. Bedford Heights Mayor Debora A. Mallin, members of Bedford Heights City Council, Cuyahoga County Commissioner Jimmy

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Dimora, and the Rev. Albert Veigas, pastor of Holy Trinity, all took part, speaking to a crowd of roughly 60 seniors at the event.

The two-story senior complex will include 55 one-bedroom units for those aged 62 and over who meet income requirements.

All units will have a full kitchen and bath and will be air-conditioned. The complex will include a community room, laundry room and elevators. The project is sponsored and co-developed by Catholic Charities Housing Corporation and National Church Residences. Funding is being provided

by the U.S. Department of Housing and Urban Development.

The Bedford Heights Holy Trinity project was designed by Berardi + Partners Architects and is being built by Panzica Construction.

Construction is expected to be completed in the fall of 2006.

Ohio Union Carpenters Re-elect Top Official

Robert Peto, CEO and executive secretary treasurer (EST) of the Ohio and Vicinity Regional Council of Carpenters, was unanimously re-elected to the union's top post recently by delegates representing the union's

20,000 members throughout Ohio. Peto, 50, of Cleveland, assumed leadership of the organization in 2003.

This was Peto's first re-election bid. This current term spans four years. In addition to Peto, the existing 10-member executive board also won unanimous re-election by union delegates.

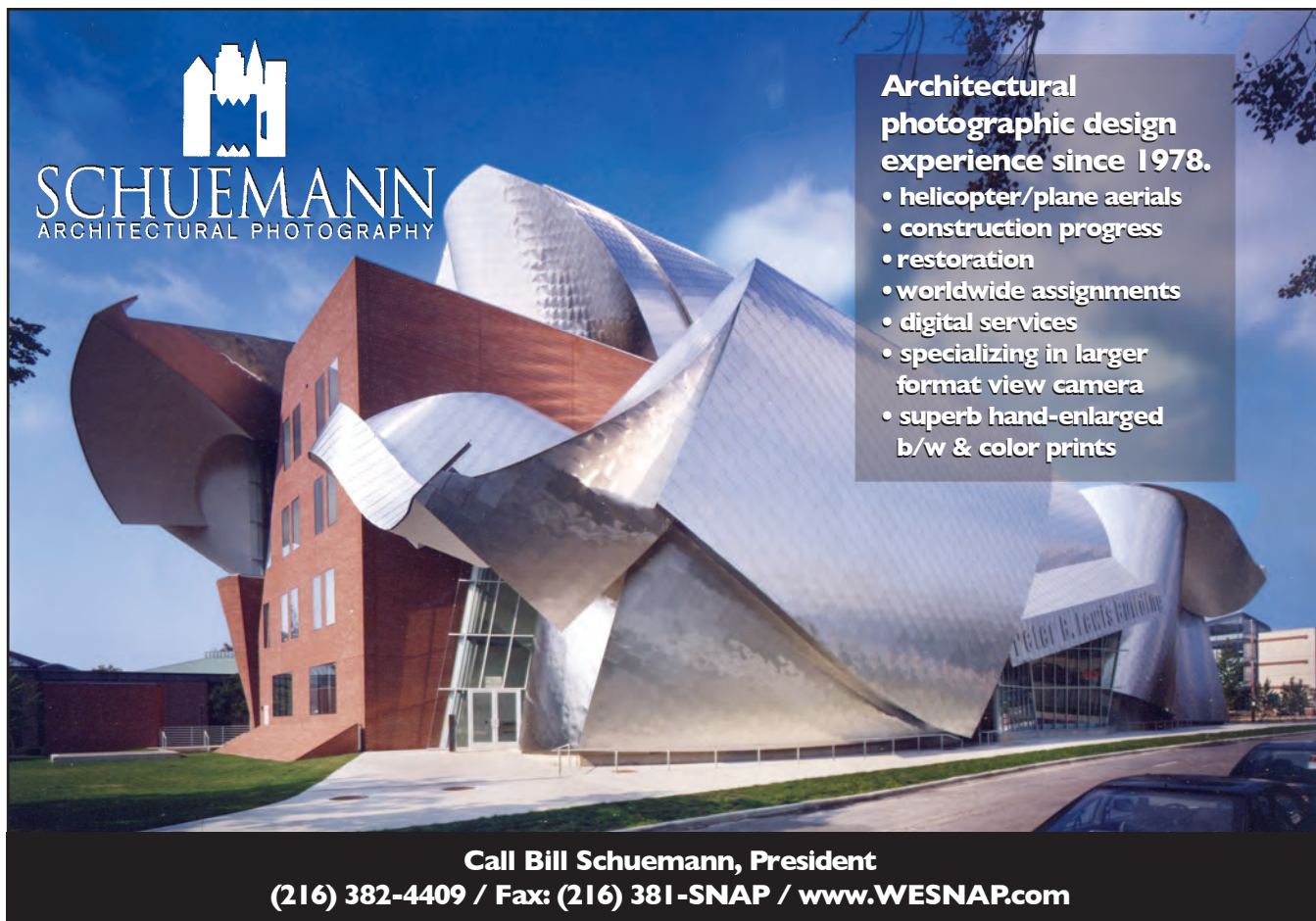
The Ohio and Vicinity Regional Council of Carpenters covers all of Ohio, four counties in Kentucky and four counties in West Virginia. The Council represents carpenters, millwrights, pile drivers and floor coversers throughout the region. The Council is part of the

United Brotherhood of Carpenters and Joiners of America.

Peto is a former professional carpenter and has been a member of the carpenters union for more than 30 years.

He also provides leadership to the council through his service to the various boards of the multi-employer benefit plans within the state. In January 2005, Peto joined the board of the Cleveland-Cuyahoga County Port Authority.

He serves as a Cuyahoga precinct committee person and is an executive board member of the Northern Ohio Region of the American Red Cross.



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Additionally, he is an executive board member of the New England Trust bank of Providence, R.I.

Veris Industries Introduces New Switches

Veris Industries, a leader in building automation technology, has significantly lowered the industry standard for turn on threshold with the release of the enhanced Hawkeye 600/800 Digital Current Switches. Veris' H600/H800 digital current switches were redeveloped to meet the growing request and need by customers for a current switch that monitors equipment with small electrical loads.

Hawkeye 600/800 Switches

The new H600/H800 current switches provide building owners and installers with the same quality, versatility and reliability they have come to expect from Veris' Hawkeye current switches with a more multifaceted amperage range. The H600, with its labor saving split-core design, now boasts a turn on threshold



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92 Percent of Rental Housing in Major Metro Areas Out of Reach, NAHB Says

Retail sales workers cannot afford to rent hous-

ing in most major metropolitan areas without spending a disproportionate share of their incomes, according to new analysis of Census data of primary wage earners conducted by the National Association of Home Builders (NAHB). NAHB found that the vast majority of apartments - about 92% -- in the top 25 metropolitan areas were beyond the reach of retail salespeople, counter clerks, cashiers and other retail workers unless they spent at least 30% or more of their income on rent.

