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FEATURES



Courtesy Eric Hanson

- 10 ABC's 2005 Excellence In Construction Awards**
- 12 Catholic Charities Breaks Ground on Emerald Village Senior Housing**
- 15 September Construction Slips 2 Percent**
- 19 Come Together**
Tradition, innovation merge at Park Synagogue East Campus
- 28 Driving Forward**
RTA rolls out new Triskett District bus garage
- 38 Big Box Repackaged**
Adaptive reuse project transforms warehouse
- 42 Into the Light**
- 57 Back to Form**
Slavic Village-Broadway capitalizes on storefront renovation program
- 60 Breaking It In**
Steel testing firm relocates, renovates new headquarters
- 64 The T.I.C. Phenomenon: Popularity of Tenants-In-Common Transactions Grows**
- 68 Capitalizing on Real Estate and Properties Markets with Your IRA**
- Special Section: Emerging Technologies**
 - 72 *Unwired: Benefits of Wi-Fi and wireless mesh networks*
 - 76 *School Ties: Geneva High School incorporates voice-data technology*
 - 78 *BB-Bid Takes ITBs To New Level of Efficiency*

DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 17 BOMA BUSINESS**
- 44 BILLBOARD**
- 50 LEGAL PERSPECTIVES**
- 52 FINANCIAL STRATEGIES**
- 54 CAVOR CORNER**
- 80 CONSTRUCTION PROGRESS REPORT**

Season Of Constant Change



KEN KRYCH

As we've watched the trees quickly turn from green to gold, red and brown, Park Synagogue East at the corner of Shaker Boulevard and Brainard Road is slowly turning from a shiny, bright copper surface to a deep green "patina." Over time, the thousands of people who drive past this facility everyday should notice this remarkable change and its 35,000 pounds of copper exterior change.

They say the only thing constant is change... and that is certainly true of the Park Synagogue East, the focus of this month's cover story, as well as the other various projects we've detailed in this issue.

For instance, the new, recently opened Rapid Transit Authority (RTA) Triskett District Bus Garage, which services

Cleveland's West Side, is a major transformation from its previous facility

The Weston Group and Carney Construction completely changed the function of an old vacant DIY store in Middleburg Hts. into new headquarters for two vibrant and growing companies.

Korfant & Mazzone helped move and expand the headquarters for Tensile Testing, a company that changes and improves how bridges, airplanes and many other forms of transportation are built to ensure strength and safety.

And Slavic Village is undergoing a rebirth with numerous storefront renovations, making old new again.

Even our "Emerging Technologies" section focuses on industry changes.

Here at *Properties* headquarters, we are embracing change and growth as well.

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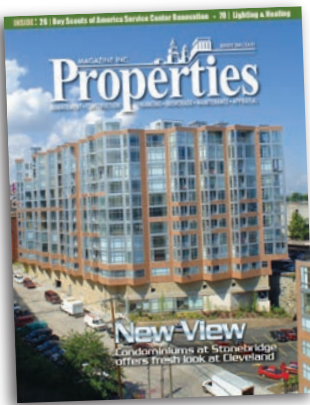
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This year alone, we have transformed from basically a black and white magazine to a full color publication, as many of you have noticed.

As I mentioned in this column last month, we are also considering putting each entire issue on our website in completely digital form, using a service called ePro. You have to check this out on our website at www.propertiesmag.com.

With a simple click of the mouse on the bottom right hand side of each page, the pages will turn... or you can search by story in the table of contents, by page or by a single word search. You can also enlarge the typeface or any image for easy reading.

And if you roll your mouse over an advertiser's logo or email (it will turn red), you can click on it and it will take you immediately to the advertiser's website or open an email addressed to the advertiser for quick, easy access day or night.



Again, we invite you to take a test run and email your thoughts or questions directly to me.

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If you think things are moving faster, maybe its because they are...

And, for the most part that is a good thing. So change is something we can be thankful for this Thanksgiving season, which is now upon us, and welcome it as one of life's inevitable gifts.

Have a wonderful Thanksgiving!

Kenneth C. Krych
Editor/Publisher
kkrych@propertiesmag.com

Letters

Properties keeps getting better and better, I know it means a lot of hard work for you and your readers appreciate it.

Linda Bayer

Principal
Oliver Design Group
Cleveland

•

I like what you have been doing with Properties. Keep us the good work.

John Essi

Owner
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PROPERTIES PEOPLE

Highlighting notable industry events



Developers Diversified Corporate Headquarters Expansion

Developers Diversified celebrated the grand opening of its new 45,000 square foot office building expansion, designed by KA Inc. and built by The Krill Company, adjacent to their offices on Enterprise Parkway recently. **P**

1 (Left to right) Mayor Merle S. Gorden, Iris and Scott Wolstein and David Jacobstien, president and COO of Developers Diversified at the cutting of the ribbon.

2 Iris Wolstein addresses the staff at the opening.

3 The new expansion's exterior.



Vocon Party Celebrates New Headquarters

Vocon Architects recently held a gala opening for its new two-story headquarters on Prospect Avenue. More than 500 guests, including Senator George Voinovich and his wife, celebrated with tours of the new space which was completed by Donley's Inc.

Food, fun and libations were abundant as the guests listened to a jazz band on the first floor and a Latino Salsa band playing on the second. **P**

1 (Right to left) Debbie Donley, principal of Donley's Construction, and her husband Mac Donley, president.

2 (Right to left) Architect John Workley and his wife, Juliane Workley



1 (Left to right) Chris and John Ferchill, of The Ferchill Group, enjoy the festivities with Steve W. Pumper, president of DAS Construction.

2 Guests were greeted by (left to right) Shannon Woodthorpe, administrative assistant and Lori Alba, marketing manager at DAS Construction.

DAS Construction Annual Customer Appreciation Party

DAS Construction recently held its annual customer appreciation party at Pickwick & Frolic which they completed a few years ago. The fun evening began with cocktails, followed by dinner and a great comedy show. **P**

Julie Taylor
KTH Architecture, Inc.
DuBoise, PA

Jack Carney Jr.
Carney Construction
Highland Ht., OH

Janice Norton
ArchInteriors
Dallas, TX

Elaine Elseg
Elseg & Associates, Inc.
Cuyahoga Falls, OH

Sherry Alud
Alud Design
Park Ridge, IL

Paul Taylor
Bialosky + Partners
Shaker Hts., OH

Fred Margulies
Herschman Architects
Cleveland, OH

Donley Construction
Cleveland, OH

Happy Holidays

To All The Good Folks Who Made This Year A Terrific Success

Richard Pace
Cumberland Development, LLC
Independence, OH

Lash Work Enviroments
Buffalo, NY

Nicole Kaselak
The Coral Company
Beachwood, OH

Lori O'Neil
Sanctuary Software Studio
Akron, OH

Bruce Higley
The Albert M. Higley Co.
Cleveland, OH

The Union Club
Cleveland, OH

Jennifer Peck
Budish & Solomon
Beachwood, OH

William Ayars
David Thompson
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ABC's 2005 Excellence In Construction Awards

Story & photos by Ken Krych

Recently, more than 150 people attended the Associated Building Contractors (ABC) 2005 Award ceremony for Merit Shop Construction that was held at the beautiful St. Michael's Woodside in Brecksville.

Dinner was followed by a slide show presentation of the award winning projects hosted by ABC Chapter President Ryan Martin, ABC Membership Director Joe Krupa and Member Services Coordinator Jody Krause, along with ABC Chairman Mel Miller, of Janotta and Herner Construction.

The awards included:



Awards of Merit

Project: Renovation Under \$2 M
Findlay Evangelical Free Church
Winner General Construction: Clouse Construction
Architect: Rooney Clinger Murray Architects

Project: Specialty Contractor Mechanical-Industrial Under \$2M

Diebold Global Logistics and Repair Center
Winner Mechanical: M.W. Mielke, Inc.
Architect: AoDK Inc.

Project: Renovation Under \$2M
Factory Direct International
Winner General Contractor: ACI Construction

SMOOTH OPERATION Bay Mechanical & Electrical won in the "Specialty Contractor Electrical & Mechanical Commercial, \$2M-\$10M" categories for its work at Bellevue Hospital.

Architect: Rooney Clinger Murray Architects

Project: General Construction Commercial Under \$2M

Sandusky Orthopedics And Rheumatology
Winner General Contractor: Janotta and Herner
Architect: Jannotta and Herner

Project: General Construction Commercial \$2M-\$5M
Panther II Headquarters

Winner General Contractor: Beacon Marshall Companies
Architect: JBA Architects

Project: General Construction Institutional \$5-\$10M
Timken Commons

Winner General Contractor: The Knoch Corporation
Architect: Motter & Meadows Architect

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WINNERS CIRCLE (Left) Baywest Construction's Mike Marron with CORE representative Ron Guidetti holds the coveted Diamond Safety Award, which is Baywest's fifth in as many years. (Right) Terry Burns, of Bay Mechanical-Electrical, Mike Winthorp of Bellevue Hospital and Kurt Koepf, Bay Mechanical-Electrical pose with their award.

Project: General Construction Commercial \$5M-\$10M

Diebold Global Logistics and Repair Center

Winner General Contractor: Nu-Way Construction, Inc.

Architect: AoDK Inc.

Project: Specialty Contractor Exterior Finishes

Environmental Studies Lab Oberlin College

Winner: Post Painting

Architect: Joseph Feruti & Associates

Honorable Mention Awards

Project: General Construction Under \$2M

Mr. Ed's Bar & Grille

Winner General Contractor: Janotta and Herner

Architect: Janotta and Herner

Project: General Construction Renovation Under \$2M

Boy Scouts of America Service Center Interior Renovation

Winner General Contractor: Baywest Construction

Architect: Davison, Smith, Certo

Awards of Excellence

Project: Specialty Contractor Mechanical Commercial under \$2M

Northside Christian Church

Winner: M.W. Mielke Inc.

Architect: AoDK Inc.

Project: General Construction Commercial Under \$2M

Wood County Educational Service Center

Winner General Contractor: ACI Construction

Architect: Fanning/Howey Associates, Inc.

Project: General Construction Healthcare Under \$2M

Good Shepherd Home

Winner General Contractor: Clouse Construction

Architect: Withers Design Group

Project: Specialty Contractor Electrical & Mechanical Commercial \$2M-\$10M

Bellevue Hospital

Winner: Bay Mechanical & Electrical (Won both awards)

Architect: Forum Architects

Project: General Construction Institutional \$5M-\$10M

Owens State Community College Findlay Campus

Winner General Contractor: Charles Construction

Architect: Rooney Clinger Murray Architects

Project: Specialty Contractor Interior Finishes

John Hay High School Auditorium Renovation

Winner: Post Painting

Architect: Richard L. Bowen & Associates

The coveted Diamond Safety Award was presented by Ron Guidetti, CORE Safety Network, to both Bay Mechanical & Electrical and, for the fifth straight year, Baywest Construction.