Moreover, in the few neighborhoods where retail sales workers could afford to rent, NAHB found that the housing was older and more likely to be

vacant, suggesting that there may be problems with its quality.

The study is based on analysis of the most recent Census data for primary wage earners in the Census-defined categories of cashiers, counter and rental clerks, parts salespersons, and retail salespersons. NAHB economists used the workers' median earnings to calculate the share of rental units that they could afford in the nation's largest 25 metro areas.

The Bureau of Labor Statistics (BLS) reports about 15 million people were employed in retail sales as of 2002, a number that has grown at about 1.6 percent per year since 1992, and which, BLS

projects, will continue to grow at about 1.3 percent per year until 2012.

The full report is available from NAHB Multifamily, the preeminent voice of the multifamily industry. For more information, contact amoriarty@nahb.com.

RDL Architects to Design Active Adult Community

RDL Architects, Inc. has been selected by SDC Homes and Neighborhoods, to master plan and design "Northborough," an innovative new active adult community for individuals 55 and over. Located on 16 acres, this neighborhood employs the principles of



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traditional neighborhood development.

Dedicated green space can be found throughout this neighborhood, connected by a network of walkable streets. The existing stream and drainage way were enhanced and incorporated in the design of the open space. Residential mews were created between many homes, acting as an extension of the front yard.

A clubhouse and pool creates an impressive view when entering the development from Westminster Road.

The dispersion of common spaces allows the residents to utilize a

number of unique spaces and encourages social interaction.

Street corridors are layered, (including homes with front porches, pedestrian walkways, street trees, on-street parking and minimum street widths) and thus providing an intimate experience for users.

"The design of Northborough focuses on creation of a sustainable, livable community, through the preservation and creation of meaningful open spaces that encourage social interaction, and development of a pedestrian friendly network of streets and walkways,"

RDL Architects President Ron Lloyd says.

"We have created a street character that provides residents with a human-scale, intimate village feel," he adds.

Shane Kremser Joins R.E. Warner & Associates, Inc.

Shane Kremser has joined R.E. Warner & Associates, Inc., a multi-discipline consulting engineering and architectural firm headquartered in Westlake, as a civil/structural engineer.

Kremser holds a bachelor of science in civil engineering from The University of Akron and has four years experience in site design and engi-



Shane Kremser

neering for retail and commercial developments as well as structural design and project management of commercial, institutional and industrial buildings.

Prior to joining R.E. Warner, Mr. Kremser worked for GPD Group.

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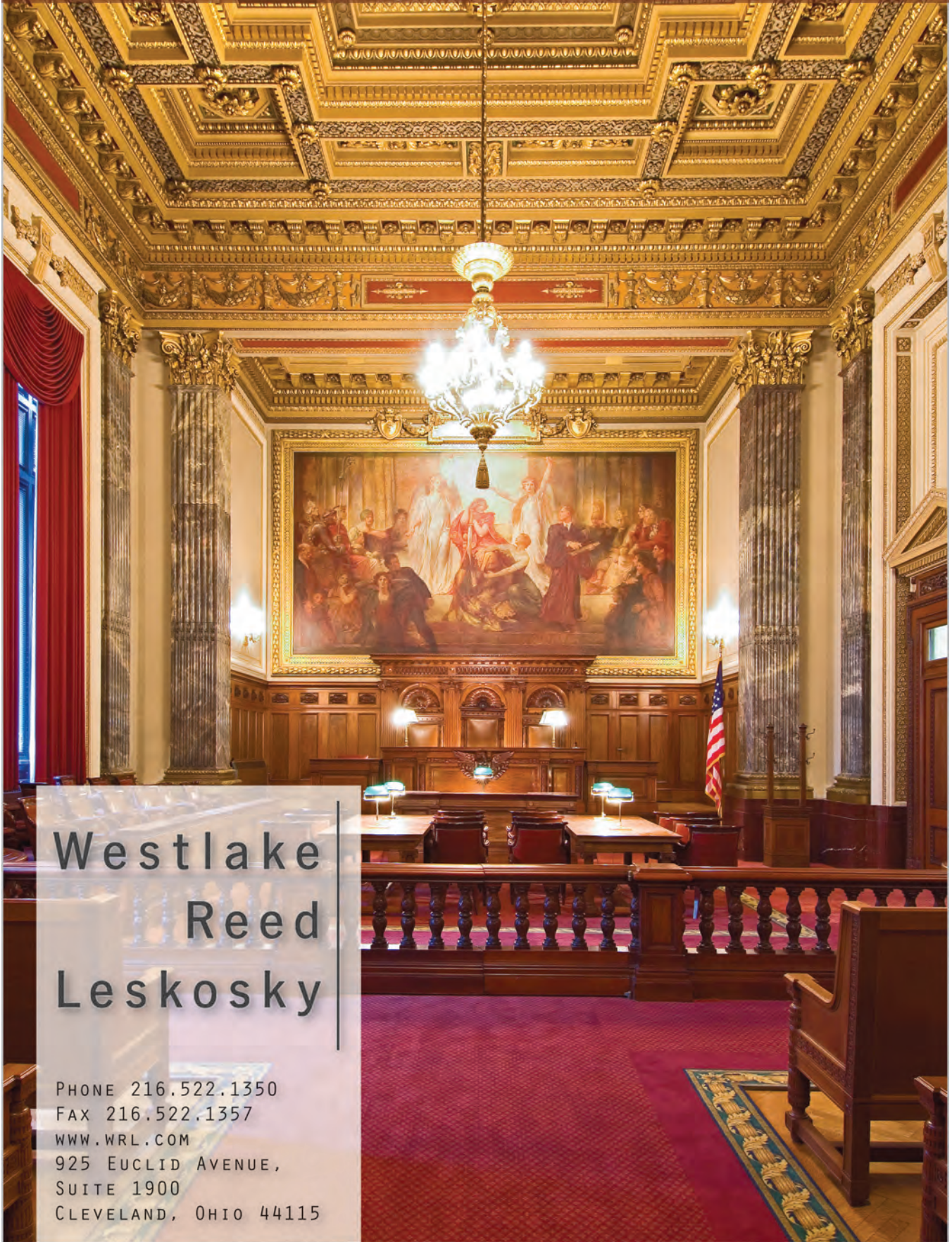
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ORDER IN THE COURT

REHABILITATION BRINGS HISTORIC COURTHOUSE INTO 21ST CENTURY

By Lou Kren | Photos by Kevin Reeves

It was a daunting task: renovate an early 20th-century public facility to meet the needs of 21st-century tenants and visitors while retaining its historic charm and landmark status.

Responsibility for successfully meeting this challenge fell to the General Services Administration (GSA), which undertook a \$44.6 million rehabilitation of the Howard M. Metzenbaum United States Courthouse at the northeast corner of Public Square in downtown Cleveland.

GSA, as owner of more than 1,600 government buildings across the United States and leaseholder of 7,100 more, has delivered.

By the end of June, the 235,632-square-foot historic structure was

ready to accept tenants, with U.S. Bankruptcy Court first in line.

This was no ordinary rehab. Upon its completion and full occupancy in 1910, the structure, commonly

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PAM WILCZYNSKI

GENERAL SERVICES ADMINISTRATION (GSA)

referred to in recent years as the Old Federal Building, was meant to house the post office, courts and several other federal agencies. It formed the foundation of Cleveland's famed Group Plan, a means to design, place

and build significant civic structures in the downtown area. The plan was the brainchild of eminent planners and designers and spearheaded by world-renowned architect Arnold Brunner in collaboration with Daniel Burnham and John Carrère.

Ninety years later, the building's authoritative and ornate granite façade masked outdated, inefficient electrical and mechanical systems and a host of relatively minor renovations over the years covered up much of the original interior grandeur.

On top of that, new approaches to security and access for the disabled necessitated reconstruction. In the 1980s and '90s, GSA commissioned renovation studies and by 2001 a plan was in place to do just that

under the auspices of GSA's Design Excellence, Fine Arts and First Impressions programs. Westlake Reed Leskosky, of Cleveland, was tapped as architect and mechanical/electrical engineer through the Design Excellence program, with the

Dick Corp., of Pittsburgh, Pennsylvania, selected as construction manager.

Exterior work included cleaning and refurbishment of the granite façade, roof repair, installation of a new in-ground delivery elevator,

security upgrades that include install of pop-up vehicle barriers and changes to the Superior Avenue main entrance for disabled-visitor access.

Full systems upgrade – including life safety, security, electrical, plumbing and mechanical – represented the lion's share of interior rehab. Vertical access was improved through two new elevators and new enclosed staircases at the east and west ends of the building. The old inner courtyard, previously open-air, has been enclosed in a skylit atrium as part of an effort to address public/tenant access and circulation. Preservation of original details in the Metzenbaum Federal Courthouse was of key concern, affecting system placement and necessitating a comprehensive restoration effort. Two of the building's courtrooms were deemed historic and upgraded with new systems, joining three new courtrooms and a previously remodeled courtroom. All courtrooms now feature capability to accept the latest electronic audio/visual technology. Also, four historic corner rooms, two



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on the second floor and two on the third, were refurbished.

Sustainability was another key component to the project, with effort undertaken to employ various environmental practices.

CIRCULATION ADDRESSED

The need to address occupant and visitor circulation was a chief driver for this project.

“Public and private (tenant) circulation have been separated like never before, so there is much better logic behind the building now,” explains Pam Wilczynski, GSA project manager, noting that despite the separation, the ability to navigate the building has been improved for the public and for tenants. “We at GSA must balance the mission of protecting and serving our clients with being accessible to every citizen.

“We don't succeed if a building does not feel open and inviting to the public. We want the public to use the building. It is theirs and mine, not mine because I am with GSA but because I am a citizen and taxpayer.”

But keeping the building open and accessible to the public while meeting client needs was easier said than done.

“The building was a tricky puzzle to solve from a planning perspective, particularly in the post-September 11 security environment,” recalls Paul Westlake Jr., managing partner at Westlake Reed Leskosky and lead designer for the Metzbaum Federal Courthouse. “It required a fairly strict segregation of the public and agency functions, with particular regard to the courts.”



SEPARATE FOR SECURITY A former light court was converted to functional public space. Now, tenants and the public do not cross paths, which addresses a security concern.

Pre-renovation, Westlake describes the five-story building from above as a square donut, with the hole in that donut open to the elements as a light court, its floor at the first level of the main building.

“On the first floor, the whole square was usable and the original

post office areas extended under the roof of the court,” he explains. “In general, on all floors historic double-loaded corridors ringed the building, save for the first-floor historic lobby and certain areas of the upper floors.”

During project planning, two approaches were considered. The

less-expensive approach called for retaining the existing outdoor light court, in effect keeping all building circulation in the existing corridors. The other envisioned conversion of the light court to functional space, "internalizing it and giving all of the historic-corridor circulation to the government tenants while creating a new center core of circulation that served the public," Westlake says.

In this scenario, with the construction of a central skylit atrium enclosing the former light court, tenants and the public would not cross paths.

"This approach would serve historic-preservation efforts while addressing security," he adds.

GSA agreed with the second approach and Congress appropriated funds for the project to move ahead. By December 2002, Dick Corp. and subcontractors were onsite turning the plan into reality.

The public now accesses the building from the main Superior Avenue entrance, passes through security in the first-floor lobby and continues straight on axis through a new passage to the center atrium space.



VERTICAL FLOW Elevators carry visitors from the ground level of the atrium to steel-framed upper balconies.

From there, elevators carry visitors to steel-framed balconies installed on the upper floors to the north, overlooking the atrium space, which then lead to courtrooms and other areas where the public and government agencies interact.

"The light court originally was conceived by Arnold Brunner as a fairly utilitarian space as compared to the rest of the building," Westlake says. "Made of brick, it did not incorporate stone as does most of the rest of the building. It was almost a simple and humble space, certainly not as rich as the building's neoclassical exterior or historic monumental interior spaces.

"We felt that in internalizing that space, transforming it to a functional circulation space and waiting area for the public, it should retain the same simple and humble spirit," he continues. "For example, from a variety of styles, we chose a utilitarian skylight. That seemed right for the brick walls and utilitarian light court."

The atrium glazing is supported on architecturally exposed steel pipe trusses, with the main gabled framing featuring curved bottom chords and supported on two side trusses, according to

information provided by Richard Christ with structural engineer Barber & Hoffman Inc., of Cleveland. The structure's four new tube-shaped steel support columns penetrate through the existing framing at the first floor and end on new

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Backgrounds
Top-left: Museum of Fine Arts, Boston, MA
Right: EPA Headquarters, Washington, DC



TOP TO BOTTOM The corridors, with stone floors, marble walls, plaster ceilings and mahogany doors and frames, required extensive refurbishment.

foundations in the basement.

“Getting out of that atrium space and into the original occupied space, the ring around the donut, we were confronted by a more ornate context,” Westlake says. “That original

occupied space demanded a more formal and ornate approach in design.”

The corridors, with stone floors, marble walls, plaster ceilings and mahogany doors and frames,

required extensive refurbishment. In some cases, original materials had to be uncovered, as where suspended ceilings had blocked out the original plaster in order to hide mechanical systems. Crews have accomplished their tasks, restoring the corridors and replacing missing or broken wood and stonework.