In addition Woolace Electric received a "Special Life Saving Award" regarding a serious electrical accident on one of the job sites.

The event was hosted by Cleveland Construction Company. **P**

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Catholic Charities Breaks Ground on Emerald Village Senior Housing

Catholic Charities of Cleveland recently broke ground on the \$14 million, 130-unit Emerald Village senior housing project, situated adjacent to the Church of St. Clarence at 30106 Lorain Rd.

Emerald Village will offer both independent and assisted living apartments for area seniors.

“Catholic Charities believes that providing safe and comfortable housing for our seniors is a very important part of what we do,” says J. Thomas Mullen, who heads Catholic Charities. “That’s why we are building Emerald Village. It is the latest addition to our stock of more than 1,000 units of senior housing which we have created throughout Northeast Ohio.”

Comprising more than 100,000 square feet on three levels, Emerald Village will offer contemporary retirement living in 100 independent living apartments and 30 assisted living units. Common areas throughout Emerald Village will include a two-story grand foyer entry, a spacious dining room, a café, a chapel, a barber/beauty salon and additional multi-purpose rooms throughout the building.

Emerald Village will also offer a range of additional services, including meals, housekeeping and transportation. Independent apartments will be featured in a variety of floor plans that include



COMFORT & CARE Emerald Village will offer both independent and assisted living apartments for area seniors.

one- and two-bedroom units with ample living space, walk-in closets and full kitchens. Many will have provisions for a washer and dryer. Assisted living units will come in both studio and one-bedroom styles.

The Emerald Village project was designed by Berardi + Partners Architects from Columbus and is being built by Donley’s Construction of Cleveland.

The Emerald Village Information Center opened in late July of this year and has been busy meeting with prospective residents, answering questions and accepting reservations. Nearly 50 people have already reserved apartments.

“We’re very excited about the phenomenal response we’ve had in North Olmsted and the surrounding communities,” says Sherry Saunders, marketing director at Emerald Village.

Emerald Village is tentatively scheduled to open in the fall of 2006.

For further info, individuals can also visit the project’s information center in the Church of St. Clarence at 30106 Lorain Rd. or contact Emerald Village Marketing Director Sherry Saunders by calling 440.777.9300. The Emerald Village website at www.emeraldvillage.com also offers a range of additional information about the project. **P**

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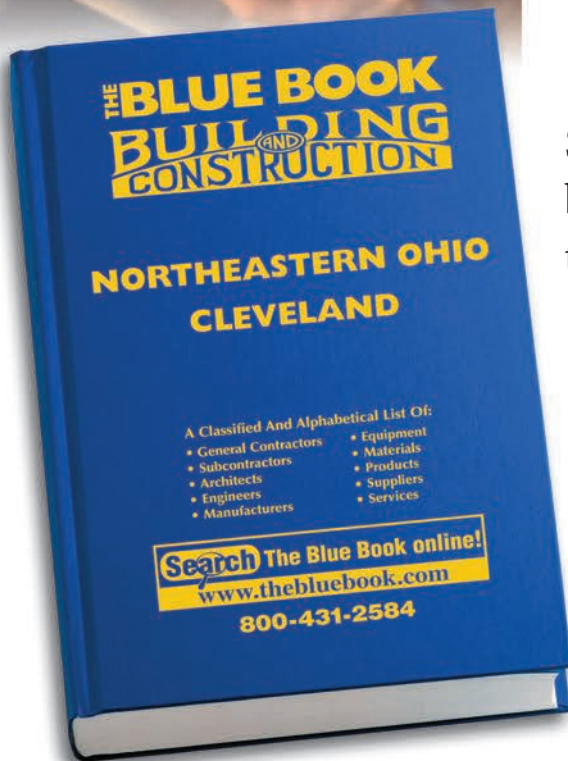
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September Construction Slips 2 Percent

New construction starts retreated 2% in September to a seasonally adjusted annual rate of \$657.8 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. While the housing sector continued to perform at a healthy pace, both nonresidential building and public works lost momentum. Through the first nine months of 2005, total construction on an unadjusted basis was reported at \$492.4 billion, up 8% compared to the same period a year ago.

September's data produced a 198 reading for the Dodge Index (1996=100), down from a revised 202 for August. With the Dodge Index averaging 191 through the first nine months of 2005, September was still well within the upper half of this year's range. In the first two months of 2005, the Dodge Index averaged 180, followed by a 186 over the next three months. Construction activity was then very strong during the June-August period, as the Dodge Index averaged 202. September, although down slightly,

remained very close to the elevated pace witnessed over the summer.

"In the face of the disruptions caused by Hurricanes Katrina and Rita, the construction industry for the nation as a whole proved to be resilient," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction.

Nonresidential building

Nonresidential building in September dropped 8% to \$165.5 billion (annual

rate). The commercial sector was mixed, with declines for offices, down 5%; and hotels, down 26%. On the plus side, gains were reported for stores, up 4%; and warehouses, up 37%. Boosting the warehouse category were several large regional distribution facilities, including a \$75 million project in Georgia and a \$60 million project in Wisconsin. The manufacturing plant category was down a sharp 76% from August, which included the start of a very large semi-

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conductor plant in Arizona. If this large project is excluded from the August statistics, then September would still be down 58%, as new starts for manufacturing buildings struggle to regain an upward trend.

On the institutional side of the nonresidential market, school construction in September settled back 3%,

although the month did include the start of a \$250 million science museum in San Francisco, California and a \$114 million research facility in Madison, Wisconsin. Healthcare facilities fell 23%, as this structure type continues to retreat from the exceptional volume of starts reported several months ago. Even with the weaker activity in August

and September, the healthcare facilities category is still on track to register a double-digit gain for 2005 as a whole.

Residential building

Residential building in September grew 2% to \$393.6 billion (annual rate). Single family housing improved an additional 2%, while multifamily housing held steady with its heightened pace of recent months.

The cost of financing is now edging up – the 30-year fixed mortgage rate began September at 5.7%, finished the month at 5.9%, and in October has risen to 6.1%.

There's not yet been a discernible slowing for single family housing, since it typically requires several months for rising mortgage rates to begin to dampen homebuyer demand and then single family construction.

Multifamily housing in September continued to be supported by a number of large condominium projects.

By geography, September showed residential building in the Midwest down 2%.. By geography, total construction showed this year-to-date performance – the South Atlantic, up 12%; the West, up 11%; the Northeast, up 9%; the South Central, up 8%; and the Midwest, up 1%. **P**

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Safety Tips to Use & Share

BOMA Greater Cleveland's Safety & Security Committee has the well being of you and your loved ones in mind. That's why the committee offers a list of common-sense safety tips with which everyone should be acquainted. Especially during the busy holiday season, familiarizing yourself with these simple yet important guidelines can keep you from becoming a crime statistic.

Here are several tips from the list:

- Have pre-planned strategies for minor vehicle breakdowns; i.e., blanket, flashlight, flares, cell phone.
- If you are sitting in your car or stopped at a light and somebody suspicious approaches your vehicle, immediately drive away or go through the intersection while blowing your horn.
- While driving, leave a space between you and the car in front of you so that you are not boxed in. If someone bumps your car from the rear, keep your windows closed and call the police or drive to the nearest police station.



© John Bashian Photography

“Familiarizing yourself with these simple yet important guidelines can keep you from becoming a crime statistic.”

- Leave only your ignition key with parking lot attendants. Never leave your trunk or house keys, and carry an extra set in case the keys are lost or stolen.
- At night, leave your office building in the company of others. Don't leave alone or after dark. If possible, have someone from your building security escort you.
- Do not carry excessive amounts of cash or credit cards. Don't carry your wallet in

your back pocket or hang your purse over the back of a chair.

- Carry your purse and packages close to your body and keep a firm grip on them.
- Lock your purchases in the trunk of your car. Never leave packages on the seat in a visible location.
- Consider carrying a cell phone and have 911 pre-programmed.
- Shop with friends or relatives — there is safety in numbers.
- Walk with your head up and make eye contact with anyone walking towards you. Walk with confidence.

Walk with confidence.

- Walk in the middle of the sidewalk, not close to the curb or to buildings, and away from bushes and shrubbery where someone can hide. Avoid doorways and alleys.

- If you are confronted, be confident and assertive; however, remember that your life and safety come first.

- Give a hand up, not a handout. Donate to your favorite charity.

- Most importantly, be aware and be prepared.

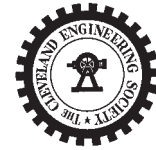
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Fred Capretta, RPA
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Come Together

Tradition, innovation merge at Park Synagogue East Campus

By John Elliott | Photos by Frank Salle

Motorists heading north on I-271 just past the Chagrin Boulevard exit may have recently noticed a pair of dark, copper-colored canopies to the east, reaching upward, as if beckoning them to stop and take notice. Many will visualize a pair of hands calling the faithful to prayer. These dual canopies are one of the more symbolic aspects of the new Park Synagogue on Shaker Boulevard, a 63,000-square-foot building that incorporates a handful of big, geometric shapes that house a chapel and a modern educational campus.

The \$17 million building has 32 classrooms for children and adult religious education and a pre-school center.

The interior spaces of the facility include elaborate maple millwork and interior finish details, especially in the chapel space where intricate paneling covers the vertical lift doors and the ceremonial Ark.

A library holds the synagogue's extensive book collection and historic

memorabilia. There is ample parking, along with playing fields and a pool for a day camp.

Known as "Park East," the elegant, two-story building at the southeast corner of Shaker Boulevard and Brainard Road allows the 134-year-old Conservative Jewish congregation to move many activities previously held in another building at the northeast corner to a larger, more modern facility.

With its sweeping roof planes and large expanses of glass curtain walls, Park East incorporates some of the design concepts of the congregation's main building, "Park Main," on Mayfield Road in Cleveland Heights. Park Main, designed by the late renowned German Jewish architect Eric Mendelsohn, was a pioneering modernist structure in its own rite when it opened in 1950. The new synagogue and campus, with its large

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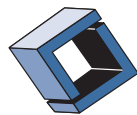
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geometric shapes, massive copper and large Jerusalem limestone, offer the most impressive structure yet to emerge in the Pepper Pike corridor off of I-271 that used to be a large, vacant wetland.

The area, bordered by Shaker Boulevard, South Woodland Road, Richmond Road and Brainard Road, is home to several Jewish institutions accommodating the spiritual and educational needs of a community that has moved eastward over the last several decades. These buildings include the Mandel Jewish Community Center, the Agnon School, Temple Tifereth-Israel's suburban branch, the Laura and Alvin Siegal College of Jewish Studies, and the Maltz Museum.

The 28 acres of land that the new building sits on were donated to the synagogue in the 1960s by the Ratner, Miller and Shafran families, all congregants and all affiliated with the Forest City Enterprises real estate business. The developers foresaw the congregation's gradual eastward migration.