Addressing the need for improved accessibility, the rehabilitation incorporated two new access stairways and two elevators with parallel utility shafts. Doing so dictated the cutting of large openings into the existing floors and modification of framing to maintain continuity and support for the floors, Christ says. The shafts, extending through the height of the building and constructed of steel-reinforced load-bearing masonry units, also required new and existing foundation modifications as well as soil investigation.

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Planners and builders also sought to improving access for disabled tenants and visitors, modernizing the structure to meet all ADA requirements and providing for wheelchair access to all floors and via a ramp at the main entrance.

"We wanted the disabled to experience the building upon entrance in the same way as everyone else would," Wilczynski says.

Previously, a wheelchair lift led to a separate entrance on Superior Avenue. Now a ramp has been added at the entrance, inserted behind the existing decorative metal balustrade along the front of the building and consisting of new reinforced concrete with steel connectors.

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If it heats, cools or carries water or electricity, it has been replaced at the Metzenbaum Federal Courthouse.

"From a design standpoint, it is the things you don't see that we are proud of," says Philip LiBassi, project director for Westlake Reed Leskosky. "The HVAC, electrical and life-safety systems - all of the things you have in a modern building - you'd be challenged to find their placement here. We tried to carefully design, place and coordinate these services with the renovation and restoration work, incorporating them so they are not obvious when you are walking through."

It's true. Bill West, project manager with Dick Corp. pointed out various service locations during a recent tour and, without the heads up, locating vents, sprinklers and other signs of MEP existence would be difficult. You'd be hard-pressed to locate the new capped sprinkler heads installed in the historic ornate plaster ceilings of the refurbished courtrooms or the air ducts exiting out to the main lobby above the old post-office teller windows.

The design, selection and placement of mechanical systems addressed several project challenges: adapting the structure to code, working within restrictions on available

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mechanical space, updating existing historic spaces and accommodating the display of treasured artwork. The systems utilize technologies and controls that address energy efficiency, indoor air quality and thermal comfort while significantly reducing operating costs and maintaining a safe, comfortable environment, according to Matthew Murphy, Westlake Reed Leskosky, responsible for mechanical design.

The new HVAC systems feature ventilation reset (demand-control ventilation), an energy-saving feature that senses CO2 levels in zones (an indicator of occupancy levels) and varies the ventilation rate accordingly. Conventional HVAC systems supply outside air based on peak occupancy, an energy-intensive operation. The new HVAC is controlled directly through the new building controls system. This technology is appropriate for the building, according to Murphy, because its courtrooms rarely draw full occupancy and therefore will rarely require the full ventilation rate.

Restrictions on space available for mechanical infrastructure, due to the historic nature of the building and significant asbestos issues in the previously used mechanical mezzanine, necessitated that mechanical systems fit entirely within the attic. Main air handlers, dropped from above through roof access provided by construction crews, according to West, feature two stages of supply air capacity to better match fluctuating cooling loads, another result of the varying occupancy in different areas of the building. Each unit, notes Murphy, is essentially two units in one, with separate lead and lag fans, cooling coils, heating coils and humidification systems. Beyond the two-stage approach to the air handlers, supply fans are operated by variable-fre-



RESTORED TO ORDER Courtrooms underwent complete renovation and restoration with additional security elements implemented.

quency drives to closely match supply air to cooling load and minimize fan energy consumption.

The building requires steam year-round to maintain humidity levels in spaces with historic finishes and artwork. Here, energy is conserved by reclaiming heat from condensate and using it to pre-heat the domestic water supply. That differs from typical district heating scenarios,

according to Murphy, where steam condensate is simply discharged to the sewer system where domestic water is needed to cool it to acceptable temperatures – a wasteful process.

To meet the major project goal of reclaiming the existing historic corridors, a vertical and horizontal distribution strategy was developed. That allowed preservation of the



corridors' high plaster ceilings and pendant lighting. Ductwork routs entirely outside of the corridors. When the building adopted air conditioning in the 1960s, ductwork routed through the corridors, hidden by suspended ceilings.

“Ideally, all the mechanical equipment would have been placed in the mezzanine space, but that was filled with asbestos and a lot of old ductwork,” explains Westlake. “It was decided to seal that space and fit the mechanical systems elsewhere. Air handlers were placed in the attic and

the ductwork was routed through there and dropped down through the building. We divided the building into zones to avoid much horizontal distribution, so the systems did not have to cross the historic corridors.”

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HIDDEN FROM VIEW The building was divided into zones to avoid much horizontal distribution, so the HVAC systems don't have to cross the historic corridors.

Metzenbaum Federal Courthouse using new energy-efficient technology, monitors and controls, according to Robert Smolinski, who took the lead on electrical-system design for Westlake Reed Leskosky. Challenges included restoring original chandeliers, providing replicated luminaires, utilizing original outlet boxes and raceways within existing ornate ceilings, restoring the character of historic corridors and illuminating areas housing historic artwork. Power distribution was upgraded to more efficient and economical higher-distribution voltage

“FROM A DESIGN STAND-POINT, IT IS THE THINGS YOU DON'T SEE THAT WE ARE PROUD OF,” SAYS PHILIP LIBASSI, PROJECT DIRECTOR FOR WESTLAKE REED LESKOSKY.

PHILIP LIBASSI
WESTLAKE REED LESKOSKY

and dual vertical busway risers were added, stretching from the basement to the upper floors.

A new emergency-power distribution system with a diesel-engine generator provides high-level reliability and dependability with low maintenance, according to Smolinski, replacing the previous high-maintenance battery-operated emergency-power system and lighting units.

Building-wide, he notes, a web-based digital automation system integrates lighting in all occupied spaces and, from a single location, allows full control and management, real-time monitoring and load measurement. Occupant sensors throughout the building can be adjusted from a personal computer to more efficiently control lighting levels. Energy-efficient LED exit signs replace inefficient incandes-

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cent exit signs, with self-luminous tritium LED exit signs incorporated in existing historic courtroom walls

where installation of new wiring was not feasible.

Specification and installation of the digital lighting automation

system also addressed the challenge of restoring historic corridors on floors two through five, states Smolinski. In those areas, crews removed existing lay-in ceilings with perimeter cove fluorescent strip lighting. Then, globe pendant fixtures with antique brass finishes were installed in the original outlet box locations within the corridors' plaster ceilings.

The new automated system provides an alternative to code-required dedicated raceways for emergency circuits. All corridor luminaires connect to emergency circuits utilizing the existing embedded raceway system. But should utility power be lost, the controls disable only the luminaires not required for emergency egress lighting, leaving generator sizing unaffected. That design also avoided additional construction costs.