Developers foresaw a need

Park Synagogue first expanded its activities to the Shaker Boulevard Corridor in 1986 when it purchased a building at the northwest corner of Brainard Road and Shaker Boulevard, Brith Emeth, a Reform Jewish syna-



CALL TO PRAYER The beams of the Ark's wooden frame extend upward toward the ceiling, forming a latticed structure that clearly resembles the praying hands of the outdoor canopies.

gogue, for preschool, Sunday school and related activities. But, in later years, this building did not have enough room for the various activities needed for the growing community.

Building on the wetland area at the southwest quadrant presented a unique set of concerns for the congregation. In order to fill in the wetlands, the

congregation was required through mitigation to purchase wetlands elsewhere and agree to preserve it as wetlands. They also agreed to work with the Cuyahoga County Metroparks to restore 1.65 acres of wetlands. Kenneth Anthony, the synagogue's executive director, says the wetlands renovation and mitigation alone cost around \$250,000.

Environmental management included compacting soil, raising the soil as much as eight feet in parts to provide a foundation, and redirecting a creek under Brainard Road.

This task was handled by HzW Environmental Consultants LLC in Mentor.

Securing the approvals for redirecting the water was a time consuming task, involving federal, state and local agencies.

"The process of getting approvals dealing with wetlands is a very time consuming process," says Mark Simon, the project's main architect. "We had to get simultaneous approvals from the state, from the town, from the Environmental Protection Agency, and the Army Corps of Engineers. We created the wetlands so that they clean the water as it flows in from the Interstate."

As a result, the creek feeds clean water into the Chagrin River.

Simon emphasized the fact that no one is complaining about the environmental work involved.

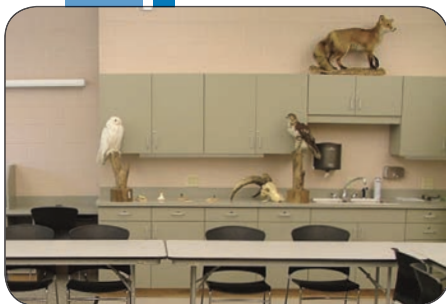
"I think we all agree this is for the better," he says.

"The building site literally makes the grounds better," says Simon, who worked with Edward J. Keagle. Both are with Centerbrook Architects and Planners of Centerbrook, Connecticut.

When plans were finalized to build the new synagogue and educational campus, Park Synagogue sold the older building to The Ratner School, a Montessori school.

All of the detailed work involved in the project made organization very important. Many of the contractors flew to the architect's offices in Connecticut for a full day presentation on who would be responsible for doing what.

Brian David, vice president of electrical engineering at Cleveland-based Karpinski Engineering, says he found this very helpful. His company, for



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instance, had to install light in a lot of high places.

“The architect should be commended,” David says. “It (the preliminary meeting) really started the process off on the right foot.”

Canopies beckon faithful

The new building’s entrance, located on its south side, allows a close-up view of the huge hand-shaped canopies, supported by blocks of limestone. The copper structures serve as protective overhangs for the two main door entrances.

One can’t help but notice the palm and thumb shapes in these magnificent structures, which were assembled on site.

Simon, the architect, says that both the copper and the limestone have textures resembling that of the historic Wailing Wall of the second temple Jerusalem. The copper, which was set in panels, has what he referred to as Fibonacci patterns, named after a Middle Ages mathematician.

“The monumental stacking of things reminds you of the Wailing Wall, and

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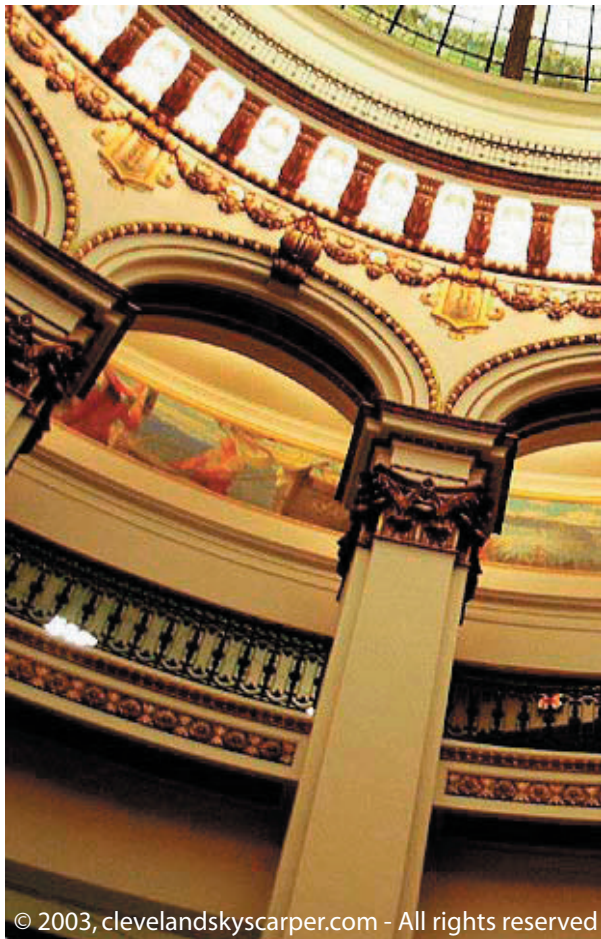
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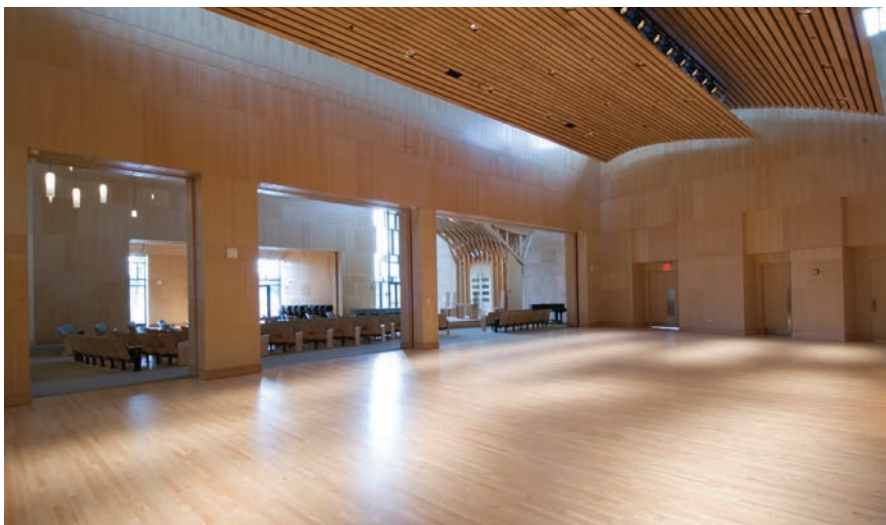
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FLOATING FEATURES Ceilings in a number of areas of the building feature suspended, latticed wood slabs that suggest the transitory nature of mortal life.

gives you that sense of something larger than a human being,” Simon says.

The copper will darken with time, says Scott Marous, owner of Marous Brothers Construction of Cleveland, the project’s general contractor.

The copper wall panels complement the standing seam metal roof covering the chapel.

“A tremendous amount of work was put in those canopies,” Marous says.

Comm Steel of Cleveland installed the main steel structure, then Marous built a plywood framework around the superstructure. A double layer of pressure-treated plywood was applied. Copper was then hung over the plywood.

The copper canopies each required 600 sheets of plywood that had to be compressed to hold the metal studs.

“It was a very tough job,” Marous says. “I had a great team.”

Visitors reach the main entrance on a piazza-like walkway that has limestone benches, bluestone pavers and stretches of rectangular-shaped landscaped islands installed by Stephen Stimson Associates of Falmouth, Massachusetts.

The entrance doors lead to a limestone-floored lobby that engulfs the visitor with its sense of space. There is no second floor in the main area, which houses the building’s focal point, the chapel.

Simon explains the important role that lighting plays throughout the lobby. Light comes in from the skylights above and from windows throughout, and from traditional ceiling lights. The intention was to make the high quality materials – the wood and limestone – pronounced.

Emergency lighting was required by code. Cleveland-based Karpinski Engineering, the engineer, installed battery-powered lights under the surface of

many of the walls throughout the lobby, says Brian David, vice president of electrical engineering for the company.

“[The lights] only activate when the facility loses power,” David says.

Big, round ceiling skylights run the perimeter of the limestone wall separating the chapel from the lobby. These skylights reach as high as 35 feet above the floor.

The texture of the limestone varies throughout the building, but all the limestone was delivered in 2,000-plus individual pieces and assembled on site, as was most of the maple wood. All concrete, wood and interior finishes were performed on site.

The limestone was imported from the Jerusalem area, famous for its quarries. Differences in color were achieved by flaming the stone to yield the desired variations of its mineral pigments.

“They tried to make this [building] using natural materials,” says Anthony, the synagogue’s executive director.

Maple wood panels in the walls were hung on drywall. The corner pieces were fabricated into corner shapes.

“The whole building is intended to be modern with a sense of history and a sense of endurance and durability,” Simon says. The use of old materials – copper, stone and wood – carry a sense of history, while the use of simple geometric shapes also make it modern.

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Photo by Dave Larkin

BEHIND THE GLASS Showcased in the lobby is a sculpture, titled "Enroute," that was created by artist Bill Keating, and encased by Crystal Illusions, Inc.

The wall on the west side of the lobby near the rabbis' offices has a plaque commemorating the synagogue's building committee, all of whom are members of Greater Cleveland's construction industry: Ronald Ratner, chairman; Larry Goldberg, co-chairman; Norman Adler; Philip Neshkin; Albert Ratner; Audrey Ratner; Peter Rzepka; Leonard Senkfor; Robert Stein; and Ken Yarus.

Chapel provides focal point

The chapel, naturally, is the building's focal point. Like some other rooms in the building, the chapel ceiling has suspended, latticed wood slabs that suggest the transitory nature of mortal life.

The sacred Ark, which houses the sacred scrolls, faces the congregation in the chapel from the northern wall. The Ark rests on a "bimah," a dais, and is concealed by glass-paneled, silver doors that were hand hammered by a silver-smith couple from Jerusalem, Boaz and Margie Yemeni. Simon worked on the design with the Yeminis.

The Ark doors have images of Hebrew words that convey the Bible's commands for how the sacred texts should be treated.

In addition to the Ark doors, the

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Yemenis carved seven thin silver representations of symbolic blessings that adorn the wood beam frames around the silver doors. This silver was hand peened. The thin silver designs were nailed into the wood and stitched to one another.

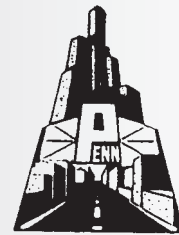
The beams of the Ark's wooden frame extend upward toward the ceiling, forming a latticed structure that clearly resembles the praying hands of the outdoor canopies. Like the outdoor canopies, this latticed structure resembles a protective cloak, similar to the ones that were used thousands of years ago in the desert.

Shelter and spirituality

"It creates a sense of shelter from the outside world," Simon says of the protective wood canopy. "It's meant to stimulate the parishioners' feelings and imagination."