Courtrooms and judges' chambers feature a combination of original incandescent historic chandeliers and wall sconces as well as replicated incandescent luminaries, with the increased light levels meeting

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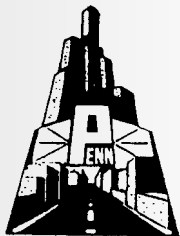
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Illuminating Engineering Society recommendations, notes Smolinski. Existing main-lobby historical chandeliers were completely refurbished and restored, with energy-efficient compact fluorescent globe lamps replacing the chandeliers' incandescent lamps. Replacing the lamps also brought increased light levels.

The new passage connecting the main lobby with the atrium on the building's center axis features murals (detailed below) that originally decorated the postmaster's office on the second floor. The hallway has continuous, indirect fluorescent cove luminaires equipped with specular, asymmetric, adjustable reflectors installed along the perimeter walls. This arrangement reflects light off of the vaulted ceiling and onto the walls and floor, providing the required ambient light levels for pedestrians. Also, adjustable and dimmable small-aperture, low-voltage, low-brightness, incandescent wall washlights and downlights in the ceiling provide superior beam control and performance, according to Smolinski. These luminaries,



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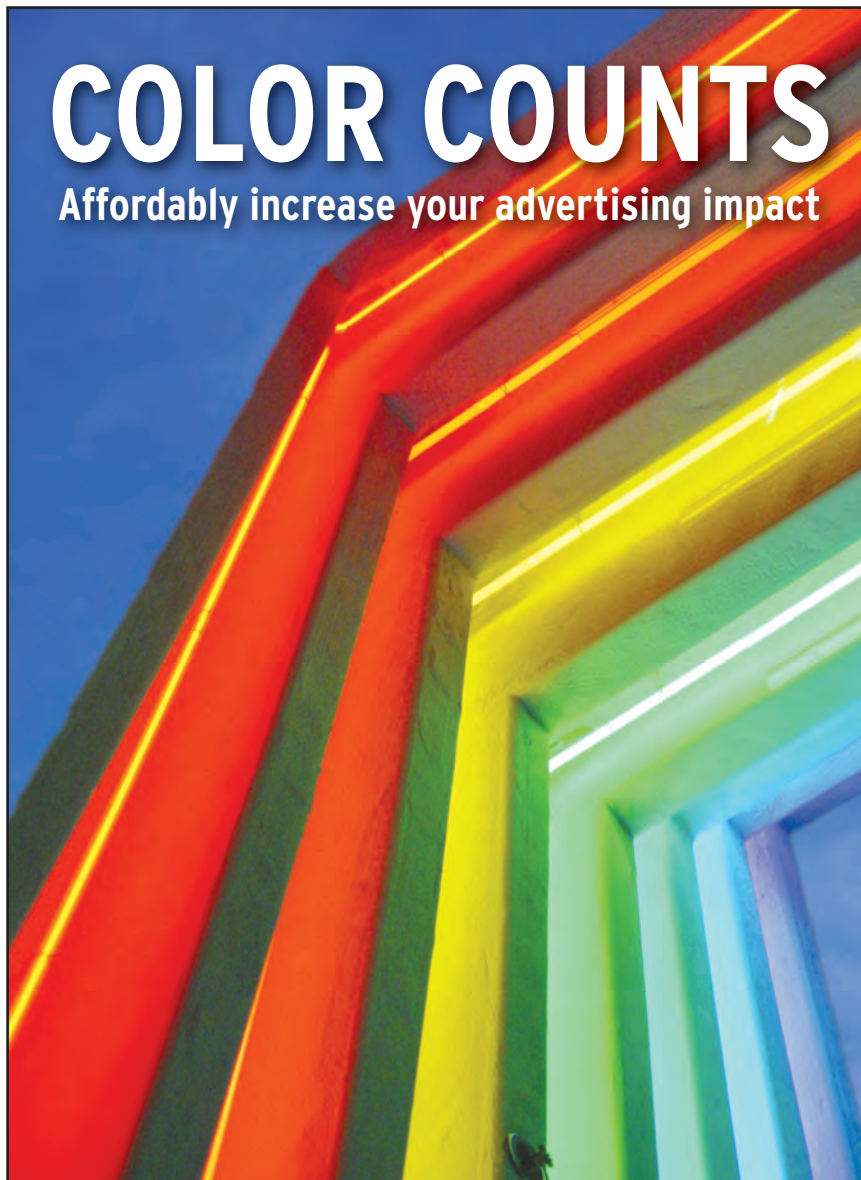


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aimed in a casual fashion, softly illuminate the mural panels placed on opposing walls.

Incorporating the high-tech electrical and mechanical systems demanded teamwork across the board, from GSA to the designers to Dick Corp. and suppliers and installers. Helping smooth that difficult path was Westlake Reed Leskosky's capabilities in both engineering and design, according to Westlake.

"Our firm has almost 50 engineers, making us one of the largest engineering practices in Ohio," he says. "We have integrated architecture and engineering, allowing us to work

on challenges like these in a studio on a continuous basis. We were able to plan these systems and their placement with architects and engineers together at the very beginning in the conceptual phase of the process, resulting in restoration of the building with minimal disruption to the historic fabric."

REHABILITATION DEPENDENT UPON STRUCTURAL INTEGRITY

Incorporating all of these system upgrades as well as the new construction required exhaustive structural analysis and engineering upgrades, according to Christ. The lack of

existing structural drawings posed significant challenges at the outset. As an advance phase of the project, GSA ordered demolition and abatement work to gain a better understanding of exposed and previously concealed conditions. Structural analysis and review, critical to understanding the existing conditions, were performed during renovation as areas were demolished and exposed framing could be reviewed and designs adjusted accordingly.

Structural review also was provided for exterior security upgrades, an emergency-generator foundation pad and a secure mailroom, according to Christ, as well as removal of an abandoned chimney and addition of utility penetrations and infilling of abandoned openings.

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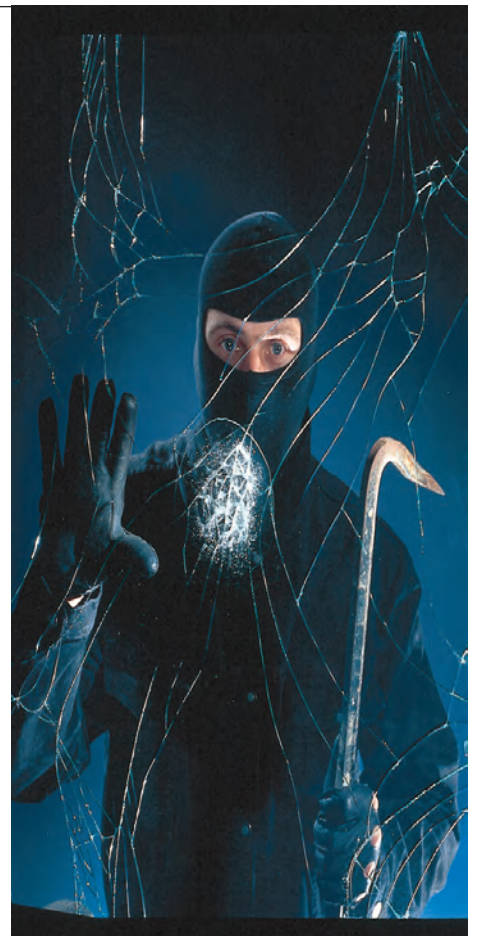
If the thoroughly rehabilitated historic building is not impressive enough in and of itself, it will also serve as a repository of fine art, just as it did early in the 20th century.

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Packed away and out of sight for nearly 50 years, a series of canvas murals completed in 1911 by American artist Francis Davis Millet are returning to the Metzenbaum Federal Courthouse, providing a link to the building's origin as Cleveland's main post office.

Early in this renovation project, the building's elegant marble corridors and staircases were carefully protected with plywood and padding. Historic courtrooms and chambers were locked up, and their rich, allegorical paintings covered with tightly sealed boxes to ward off dust and damage. The Millet murals, however, were removed well prior to this project and were damaged in the process.

The Millet murals, 35 panels entitled "Mail Delivery," were commissioned for the postmaster's office on the second floor. They depicted a global array of modes used in the delivery of mail: by Pony Express in the American West, dog-boat in Kamaschatka, sail and iceboat in the Baltic provinces, aero-

planes in the United States and France, camel in Arabia and so on.

The murals also conveyed personal footnotes about Millet. He was a world traveler, talented artist, drummer boy in the Civil War, Harvard graduate, newspaper reporter and editor and war correspondent. Even the way he died, as a passenger on

“FROM A DESIGN STANDPOINT, IT IS THE THINGS YOU DON'T SEE THAT WE ARE PROUD OF,” SAYS PHILIP LIBASSI, PROJECT DIRECTOR FOR WESTLAKE REED LESKOSKY.

PHILIP LIBASSI
WESTLAKE REED LESKOSKY

the ill-fated maiden voyage of the Titanic, was noteworthy.

In 1955, long after the post office vacated the building for a new location, the canvas murals were peeled from the walls to make way for a courtroom. They remained in storage until the 1980s when GSA began looking for ways to restore them. By 1997 the murals were part of a national program by GSA to conserve its collection of more than 17,000 paintings, sculptures and other works of art commissioned by the federal government since the 1850s. Over the past eight years the conservation program has provided

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\$197,000 to conserve the Millet murals and other historic artwork in the building.

The painstaking work of restoring and preserving the murals fell to McKay Lodge Conservation Laboratory Inc., Oberlin, and the finished products are set for display just off of the first-floor main lobby.

Careful attention to HVAC and lighting will ensure that the murals maintain their restored character. The building's new mechanical systems include humidity control to maintain space conditions within a 30- to 55-percent relative-humidity range on a year-round basis, deemed acceptable space conditioning for the display of the artwork. Also, air distribution for the mural area is designed to prevent un-mixed supply air, with a relative humidity of 90-95 percent, from coming in contact with the paintings.

As for lighting, elimination of glare and control of surrounding

Battling the Birds

You won't see it unless you are right underneath, but the birds will know its there. PermaNet netting from BirdMaster, of Billerica, Massachusetts, (www.birdmaster.com) has been installed across exterior recesses of the Metzenbaum Federal Courthouse to prevent pigeons, sparrows and starlings from getting inside or causing the kinds of messes and damage that birds are known for. PermaNet stretches tightly across structural features that appeal to birds, with crews installing the product in a process that's similar to stringing a tennis racket.

brightness were evaluated in an effort to reduce illuminations on the paintings, which helps to decrease fading due to light exposure. Lighting within this area is achieved through the use of two lamp sources. Chain-mounted, period-style luminaires with antique brass finishes and translucent, white opal glass globes and compact color-corrected fluorescent lamps are installed within the

center of the space to provide general ambient and soft accent lighting for the paintings. Also, wall-mounted indirect sconces with metal halide lamp sources and asymmetric reflectors are located above the paintings to reflect light off the ceiling and provide an even distribution. That provides the required ambient light levels at floor level while minimizing the cavernous effect of a high-ceiling space.

REHABILITATED TO LEED STANDARDS

The GSA project team, in incorporating the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards and a commitment to sustainable design, has held up the preservation and adaptive reuse of the Metzenbaum Federal Courthouse as a model for environmentally responsible rehabilitation of an architectural landmark. As a result, the team registered the proj-

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ect with the U.S. Green Building Council to pursue LEED Silver certification.

To earn the certification, project principals took a number of actions. Aggressive waste reduction was incorporated into all phases of the project, according to Westlake Reed Leskosky's Monica Green, who led the sustainable design effort. Significant amounts of materials have been targeted for reuse, even the plywood panels used to protect marble walls during demolition. And GSA partnered with other federal agencies to re-use furniture and equipment left by previous courthouse tenants. Also, a waste-management plan developed by Dick Corp. has recycled more than 4,000 tons of material produced during demolition and construction activities at the courthouse.

GSA was the engine that powered the LEED initiative on this project. Included in GSA's general design philosophy is the intent to have all major new building projects achieve LEED certification. The LEED rating system is a tool to determine environmental project goals, monitor progress through all project phases and ensure that the design and construction will have a lower impact on the environment and positive impact on economics over the lifecycle of the building.

Because this project involves the rehabilitation of an existing struc-



CULTURE IS KEY The rehabilitated historic building will serve as a repository of fine art, just as it did early in the 20th century.

ture, a number of LEED points will be obtained in the Materials and Resources category through building reuse, construction-waste management, resource reuse and specification of materials with recycled content, notes Green. Indoor Environmental Quality credits have been pursued through CO2 monitoring, a construction indoor-air-quality management plan, use of low-emitting materials, humidity and temperature control, and efforts to bring in daylight.

As part of the waste-management plan during demolition, contractors recycled concrete, masonry, soils, light-gauge metal studs, acoustic ceiling tile, ductwork, electrical conduit and carpet. Additionally, much

of the existing building material was salvaged for reuse, including hardware, ornamental grills, wood doors and trim. Glazed historic chandeliers in the main lobby, courtrooms, and judges' chambers were refurbished for reuse as were two existing elevators and an ornamental plaster ceiling that was uncovered during demolition. And original marble stock stored in the basement was reused to patch floors and wainscots.