Equally important to the sense of spirituality is the light that comes down from the staggered ceiling lamps and from the wall-length window on the western side of the room.

"You can vary the light levels," says Brian David, the engineer.



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Karpinski Engineering imbedded air circulation devices in the upper wall of the chapel that interface with the sidewall. The air is pulled in through slots in the wall through the latticed wood. The radiant heat emanating from beneath the concrete floor naturally flows upward.

“There was definitely a lot of attention paid to the quality of the systems,” says Jim MacMillan, vice president of mechanical engineering at Karpinski Engineering. He says that there are also carbon dioxide sensors in the chapel to adjust the ventilation based on how many people are occupying the space.

“[A monitoring system] will watch the carbon dioxide levels in the space and adjust the ventilation system accordingly,” MacMillan says. “That is a significant energy savings feature.”

Simon says the positioning of the seats in a semicircle around the bimah make the room intimate for small, medium size and large groups. On Friday evenings and Sundays, families find the sanctuary an intimate setting no matter what the numbers.

“You’ve got a building with changing numbers of people using the place and you want to make them all feel comfortable,” he says.

Suspended from this wooden canopy is a small rectangular light in a silver case; such a light is characteristic of all synagogue bimahs. Upon close inspection, this “eternal” light is secured on both ends by seals in the shape of the Star of David, as are the washers for the screws holding the wood beams in place for the ark’s frame.

“There is a lot of detail at work in this,” Marous says. “It cantilevers up into the air.”

One unique aspect is the manner in which 200 cushioned chairs, assembled in rows in front of the bimah, are built into the floor. The permanency of these chairs, in contrast to the more versatile seats to be found elsewhere in the building, suggest the security of faith.

“The trouble with doing a synagogue is there are many, many precedents,” Simon says. “There are no clear ways to do a synagogue that there are for Christian churches.”

He says that in a synagogue, the intent is not to highlight the holiness of the building as much as the gathering. Permanency of residence was not a part



HOLY TOUCH The Ark rests on a “bimah,” a dais, and is concealed by glass-paneled, silver doors that were hand hammered by a silversmith couple from Jerusalem.

of Jewish history; people had to worship as they wandered.

“It’s the gathering that is holy,” Simon says.

Three vertical lift doors separate the chapel from the auditorium. When these doors open, the chapel expands to include the second room. The two rooms’ entrance doors from the lobby (with windows above) align in uniform formation.

The auditorium’s eastern wall opens up into a long alcove with spotlights

extending from above, creating a stage for performances. Brian David, the electrical contractor, says that the theatrical lighting was installed separately.

Much of the wall is paneled with acoustical padding to absorb sound.

A state-of-the-art audio system installed throughout the building allows a speaker to project his voice in one or several rooms.

“They can run everything singularly or off one sound system,” Anthony says.

A kosher kitchen is accessed from the auditorium. It has modern appliances and special tables that have removable surfaces so the tables to be used for both meat and dairy carving.

“This is truly a sanitary product,” Anthony says. “The board of health loves it.”

The chapel can also expand to include another 100 seats on its western side by opening the two vertical lift doors that conceal the Men’s Club Board Room.

The southern portion of the building houses administrative offices that are separated from the lobby by wall-length glass walls.

A western corridor leads to the rabbis’ studies, a bridal suite, and separate libraries for people of different ages, a media center and a computer lab.

One library has a colorful, decorative “dichroic” glass structure extending from the ceiling. When viewed from below, the suspended glass lines neatly form a Star of David.



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SPECIAL STONE The entrance doors lead to a limestone-floored lobby that engulfs the visitor with its sense of space. The limestone was imported from the Jerusalem area, famous for its quarries.

The building is heated with outside air circulated through rooftop air conditioning units. The boiler and compressor run simultaneously. Rooms with glass exterior walls have baseboard heating.

The education wing on the eastern side has 10 preschool classrooms on the first floor. Each has a marker board on one wall, a large closet, a faucet and sink, a semi-private rest room and outdoor access. The outdoor access, which is mandated by building code, is alarm-monitored. The classrooms have rubber tile floors, while most of the education wing has vinyl composite flooring.

The education wing has a second floor, accessed by both elevator and a stairwell. The second floor hallway offers a view of the building's lobby through a safety glass wall.



The second floor classrooms are used for religious school classes; there are no cubby holes or running water. There is a multi-use room with state-of-the-art audio-visual facilities.

The building is kept secure by means of video surveillance and electronic locks that require members to use security codes during restricted access periods.

Anthony says a T-1 line, which can be configured to carry voice or data traffic, has been installed connecting the building to Park Main, allowing the main building to monitor activity over the Internet server. He also has the option of

routing phone calls from one building to the other.

Challenges

Marous says that the most difficult part of the job was coordinating all of the subcontractors, given all of the specialized work that had to be done. There were as many as 30 specialists at one time, including carpenters, metal stud carpenters, drywall hangers and finishers.

"There are a lot of finishes in that building; a lot of detail to all the finishes," Marous says. "My superintendent, Kevin Hawke, did a phenomenal job coordinating the subcontractors."

Simon, the architect, says he is most pleased by the fact that the congregation is very happy with the building. "I'm pleased with the whole project," he says.

He offered praise to both the building committee and the general contractor, Marous Brothers.

"They were all wonderful people to work with," he says. "It was a blessed project all around." **P**

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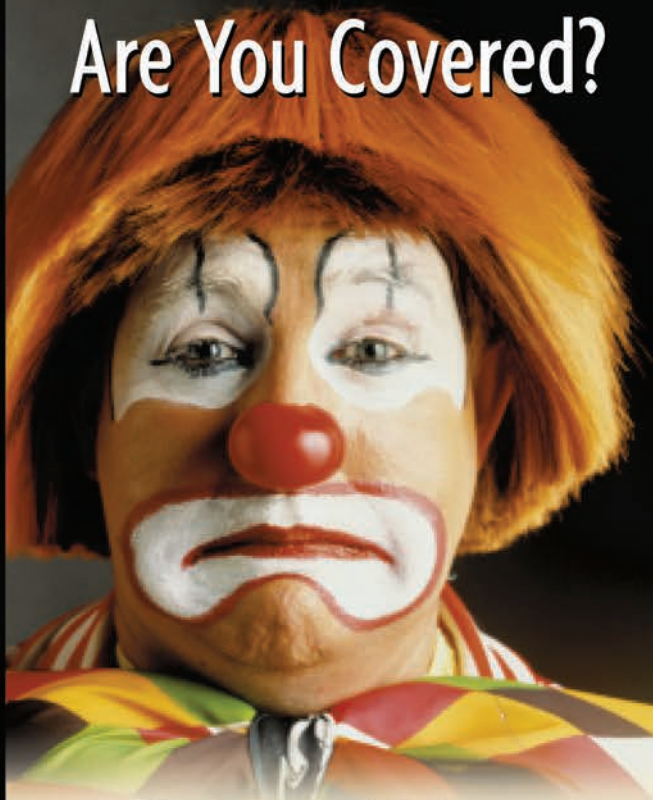
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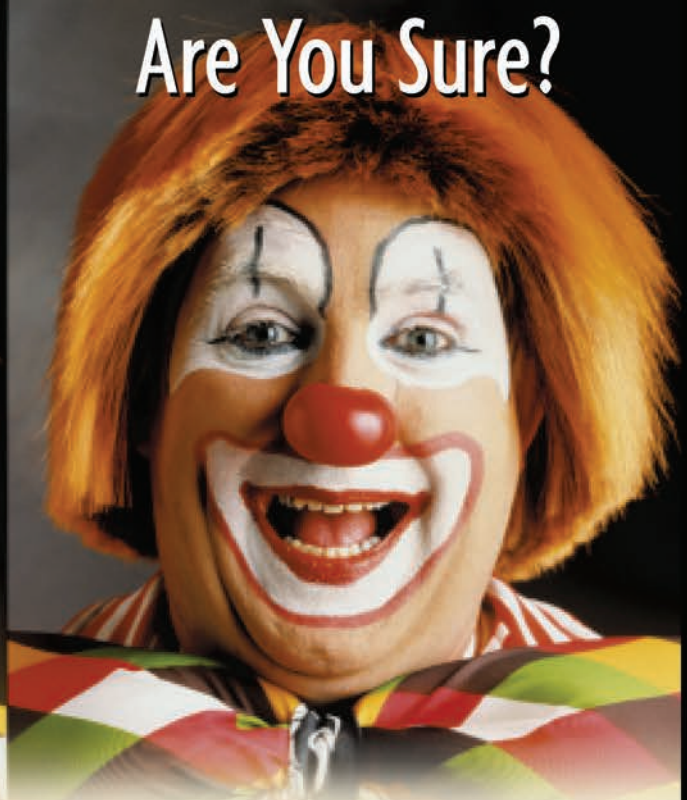


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Driving Forward

RTA rolls out new Triskett District bus garage

By Mark Watt | Photos by Eric Hanson

Leaning over a set of construction documents, Miklos (Nick) Nagy traces a finger along the outline of a drawing of the newly completed Triskett District Bus Garage for the Greater Cleveland Regional Transit Authority (RTA). A project six years in the making, the new \$25 million facility is designed to accommodate the current and future needs of the Cleveland area public transit organization’s westernmost district.

“It’s a glove fit,” says Nagy, senior engineer of RTA’s Signals and Power Engineering and Construction Division. “The design took a lot of inventiveness to accommodate everything required of a modern, state-of-the-art garage facility of this size on such a tight site.”

Replacing an outdated 160,000-square-foot garage that was demolished on the site, the brand new 225,000-square-foot Triskett garage indeed fits snugly against the boundaries of its property on the Cleveland-Lakewood border and within sight of the nearby Triskett rapid transit station.

Designed to accommodate the 205 buses servicing Cleveland’s West Side

and Western Cuyahoga County, the facility hugs railroad tracks to the east, the homes of Joslyn Road to the west, Lakewood Heights Boulevard to the north and an I-90 bridge to the south.

“Fitting the garage onto the site was certainly the biggest challenge,” says Kenneth Emling, project architect and senior associate with Richard L. Bowen + Associates, Inc. “It required obtaining variances from the Cleveland building department to allow us to construct closer to the property line, which meant that we needed to include fire-rated walls along some boundaries. If we hadn’t gotten those variances, the building literally would not fit here.”

Packaged within those boundaries, the new facility is packed with features that improve upon the design of the outdated former facility, from including an enclosed employee and visitor parking lot for increased security outside to outfitting the structure with lifts capable of servicing new coaches planned for use along the Euclid Corridor when it is complete.

Perhaps most notably – certainly in the minds of the building’s residential neighbors, Emling says – noise and air pollution have been reduced. Before the old facility was replaced, bus pull-ins each evening filled the neighborhood with intrusive sounds and smells of idling

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FINDING A FLOW Within the bus storage area, piping along the ceiling is color-coded according to system. Sloped floors in the garage guide water and other fluids into an industrial waste piping system.

coaches while they sat in queue outside of the facility, waiting to be refueled and cleaned. At the new garage, bus fueling and washing stations are now located indoors.