The project received a national award from GSA for its innovation in recycling efforts and in the approach to the demolition phase. **P**

For questions concerning this article, please contact Paul Siemborski, AIA at Westlake Reed Leskosky; phone: 216.522.1350; Fax: 216.522.1357; email: psiem@wrldesign.com

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ECO-EDUCATION CENTER
Mayfield, OH (Cuyahoga Co.)
CONTRACTING METHOD: Public Bids
UPDATE: Project is conceptual; owner considering various design ideas.
OWNER: Mayfield City Schools
59 Alpha Park Drive
Highland Heights, OH 44143
(440) 995-6900
PRELIMINARY ARCHITECT: Doty & Miller Architects
600 Broadway Avenue
Bedford, OH 44146
(440) 399-4100 FAX (440) 399-4111
DETAILS: To be determined.

PN-Q0322045

WESTGATE MALL REDEVELOPMENT
Fairview Park, OH (Cuyahoga Co.) Center Ridge Road
CONTRACTING METHOD: Developer Subcontracts
UPDATE: Planning is underway; bid schedule has not been determined; additional information will be available fall 2005; owner is negotiating with tenants and will appear before council September 2005.
DEVELOPER: Richard E. Jacobs Group
25425 Center Ridge Rd.

PN-Q0131133

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ARCHITECT: Dorsky Hodgson + Partners
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DETAILS: Convert from an indoor mall to a 600,000 SF open-air center with three or four anchor stores and 50-60 specialty shops and restaurants; demolish two vacant Dillard's department stores; Kohl's to remain as one of the anchor stores.

PN-Q0329001

MUELLER CONDOMINIUMS
Cleveland, OH (Cuyahoga Co.) 1583 East 31st Street
ESTIMATED AMOUNT: \$8 million
CONTRACTING METHOD: Owner Subcontracts

UPDATE: Planning is underway; bidding possible mid- to late July 2005.
OWNER: Tesco Builders
2324 Lakeside Avenue E.
Cleveland, OH 44114
(216) 575-0515
ARCHITECT: City Architecture Inc.
3634 Euclid Avenue
Suite 100
Cleveland, OH 44115
(216) 881-2444 FAX (216) 881-6713
DETAILS: 45 condominiums; convert former Mueller Electric building; nine units and parking garage on the first floor, 22 units on the second floor and 14 units on the third floor.

PN-Q0412030

INTERNATIONAL CENTER FOR ETHICS & EXCELLENCE
Cleveland, OH (Cuyahoga Co.)
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
UPDATE: Project is still conceptual; donation has been received but no plans have been developed; planning will begin in several months.
OWNER: Case Western Reserve University
10900 Euclid Avenue

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DETAILS: To be constructed as part of a new campus center, which will include a student union.

PN-Q0321031

CAR DEALERSHIP EXPANSION

Solon, OH (Cuyahoga Co.) 6110 SOM Center Road

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Project is conceptual; demolition is complete; plans will be determined late summer 2005.

OWNER: c/o Developer

DEVELOPER: Davis Development

32000 Solon Road

Solon, OH 44139

(440) 248-7770

C.M.: Larry Davis Construction

32000 Solon Road

Solon, OH 44139

(440) 248-7770 FAX (440) 248-8936

DETAILS: Demolish former Days Inn; possible parking lot expansion or construction of a service garage.

PN-M1118014

SCHOOL FOR AUTISTIC CHILDREN

Shaker Heights, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$4 million

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

UPDATE: Owner received council approval; ground-breaking possible September 2005.

OWNER: Bellefaire/Jewish Children's Bureau

22001 Fairmount Blvd.

Shaker Heights, OH 44118-4897

(216) 932-2800

ARCHITECT: Herman Gibans and Fodor, Inc.

1304 W. 6th Street

Cleveland, OH 44113

(216) 696-3460 FAX (216) 696-1152

DETAILS: New construction to serve 56 children.

PN-Q0131142

CAR DEALERSHIP

North Olmsted, OH (Cuyahoga Co.) 27726 Lorain Road

ESTIMATED AMOUNT: \$4 million

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

UPDATE: Announcing estimated amount; owner seeking planning commission approval; bid schedule has not been determined.

OWNER: Hallee Kia

27726 Lorain Road

North Olmsted, OH 44070

(440) 777-2424

ARCHITECT: C.A. McGettrick Architects, Inc.

22255 Center Ridge Road

Suite 311

Rocky River, OH 44116

(440) 331-5220 FAX (440) 331-5049

DETAILS: 15,000 SF; demolition of existing structure.

PN-Q0510035

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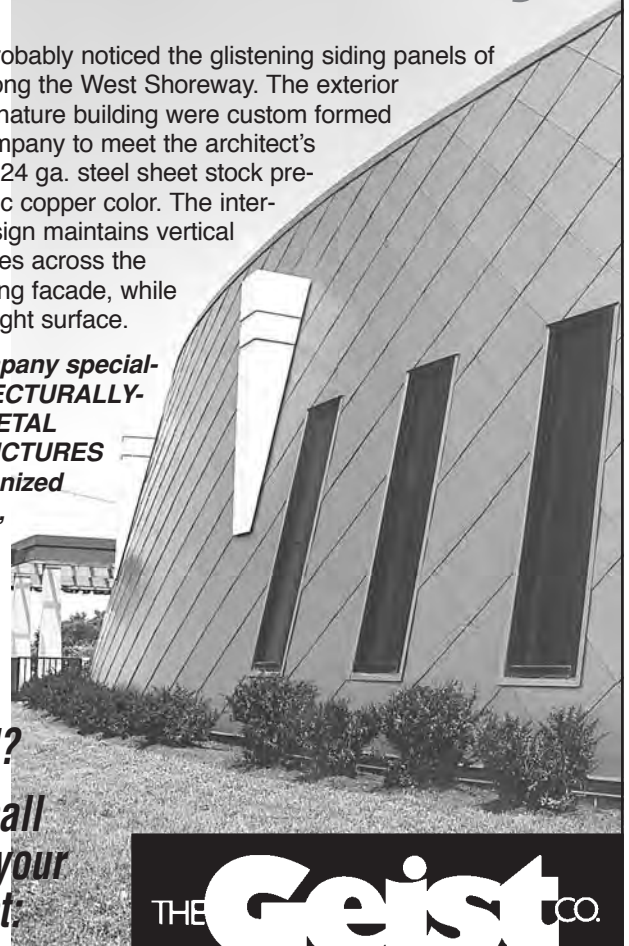
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CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Developer is working with other developers and city officials; construction possible spring 2006.

DEVELOPER: Robert Stark Enterprises
28601 Chagrin Boulevard
Woodmere, OH 44122
(216) 464-2860 FAX (216) 464-1458

DETAILS: A retail/residential complex to consist of residential and office space above retail shops in the downtown Cleveland area.

PN-Q0324003

DOWNTOWN REDEVELOPMENT

Independence, OH (Cuyahoga Co.) Brecksville Road from Daisy Avenue to Selig Drive

CONTRACTING METHOD: To be determined

UPDATE: Developer RFPs due September 23, 2005.