These and other new features should enable the building to meet RTA's needs in the area well into the future, Nagy says.

"We're very satisfied with the results," he says.

Bigger, better

RTA first outlined its need for a new Triskett bus storage and maintenance facility in the early 1990s. For decades, the former Triskett facility had served as one of the public transportation organization's four garage, maintenance and fueling centers. But as 2000 neared, the garage had simply grown outdated, Nagy says.

The original garage, built in 1958, had been designed to accommodate buses narrower than those in the current fleet, so column lines prevented RTA from filling the garage to capacity. Additionally, a desire on the part of RTA to increase efficiency by consolidating from four districts to three required a higher capacity garage.

Pursuing its options, RTA entered into a contract with Richard L. Bowen + Associates, Inc. in 1999 and the design process began in 2000 with the develop-

ment of four schemes that ranged from renovating the old garage to tearing down the old facility and building new.

"Some property acquisition around that time helped drive the decision to build new," says Richard Mayer, project executive with Project and Construction Services, Inc. (PCS), which served as construction support services consultant on the effort. "There was a bowling alley [along Lakewood Heights Boulevard] and that property was purchased in '98. The rest of the nearby property, which included the old Clarke Electric

"Structurally, it's not that sophisticated of a building, but the core systems are complex and integrating them was a challenge"

***Richard Mayer
PCS***

Building, was purchased in 2003."

The publicly bid construction project, funded by a combination of Federal, Ohio Department of Transportation (ODOT) and RTA monies, began once the garage's operations were temporarily located to an unused facility owned by RTA. In the second half of 2003, under the direction of general trades contractor The Albert M. Higley Co., the old

facility was demolished, with concrete from the old facility crushed to gravel on site for use as sub-base material and premium fill for the new building. This meant that less construction debris made its way to a local landfill, which is good for the environment, Emling notes.

Construction of the new facility began in early 2004 with AM Higley providing site work, structural work and finishes, as well as providing equipment for various systems. Three other firms also served as prime contractors on the project, including TH Martin Duct Systems, Inc., which handled HVAC, building controls and gas detection, EB Katz Inc., which took care of plumbing, diesel fueling and fire protection, and Doan/Pyramid Electric Co., which provided electrical power and the security and fire alarm systems. The project was completed in late August this year.

"Structurally, it's not that sophisticated of a building, but the core systems are complex and integrating them was a challenge," says Richard Mayer. "From a construction standpoint, RTA was very fortunate to get the caliber of contractors that they did. Under the public bid scenario, you don't always get to pick your partners, but they had four contractors that really took RTA's interests to heart. All four of these prime contractors had to step up with their respective pieces of the project

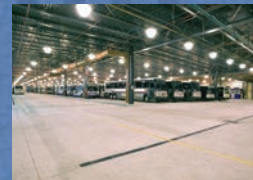
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to make this come together effectively. And they did.”

Wheeling around

When their routes are complete, buses approach the facility – a steel-framed building clad in a unique combination of split-faced masonry and metal panels – from the north at Lakewood Heights Boulevard and enter through a set of quarter-inch rubber membrane doors, which are powered to open and close at high speeds for energy conservation.

As they pull into the building’s massive bus storage area, they pass the plant maintenance department area at the garage’s northwest corner. This area includes offices, a workshop area, an outdoor patio and a small garage space for the district maintenance department’s various snowplows, lawnmowers and other service vehicles used to maintain RTA properties throughout the district.

Within the bus storage area, piping along the ceiling is color-coded according to system.

Sloped floors in the garage guide water and other fluids into an industrial waste piping system (as opposed to sanitary or storm sewers). All fluids are collected



in a large, underground precast vault outside of the building that can contain thousands of gallons of liquids. In the oil/water separator, oil is skimmed from the surface and the leftover water is released to the sanitary sewer system.

From their positions at the garage entrance, buses are routed in a clockwise fashion to a three-lane corridor, passing through a series of stations along the eastern edge of the storage area.

CLEAN MACHINE Buses are cleaned by a powerful vacuum system using large door-sized bellows that are attached to the vehicle doors. Loose trash is lifted out and propelled to an adjoining room.

The first stop is a fare revenue collection station where bus fares are gathered.

The next stop is a cleaning station where the interior of each bus is cleaned utilizing a high-powered vacuum system. Large door-sized bellows are connected to the vehicle’s front doorway, using suctioned air to propel loose trash out of the bus and into a trash receptacle area in an adjoining room. (Buses are also detail cleaned once every few weeks, or more often if necessary.)

While being vacuumed, the buses are also fueled at a station that utilizes an advanced fluid management system. A scanner reads a bar code affixed to each bus, allowing the monitoring system to identify the bus and authorize its appropriate fluid needs; the system will recognize if an operator accidentally attempts to dispense an incorrect fluid into a bus and will then prevent that fluid from being dispensed. The moni-

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toring system additionally allows for the logging of fluid levels and the recording of the amount of fuel, engine oil and antifreeze used in each bus. To prevent accidents, nozzles lock onto tanks when refilling. Also within the fueling room, one of the facility's numerous emergency eyewash/showers stands ready, in case of an emergency.

Lastly, the bus pulls up to one of three washing stations. Drains beneath these highly sophisticated, automated wash machines collect used wash water,

“The prime contractors had to step up with their respective pieces of the project to make this come together effectively. And they did.”

***Richard Mayer
PCS***

which is transported to an adjoining water reclamation room. In that room, the water is treated for reuse by the specialized reclaim system. (The system recycles 80% of the water, Emling says.)

From these stations, buses continue in a clockwise manner into the storage area, where they are queued up facing north, ready for their next shift.

If a bus needs service, it is diverted into the vehicle maintenance area through one of eleven garage doors and parked in a bay so work can be performed. Lifts in the space have a capacity of between 50,000 and 75,000 pounds, says Harry Schatschneider, construction superintendent with The Albert M. Higley Co.

“Those lifts were a unique part of the project,” he says. “Installing such high capacity lifts posed a bit of a challenge and required a large amount of excavating, backfilling and, most of all, coordination.”

The maintenance area includes a toolbox locker for every mechanic, a parts storage area and a mezzanine level for additional storage.

Just east of the maintenance area is a corridor for coach drivers to safely enter and exit the garage, avoiding the maintenance areas. Leading from the garage and past an assignment station, drivers move down the corridor and into the building's southern, glass-enclosed

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CARRY THAT WEIGHT If a bus needs service, it is diverted into the vehicle maintenance area and parked in a bay so work can be performed. Lifts in the space have a capacity of between 50,000 and 75,000 pounds.

entrance lobby, where a set of stairs and an elevator lead to the second floor.

The second floor area features a main corridor lined with lockers for each driver. Off of this main corridor is a shower and locker room, a game room outfitted with pool tables and a lounge area for drivers waiting to start their next shift.

The drivers lounge was designed to bring in large amounts of natural light. This was accomplished with a barrel-vaulted roof structure that has glass on all four of its sides.

This design feature can be seen from the I-90 overpass. The lounge area also has tables and chairs, a small kitchen area and access to a rooftop patio, which is carved out of a part of the garage roof.

The patio overlooks much of the building's five-plus acres of roof, which consists of a durable, single-ply synthetic rubber membrane that is white. This white roof helps to dissipate heat from



the building, making the facility more energy efficient.

"RTA was specific about using this roof as they had used it on their other garages and have been pleased with its performance," Emling says.

Also visible from this vantage point are numerous gas-fired rooftop units that supply the building with its heating and cooling. ("Some limited spaces in the building are served by split systems,

which are stand-alone air conditioning units. These were used where it didn't make sense to tie into the central systems," Mayer says.)

Adjacent to the lounge is an open dispatch area. Two training rooms and all of the transportation offices are also located on the second floor.

"Flooring throughout the space, including in the offices, is a dark-colored high-performance rubber tile that is resistant to stains from grease or oil," Emling says. "We purposely used dark colors to reduce the effect of staining which at some point is inevitable."

Emling notes that the design of the building's exterior was intended "to raise the level of what people might expect from a bus garage."

The south entrance, for instance, incorporates design elements seen in the Triskett Rapid Transit station on the other side of the I-90 bridge, such as curved roof features and the use of wide expanses of glass.

Related work on the site included the replacement of the water and gas mains, construction of new roadways, new traffic lights for street access and perimeter fencing.

Safety first

Adding a level of complexity to the design and construction of the facility was the high level of safety systems required by RTA, which exceeded local code requirements.

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MADE TO MATCH The south entrance incorporates design elements seen in the nearby Triskett Rapid Transit station, such as curved roof features and the use of wide expanses of glass.

system is utilized throughout to measure the amount of nitrogen dioxide or carbon monoxide in the air and make sure that safe levels are maintained.

“If you walk on the roof, there is an extraordinary amount of ventilation equipment, not only to run standard duty air exchanges, but also to increase the air change capacity three-fold in the event of a gas emergency.” Emling says. “So under just about any condition, there’s sufficient capacity to provide good indoor air quality for the people working here.”

If the gas detection alarms sound because of a high level of a particular contaminant in the air, the emergency fans kick on and all inter-locked overhead doors lift up to allow a large amount of fresh air to quickly enter the building until the alarms shut off.

“Also, the garage was initially designed not only to fuel buses with diesel but also to fuel them with compressed natural gas [CNG],” Emling says. “Therefore, the indoor fueling area was positioned on the site to be as far away from any residential areas as possible, putting it up against the railroad tracks on the eastern side of the facility. This meant that in planning the building, the locations for all of the other building functions were determined by the location of the fueling area. This was done to make the building as safe as possible.”

Emling notes that the fueling room was designed for the potential future addition of CNG fueling. This required

providing explosion relief wall panels and roof hatches. If there were a need to relieve pressure in the space, such as in the event of an explosion, the bottoms of metal panels on the garage's walls would pop out.

"There are also about 50 ridge-shaped explosion relief vents built into the roof structure that would blast open and then close back up to relieve the instantaneous pressure," he says. "Those are all included in the facility now, even though CNG is not, so that if in five years they decide to incorporate CNG they won't need to come back in and retrofit it."

Ready to ride

Although much of the project's square footage consists of bus storage space, the various integrated systems make the new Triskett District facility more complicated than the term "garage" implies, Nagy says. As the facility is a 24/7 operation accommodating more than 500 individuals, meeting the demands for smooth circulation and productivity within the building was integral.

"It's really more of an industrial plant than a warehouse," he says.

Now that it is completed and fully operational, the Triskett District Bus Garage is performing with success, which is a testament to the quality of the work completed, Mayer says.

"From a cost management perspective – with all of the issues that came up during construction, some of them being scope changes dictated by RTA during construction – we came out nicely," Mayer says. "We were just over \$24 million for the base bid work for the four main contractors and now we're just over \$25 million, which is pretty outstanding when you consider the magnitude and the complexity of this project. There's a lot of work here."

Mayer credits the project's success in part on an evolved relationship between RTA, PCS and the architect. ("Both Bowen and PCS have done a lot of other work with RTA so we were both very familiar with RTA's operations and that helps," he says.)

"Overall for [Bowen], for PCS and for RTA, I think we are more than happy with how the building looks as well as the functionality of the space," Emling adds. "It should deliver for RTA for a long time." **P**

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Big Box Repackaged

Adaptive reuse project transforms warehouse for ceramic technology, freight shipping firms

By Diane DiPiero Rodio | Photos by Ken Krych

The large, single-story “big box” building at the corner of Route 237 and Sheldon Road in Brook Park has held a few different businesses throughout its lifespan, most recently Sam’s Club and the defunct DIY. As a warehouse and a large retail store, the building’s layout was simple: thousands of open square feet in the rear of the building and expansive areas for aisles and checkout lines in the front.

That setup was only partially right for the building’s newest main tenant, Fosbel, a global provider of furnace-related solutions for the aluminum/nonferrous, coke, foundry, cement and mineral processing, glass, hydrocarbon and chemical processing, and iron and steel industries. The 47,000-square-foot warehouse space could accommodate the products that Fosbel stores. But custom details were needed, including special storage racks,

a special ventilation system and space to hold the company’s massive blast furnace, used as a test oven for R&D welding. Also, the 8,700-square-foot area at the front of the building had to be converted to office space.

Weston Inc, headquartered in Solon, which bought the building from Wal-Mart last fall, agreed to revamp it to suit Fosbel’s needs.

“After reviewing Fosbel’s needs and the way they operate, we determined that \$1.5 million of improvements were necessary for them to function properly,” says Allen Shema, regional manager for Weston.

Working with Dan Barney of the Cleveland architecture firm Arkinetics and construction team Carney Construction Co. of Highland Heights, Weston created attractive and functional private offices, added bathrooms, brought sprinkler systems up to code and created rooftop HVAC rooftop units.

A four-month build-out deadline, unforeseen conditions like unsound bear-

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ing walls and the need to run utilities under existing poured slabs were the biggest challenges that were met during the project.

Jack Carney, Jr., of Carney Construction Co., says that a close relationship between his company, Arkinetics, Weston and the client created a team effort that proved to be highly successful.

The changes begin outside the building.

"Because of its visibility from the road, we had an arch added to the exterior to soften the appearance," says T.J. Asher, president of Weston.

Metal panels sheathe the façade for a high-tech look that suits Fosbel's image and lighting gives the exterior a sophisticated glow after sundown.

Docks were moved from this side of the building to the rear. A large parking lot just outside the entrance provides convenience for employees, customers and visitors.

A small but efficient reception area receives warmth from a wooden book-



MAIN MEN T.J. Asher, president of Weston, and Alex Shema, regional asset manager, worked together to assure the project's success.

case, granite counters and two partial glass walls framing the receptionist's desk. Just beyond this area lie the offices. Suspended fluorescent lights in the hallways downplay the 24-foot ceiling. Windows added along the perimeter of the building brighten the overall appearance. Exposed ductwork runs through an open area holding a copier, a fax machine and file cabinets.

The corner office of Fosbel President and Owner Derek Scott manages to be both stately and inviting. Fluted columns outline the door and built-in cherry cabinets distinguish the interior. (A framed rugby jersey on one wall illustrates Scott's fondness for the game.)

Green hues enliven a conference room — from wall paint to patterned chair upholstery. Linen-colored acoustical panels, manufactured by another Weston tenant Working Walls of Cleveland, are attached to one wall and "provides a sound proof environment when highly sensitive material is being discussed," Shema says.

Just before the warehouse sits the laboratory, where beakers, scales and

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powdery substances may remind visitors of high school chemistry class. Fosbel contracted the outfitting of the lab, which includes numerous cabinets and an emergency wash-down area.

Custom-fitting the warehouse for Fosbel required some strong problem-solving skills.

“When we were applying the new exterior [metal] façade, we discovered that the existing curtain wall system wasn’t properly attached to the parapet, so it just fluttered,” Barney says. “We of course had to reconnect it to the roof structure. It’s amazing that the building has been there for about 30 years and nothing happened to it.”

“This [problem] wasn’t made apparent until all the ceilings were exposed,” Carney says. “We corrected it by tying angles back to the roof from the curtain wall structure.”

Docks had to be built along the back of the building, but doing so blocked the sanitary line. Bathrooms were moved to the front of the warehouse space, and showers and lockers were added for workers.

Another hefty task: getting the blast furnace from Fosbel’s previous location a half-mile up the street. Pulleys, flatbeds and tow motors were used in the move.



KEEP IT HOT Fosbel is known as a global provider of furnace-related solutions and ceramics technology.

Once it arrived in its new spot, an enclosure had to be built for the furnace, as required by the city of Brook Park.

Safety systems — eyewash stations, showers and ventilation systems — are an integral part of the warehouse. These devices demonstrate the sensitive materials used by Fosbel in its ceramic welding process, which it uses to serve

clients such as U. S. Steel, BP and Anchor Glass.

On the other side of the building is tenant All Cartage Express (ACE), which provides specialized logistics support for commercial air, ocean and surface freight shippers from Chicago to the East Coast.

The building’s proximity to the airport made it an ideal location for ACE.

All that was missing were enough docks to keep this busy company on the move. Ten docks were added for along the east wall of the 49,000-square-foot warehouse for the company and its 30 drivers.

ACE used existing office space just outside of the warehouse for its personnel.

Wood paneling was retained and new carpeting was added. As with Fosbel, the façade of ACE received enhancements. Landscaping defines the exterior, and a concrete ramp complies with the Americans With Disabilities Act.

An empty area measuring about 7,000-square feet leaves expansion room for Fosbel or All Cartage Express.

Both Fosbel and ACE found a service-oriented owner/manager in Weston and the results are two spaces that accommodate the companies’ current needs and encourage their future growth. **P**

arkinetics is pleased to be a participant in the adaptive reuse design of the Fosbel facility.

Image Before Renovation

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Into the Light

By Diane DiPiero Rodio

We continue to learn so much about the lethal sting of skin cancer. The fastest-growing cancer in the country, it claims about one life per hour. Little, however, is known about Xeroderma Pigmentosum, or XP, a rare but deadly disease in which even minimal exposure to the sun or any UV light can cause skin scarring and cancers, and even blindness or deafness.

Only about 200 people in the country are known to have XP. Sadly, most of them are children, and many of them die before they reach adulthood.

To prevent severe reactions from the sun, XP victims live in a world of darkness. They shutter their homes, keep lights off or very low, and venture out only in the evening. Children miss the chance to play, go to school and make friends.

John Hansen, president of Suntrol Co., a leading local supplier of glass-enhancing films, discovered the plight of those with XP while watching a segment on a local news program.

"I said, 'Something has to be done,'" he recalls. Five years ago, he used UV-eliminating film donated by a manufacturer to aid a little girl with the disease. By covering the windows of her school and home with the film (at no cost to her family), she was able to enjoy sunshine streaming inside her house and attend school.

Encouraged by the positive change the protective film made in the young girl's life, Hansen has continued to reach out to XP victims around the country. The XP Skin Cancer Foundation (XPF), the non-profit entity founded by Hansen, provides film for houses, cars and schools; meters that read amounts of UV rays in a room; lotions that block large amounts of UV rays; and much-needed personal support.



SHINE ON John Hansen is both president of Suntrol Co. and the founder and CEO of the XP Skin Cancer Foundation

"I meet the families and get to know them," Hansen says. "I try to find out exactly what each one of them needs so I can help them."

The XPF works closely with another organization that provides special protective suits that can be worn in the

"XP victims live in darkness and it is the mission of our foundation to bring them into the light."

John Hansen

XPF Skin Cancer Foundation

daytime. The results bring those with XP out of the darkness and into a more normal and promising world.

Now, Hansen finds his organization reaching beyond the United States. He will soon be going to China to retrofit the windows of a home where a nine-year-old child suffers from XP. And

he plans to provide assistance for seven children in Guatemala with the disease. There are said to be about 1,000 people with XP in the world, and Hansen hopes his organization can touch as many as possible.

This global effort of course requires time and money. Hansen has shifted his priorities in order to better serve the XPF. "I used to spend one percent of my time on this and the rest on Suntrol," he says. But recently, he turned over the business operations of his company to a trusted associate so he could devote "99 percent" of his time to the XPF.

The goals of the foundation are admirable: to find a cure for XP and develop treatment improvements in the interim; to develop clothing, lotions and other products that will improve the lives of those with XP; to educate the public about XP; and to provide ongoing information about the correlation between ultraviolet rays and cancer, as well as the effects of ozone depletion.

The XP Foundation relies on material donations by window film manufacturers and other companies and monetary donations by corporations and individuals. Hansen closely watches the handling of the money. "I want to make sure it goes straight through the foundation," he says.

The foundation's work can be challenging. "Because the victims are so spread out, it's hard to find them," Hansen says. But the rewards far outweigh the struggles. "The payoff is in a mother's face," and the improved lives of the XP sufferers, he adds. "That first girl we helped [Abby] plays sports and has friends. The satisfaction is in knowing we can help." **P**

Tax-deductible donations can be made by sending a check payable to: XP Foundation, 5060 Taylor Rd., #1, Cleveland, OH 44128. For more information, call 888.254.0041 or visit the website at www.xpfoundation.org.

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Welty Selected for Akron Urban League Construction Project

The Akron Urban League recently selected Welty Building Company Ltd. of Akron to build its new 37,000 square foot home at the corner of Vernon Odom Boulevard and Rhodes Avenue near the Edgewood Community. The new facility will provide for the expansion of programs and services that have served thousands in the Akron community. With the recent revitalization in the Edgewood Community area, which includes the new Wooster Branch Library, Lane Sports Complex, and the Akron Zoo Expansion, the Akron Urban League along with the Akron Public Schools will assist in anchoring the community.



REACHING OUT The new facility will include a learning center to serve the Akron community but also to assist women- and minority-owned businesses across the county.

Secretary Denise Simerale, of Crane Certification Enterprises; Parliamentarian Debbie Gregoire, of The Brewer-Garrett Company

The Board of Directors includes: Shriley Calvey, of Calvey Consulting, LLC; Trian Hyatt, of The Chas. E. Phipps Company; Kathy Joseph, of Aggers, Joseph & Cheverine Co., LPA; Betty Kearney, of MAPIC; Jennifer Kless, of Infinity Construction, Co., Inc.; Rachel Moviel, of eBlueprint Lakeside.

NAWIC Announces New Board of Officers

The National Association of Women in Construction recently installed its new board of officers for the 2005-2006 year.