OWNER: City of Independence
6800 Brecksville Road
Independence, OH 44131
(216) 524-4131

ENGINEER: Northstar Planning & Design
10 West Erie Street
Suite 201
Painesville, OH 44077

(440) 352-9222 FAX (440) 352-9196

DETAILS: Redevelopment along Brecksville Road between Daisy Avenue and Selig Drive; combination of senior-citizen housing, retail shops and commercial/office spaces; style must represent the Western Reserve architectural details found throughout city.

PN-Q0322045

ECO-EDUCATION CENTER

Mayfield, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Project is conceptual; owner considering various design ideas.

OWNER: Mayfield City Schools
59 Alpha Park Drive
Highland Heights, OH 44143
(440) 995-6900

PRELIMINARY ARCHITECT: Doty & Miller Architects
600 Broadway Avenue
Bedford, OH 44146

(440) 399-4100 FAX (440) 399-4111

DETAILS: To be determined.

PN-Q0131133

WESTGATE MALL REDEVELOPMENT

Fairview Park, OH (Cuyahoga Co.) Center Ridge Road

CONTRACTING METHOD: Developer Subcontracts

UPDATE: Planning is underway; bid schedule has not been determined; additional information will be available fall 2005; owner is negotiating with tenants and will appear before council September 2005.

DEVELOPER: Richard E. Jacobs Group
25425 Center Ridge Rd.
Westlake, OH 44145
(440) 871-4800 FAX (440) 892-2308

DEVELOPER: New Plan Excel Realty Trust Inc.
1120 Avenue of the Americas

New York, NY 10036
(212) 869-3000 FAX (212) 869-3989

DEVELOPER: Transwestern Commercial Services
150 N. Walker Drive Suite 800
Chicago, IL 60606
(312) 499-7655

ARCHITECT: Dorsky Hodgson + Partners
23240 Chagrin Boulevard
Suite 300
Cleveland, OH 44122

DETAILS: Convert from an indoor mall to a 600,000 SF open-air center with three or four anchor stores and 50-60 specialty shops and restaurants; demolish two vacant Dillard's department stores; Kohl's to remain as one of the anchor stores.

PN-Q0329001

MUELLER CONDOMINIUMS

Cleveland, OH (Cuyahoga Co.) 1583 East 31st Street

ESTIMATED AMOUNT: \$8 million

CONTRACTING METHOD: Owner Subcontracts

UPDATE: Planning is underway; bidding possible mid- to late July 2005.

OWNER: Tesco Builders
2324 Lakeside Avenue E.
Cleveland, OH 44114
(216) 575-0515

ARCHITECT: City Architecture Inc.
3634 Euclid Avenue
Suite 100
Cleveland, OH 44115
(216) 881-2444 FAX (216) 881-6713

DETAILS: 45 condominiums; convert former Mueller Electric building; nine units and parking garage on the first floor, 22 units on the second floor and 14 units on the third floor.

PN-Q0412030

INTERNATIONAL CENTER FOR ETHICS & EXCELLENCE

Cleveland, OH (Cuyahoga Co.)

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

UPDATE: Project is still conceptual; donation has been received but no plans have been developed; planning will begin in several months.

OWNER: Case Western Reserve University
10900 Euclid Avenue
Cleveland, OH 441067228
(216) 368-4330

DETAILS: To be constructed as part of a new campus center, which will include a student union.

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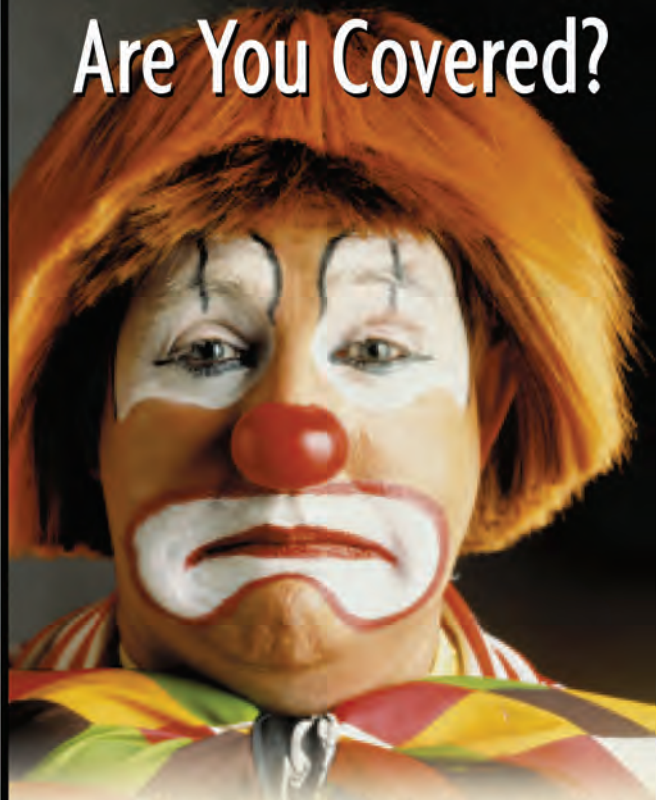
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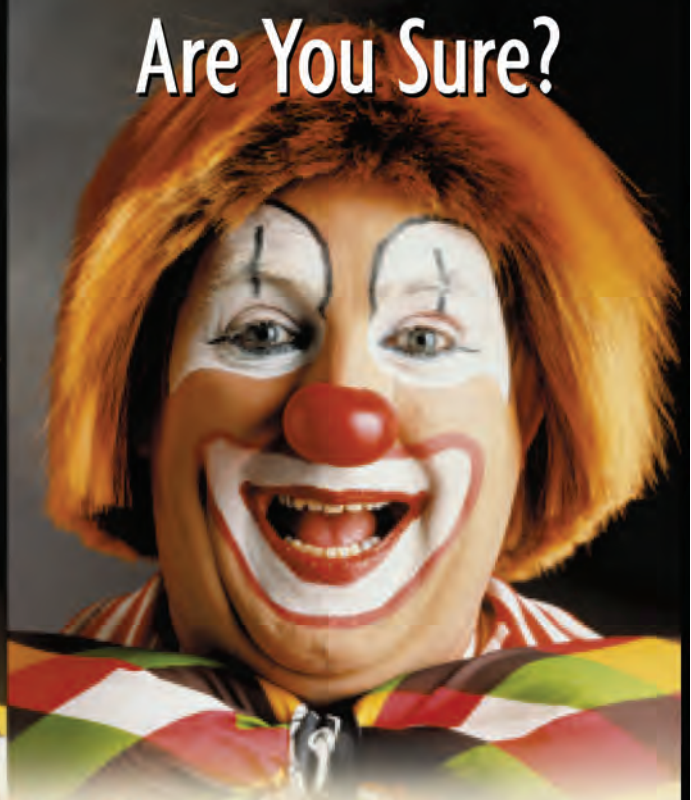


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