The Executive Officers include: President Meg Webster, of The Brewer-Garrett Company; Immediate Past-President Bethany Criscione, of VIP Restoration; President-Elect Debbie Mazzola, of

Donley's, Inc; Vice President Monica Hamed, of Regency Construction Services; Treasurer Nancy Kennedy, of Commercial Crane & Rigging; Recording Secretary Pia Foss, of The Oswald Companies; Corresponding

NAWIC was founded 50 years ago by sixteen women working in the construction industry and now has a membership of approximately 5,800 with close to 200 chapters in the United States and

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Canada. NAWIC also has international affiliates in the UK, Australia, New Zealand and South Africa. Presently there are seven chapters in Ohio. The Cleveland Chapter #156 was founded in 1968 and currently has 110 members. This is the only Women's Association that unites all phases of the construction industry.

West Side Community House Breaks Ground

West Side Community House (WSCH), a 115-year-old settlement house located on Cleveland's west side, broke ground recently on a brand new 20,000-square-foot facility. Cuyahoga County Commissioner Tim Hagan

was the guest speaker. The new site, at the corner of West 93rd Street and Lorain Avenue, is located in the Lorain Historic District in Ward 18.

The agency's Board decided to leave the current location in Ohio City, where they have been since 1920, due to 2000 Census demographics which showed a continuing westward poverty shift out of Ohio City.

"When the Board saw the data and learned that over 70% of the people we serve are from areas west of Ohio City, we knew we needed to act," Board President Janet Kappenhagen says.

Kappenhagen, who is also director of Midwest Housing Partnership, says few services

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are available in the neighborhood, even though the need is great. The move puts WSCH in the heart of its core service area which includes: Ohio City, Detroit-Shoreway, West Boulevard, Cudell, and Stockyards.

Annually, WSCH serves over 4,000 children, families and seniors through information and referral services, and five core programs and seven collaborative service projects.

Homeowners Cite Attention to Safety as Top Asset of Residential Contractors

Visitors to a recent Cleveland home remodeling show were asked to rank their perceptions and opin-

ions on what they regard as "must-haves" in a contractor that works on their home. Of those interviewed, every one of them said it mattered to them that the contractor is trained in safety.

And in ranking the most important qualities of a residential contractor, quality outpaced all other choices by getting 37% of the votes, compared to professionalism and workmanship, which garnered 22% of the vote.

Other items deemed important by survey respondents include honesty, integrity and reliability (19%), and timeliness (8%). The issue of pricing, when compared to these other attributes, came in behind all the others, at 6%.



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pressors and will also allow manufacturers to pass the new 3rd Edition UL1449 testing which will require devices to withstand lower level fault currents in addition to the fault current ratings that are required by NEC 285. The new 3rd edition of UL1449 is expected to be adopted in late 2006 or early 2007.

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Browning Earns 2005 Realtor of the Year Award

CB Richard Ellis recently announced that Dave Browning, managing director of Brokerage Services, is the recipient of the 2005 Commercial Realtor of the Year Award, recently presented by the Cleveland Area Board of Realtors (CABOR).

"It's great to see Dave getting recognized for his outstanding contributions," says Jim Reid, president of CB Richard Ellis' Eastern Division. "This is the third consecutive year that one of our colleagues earned the award. Vice President Vicki Maeder, who specializes in investment properties, was the 2003 recipient; and last year's recipient was Vice



Dave Browning

property management and real estate development.


CABOR's Commercial Realtor of the Year Award recognizes an active Board member who has provided outstanding service to the profession and community.

Browning has been an active CABOR member since 1987 and served as president of CABOR in 1996.

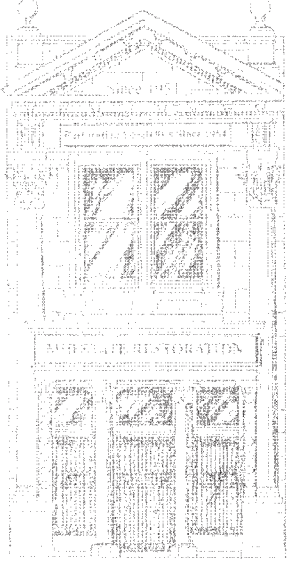
He recently played a large role in the passage of a downtown Cleveland Special Improvement District, which will assess downtown businesses with sidewalk frontage and be used for cleanup and beautification. He also played a large role in the introduction of a recent tax rebate for new and expanding downtown employers. **P**

President Howard Lichtig, who specializes in industrial properties."

Browning is a 27-year veteran of the commercial real estate industry. He joined CB Richard Ellis in 1978 and has had extensive involvement in all aspects of brokerage,



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Tax Valuation Challenges – What Is A Condominium Association To Do?



DAVID W. WOODBURN

On September 21, 2005, the Supreme Court of Ohio addressed the issue of whether a condominium association had standing to contest a county auditor's assessment of common areas within a condominium association. The Court's ruling prevents a condominium association from challenging a county auditor's tax assessment for its common areas and places the burden strictly on the developer and/or property owner's shoulders to contest any taxes related thereto. While at first this decision may not seem monumental, the analysis and its impact on condominium associations should not be overlooked.

In *Village Condominiums Owners Association v. Montgomery County Board of Revision, et al* (106 Ohio St. 3d 223; 2005), an action was filed by the Village Condominiums Owners Association ("Association") to contest the valuation of the common area within the Association, as determined by the Montgomery County Board of Revision. Although the Board of Revision granted a reduction in the taxable value of the common area from \$16,510 to \$8,540, the Association appealed to the Board of

Tax Appeals arguing that the common area should have had a tax value of zero because the property had already been taxed to each of the 31 individual unit owners who owned an undivided interest in the entire common area relative to the size of their individual condominiums. Much to the chagrin of the Association, the Board of Tax Appeals concluded that there was no evidence that the Association held legal title to the property and therefore lacked standing to even file the complaint. This decision was later affirmed by the Court of Appeals and subsequently appealed to the Supreme Court of Ohio.

In analyzing the case, the Supreme Court had to determine whether a condominium owners' association had standing to contest the tax valuation of real estate that it did not legally own. In deciding that such a challenge was impermissible, the Court looked to Ohio Revised Code §§5715.19 and 5715.13. These statutes stand for the proposition that because the owner of a parcel of property is in the best position to contest the property's tax valuation, a complainant must first demonstrate that pursuant

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to Revised Code §5715.19(A), he or she is a "person owning taxable real property in the county." If the complainant satisfies this threshold standing requirement, a court will then consider whether the requirements of Revised Code §5715.13 are met. That section provides in pertinent part, "The county board of revision shall not decrease any valuation unless a party affected thereby or who is authorized to file a complaint under §5715.19 of the Revised Code makes and files with the board a written application...."

Without even reaching the second element of this test, the Supreme Court reasoned that the Association was unable to demonstrate it was a person owning taxable real property in Montgomery County. The Court stated that the law is well settled. Specifically, §5311.04(A) states that common areas of a condominium property "are owned by the unit owners as tenants in common, and the ownership shall remain undivided." Furthermore, §5311.11 specifies "each unit of a condominium property and the undivided interest in the common areas... is deemed a separate parcel for all purposes of taxation and assessment of real property, and no other unit or other part of the condominium property shall be charged with the payment of those taxes and assessments."

The Montgomery County Auditor's property records did not establish that the Association had ownership over the common areas. At most, the Association could merely claim an "equitable interest in the common area." However, prior decisions recognize that the owner of an equitable interest in real property does not have standing to file a revaluation complaint. (*Victoria Plaza Ltd. Liability Co. v. Cuyahoga County Board of Revision* (1999); 86 Ohio St. 3d 181). Accordingly, without being an owner, the Association could not challenge the taxation of its own common areas.

The decision of the Supreme Court is troubling in that it appears to place the burden of challenging common area property values on the individual unit owners. As alluded to in the dissenting opinion from the Supreme Court, this places an onerous burden on each individual unit owner to file individual complaints regarding the common areas and could lead to inconsistent results. While a condominium owners' association as an entity does not own

the property, it is composed of individual unit owners and is authorized to represent the unit owners regarding legal actions pertaining to the common ground. By requiring each individual owner to challenge the valuation of his or her small ownership percentage of the common area, a situation is created whereby inconsistent results can easily be obtained. More so, given the small sums at issue when challenged by individual owners, the thought of a challenge becomes cost prohibitive. Hopefully, the General Assembly will realize this

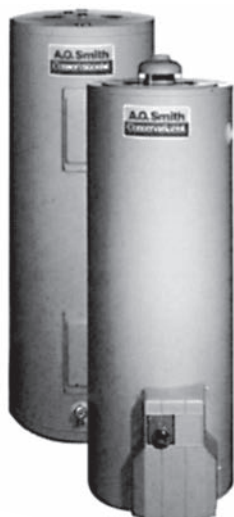
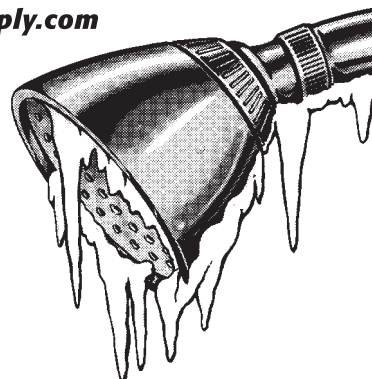
potential problem and modify the Ohio Revised Code to permit condominium owners' associations to challenge the valuation of common areas and alleviate this potential pitfall for all those owning property in a condo association. **P**

The author would like to thank David Lindner, Esq. of Buckingham, Doolittle & Burroughs, LLP for his contribution 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.



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I'm In Your Debt, Part 1



ALEC J. PACELLA

In his early years, famed real estate developer/investor Trammell Crow was fond of saying that his goal was to have a million dollars... in debt. This month, we will look at the basic concept and components of a real estate mortgage and next month, we will look at how different types of mortgages can impact an investor's return and affect their short and long-term plans.

A loan is simply a contract between a borrower and a lender. The lender agrees to provide the borrower with money to purchase a property. In exchange for this, the borrower agrees to provide the lender with a certain amount initial cash (called 'equity') as well as make a regular payment. The lender also receives a premium on the amount of debt that is outstanding, which is called 'interest'.

There are four basic components to any loan: interest rate, amortization term, initial loan amount and payment.

All are related to one another and if any one component is adjusted, at least one other component will change.

The obvious component that everyone considers is the interest rate and for good reason since adjusting the rate has

a direct impact on payment; a higher rate will equal a higher payment and visa versa.

However, amortization term also needs to be considered, as it can also have a dramatic impact on the payment. Additionally, the amortization period determines

the ratio of principle and interest that is applied from each payment. This can be of significant importance on the income tax consideration for the owner. In general, a longer amortization period results in a lower overall payment but a higher proportion of interest being applied out of each payment while a shorter amortization period results in a lower overall payment but a higher proportion

In general, a longer amortization period results in a lower overall payment but a higher proportion of interest being applied out of each payment.



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of principle being applied out of each payment. Depending upon the investor, that investor's goals and his or her tax circumstances, either can be beneficial.

The amortization period and interest rate also has an impact if a balloon payment exists. A balloon payment (or call) is simply the amount of principle that is due at a certain date.

While most residential loans are fully amortizing and have no date upon which the loan must be paid off, many commercial loans do contain some type of call or balloon date. Typically, this date occurs within five to 10 years of the date that the loan commences. So even though the loan may be amortized over 20 or 25 years, the loan balance must be paid off by the borrower by the call date. So the longer the amortization period, the higher the balance of principle due at the call date. Again, the timing and amount of the balloon payment are largely dependent on the goals and philosophies of the borrower.

The loan amount is also a very important component and much of this decision lies in the hands of the lender. There are two basic measures that are used by lenders to determine how much they are willing to lend, each highlighted below.

Loan-to-value (LTV)

This measures the amount of the loan as compared to the value of the property. LTV is really a balancing act between the typical desire of a borrower to have as much debt as possible as compared to the typical desire of a lender to have as much equity in the deal as possible. The ordinary range for an LTV is between 75% and 80%. In other words, a lender would be willing to lend an amount equal to 75% and 80% of the property's value and require a borrower to have between 20% and 25% equity in the deal. LTV's tend to be higher when the risk to the lender is less, ie a solid credit tenant and/or a long-term lease.

One of the many nuances of LTV is the lender's determinate of value. Ordinarily, this is done via a third-party appraiser hired by the lender. If the value concluded by the appraiser is greater than the borrower's purchase price, the

Heard Thru the Grubvine

Those crazy Californians Another reason why the rest of us think of California as a world unto its own. A retail center in Venice Beach, the Lincoln Rose Shopping Center, recently sold for \$12.7 million. The CAP rate for this fully occupied center was 2.61%. **Those crazy Ohioans** Last month, we reported that 6200 Oak Tree was being formally offered for sale. This month, we are reporting that the property is no longer being offered for sale. No word on why the owners changed course, although, judging from this property's recent history, this likely will not be the last chapter. -AP

borrower will obtain a higher LTV by default. The other edge of this sword is if the appraised value is lower than the purchase price. In this case, the borrower would have to come up with additional equity, which would effectively lower the overall LTV.

Debt coverage ration (DCR)

A lender requires the cash flow produced by the building to exceed the required debt service. In most instances, the DCR ranges from 1.20 to 1.30, meaning that the cash flow exceeds the debt service by between 20% and 30%. Again, there are many nuances that need to be considered here, such as upcoming lease expirations, upcoming capital expenditures, the rental rate of the property versus the market, etc but the bottom line is that the lender needs to know that the borrow can make the payment without stretching. **P**

Alec J. Pacella is a vice president of investment sales at Grubb & Ellis. He can be reached at alec.pacella@grubb&ellis or 216-453-3098.



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National Commercial Real Estate Market Growing

By Matt Parnell

Net absorption of office space in the 57 metro markets tracked by the National Association of Realtors has shown strong gains.

The demand for commercial real estate space has spiked in regions surrounding the hurricane disaster zones, providing additional stimulus to major commercial market sectors which already were experiencing growth,

With operations shifting away from New Orleans, at least for the short term, markets like Houston, Dallas-Fort Worth, Atlanta, Tampa and Miami could see vacancy rates for office and industrial space decline by two to three percentage points by the end of 2006. Rent growth will rise along with the new demand.

In the office sector, vacancy rates are at the lowest level since 2001, resulting from a rise in space absorption and a decline in speculative building. Vacancy rates are expected to drop to 13% by the end of the year and 11.3% by the fourth

quarter of 2006, down from 15.4% in 2004. Office rents should grow 4.4% both this year and in 2006, after rising only 0.4% in 2004.

Net absorption of office space in the 57 metro markets tracked by the National Association of Realtors, which includes the leasing of new space coming on the market as well as space in existing properties, has shown strong gains and is forecast at 83.4 million square feet this year and 69.9 million in 2006. The total was 77.7 million square feet absorbed last year, and only 20 million in 2003.

The industrial sector also is seeing gains as trade and shipping patterns continue to impact the market. Vacancy rates should drop to 10% in the fourth quarter and 9.3% by the end of 2006, down from 10.9% last year. Net absorp-

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tion of industrial space in the 57 markets tracked is forecast at 198.3 million square feet in 2005, and 178.1 million next year, up from 176.5 million square feet absorbed in 2004 and only 16.5 million in 2003.

In the retail sector, the vacancy rate is expected to decline to 7.2% by the end of 2005 and 7.1% in the fourth quarter of next year, down from 7.5% in 2004. Rent growth is projected at 4% for both 2005 and 2006; it was 3.3% in 2004.

Net absorption of retail space in the 57 markets tracked is seen at 56.2 million square feet this year and 29.6 million in 2006, compared with 27.1 million last year.

Multifamily housing should see vacancy rates drop to 5.1% in the fourth quarter and 5% by the end of 2006, down from 6.2% last year. Average rent is projected to increase 2.7% in 2005 and 3.0% next year, compared with a 1.5% rise in 2004.

Multifamily net absorption is forecast at 282,300 units in 57 metro areas tracked this year and 200,100 next year, compared with 264,300 in 2004 and only 159,400 units absorbed in 2003.

The flow of capital into commercial real estate continues unabated this year, with a record of \$134 billion in investment grade transactions through July – up more than 50% from the same period in 2004. Office buildings experienced the greatest surge in transactions, followed by industrial properties. **P**

Matt Parnell is the chairman of the board for the Cleveland Area Board of Realtors (CABOR).



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Slavic Village-Broadway capitalizes on storefront renovation program

By Nancy Loyan Schuemann | Photo courtesy Korfant & Mazzone

Prior to World War II the City of Cleveland was comprised of clusters of ethnic neighborhoods founded by immigrants maintaining their “old country” lifestyles and values. The City became more diverse and grew into one large melting pot, yet its legacy and its people haven’t been forgotten. Slavic Village is one example. Concentrated in the Broadway area, this community was once the enclave of Poles, Czechs and Slovaks.

Today, over 30,000 people of all ages and ethnicity’s call the Slavic Village neighborhood home. Many more will be joining their ranks as development brings in new homes and revitalizes the business districts.

The City of Cleveland’s Storefront Renovation Program is aiding in the neighborhood’s renaissance.

Started in 1983, the program, administered out of the Department of Community Development, combines financial incentives like rebates or loans with free City of Cleveland design consulting assistance (using federal Community Block Grant funds) to facilitate exterior rehabilitation of traditional commercial buildings originally built with display-windowed storefronts.

Restoring storefronts creates visual and economic impact on a community. It beautifies a neighborhood and stimulates redevelopment.

By the end of 2006, the Storefront Program will have completed over 2,000 projects with private investment made on the part of its participants of over \$44,519,000.

Many Cleveland neighborhoods have benefited from the program, including Historic Shaker Square and Ohio City. Slavic Village is a success story.

One example is Van Stan Hall, at 7716 Broadway. Built in 1882, the building, owned by Charlie and Marilyn Burnett, had 100 years of soot with boarded up storefronts. The late Victorian structure with a pressed metal cornice and 12-foot

storefront heads, one of the last of its period in the area, made it a candidate for preservation. The 12,000 square-foot, two-story corner building had a viable storefront of historical significance.

“The challenge was trying to research what the storefront used to be,” says Scott Neiswander, architect with RSN Architecture Studio. “We went to the Western Reserve Historical Society, the library, the Cuyahoga County Archives and the Board of Zoning Appeals Photo Collection, but never found anything on the storefront. Thus, we had to base it on the historical period.”

The building was chemically cleaned. Storefronts were rebuilt with solid rot-resistant mahogany. The masonry was tuck-pointed and wood repainted.

The most challenging aspect of the project was restoring and replacing the ornate metal cornices. Replacing end brackets with metal was cost prohibitive but savings were to be had in using an alternative material. Architectural Fiberglass made molds of the original brackets and fabricated the pieces out of fiberglass. Existing cornices were patched and reconstructed with the new brackets.

Work began in April and was completed in July, of 2005. Total cost of the project was around \$131,000.

Other recent storefront renovation projects include the newly renovated home of the Polish American Cultural Center, on East 65th and Lansing, the Slavic Village Bi-rite, the Feckanin Group Building, the Hellmann Building, Broadway Classic Cars, DeFranco Building, Community Assessment & Treatment Services, Wielgus Building, Apex Animal Hospital, the Atlas Building Apartments, Napier Building, Jednota Building, Domzalski Building, Ohio Barber Academy, Northcoast Homes and the Sledz Building.

"The Program excites applicants about the potential for their building

and encourages them to think comprehensively about the renovation," says Franklin A. Piccirillo, design specialist with City of Cleveland's Department of Community Development.

The City developed design standards, based on the Secretary of the Interior's

"I've always had an interest in the Slavic Village neighborhood. I grew up here and started my company here."

Joe Korfant
Korfant and Mazzone

Standards for Rehabilitation. These standards respect the original architecture of the building. The City acts as administrator and consultant to the building.

"Our goal is to restore the building features and make it whole again," Piccirillo says.

Twenty-six Community Development Corporations (CDCs) market and coordinate the Storefront Program within

Cleveland's neighborhood retail districts. With the City's approval, the CDCs recommend their most viable and concentrated retail streets as "target areas" for use of the Storefront Program rebate incentives. One such CDC is the non-profit Slavic Village Development offers a variety of services, from assistance to low-income residents, acting as a co-developer or developer to work on storefront renovation.

"We're a team, between the private and public sector," says Barbara Szaibel, business coordinator with Slavic Village Development. "The team goes beyond the Applicant, the City of Cleveland and Slavic Village Development. We work with architects and contractors to get the team together."

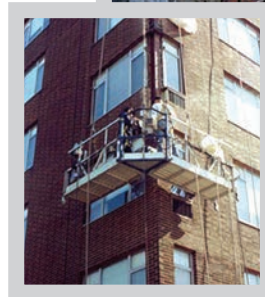
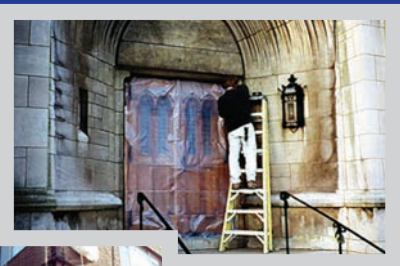
"We could not have a successful storefront renovations project without a dedicated, detail-oriented coordinator in the field, like Barbara," Piccirillo says. "The coordinator is the point person between all parties. They know the current status of the project at all times."

The process begins when a CDC directly markets to, or responds to an

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inquiry from, a prospective applicant, either a building owner or commercial tenant. The City Design Specialist and CDC Coordinator visit the site and analyze the building to determine whether it is an eligible building type for the Program. Since the goal of the Program is comprehensive rehabilitation and visual impact on the street, buildings requiring general maintenance are not eligible for program assistance unless the visual impact component can also be achieved. The CDC then presents a broad list of Program-required construction specifications to the Applicant. If the Applicant is agreeable to them, then the first team meeting is scheduled between the City Design Specialist, the CDC Coordinator and the Applicant. Over a series of meetings, a design plan and specifications are finalized and contractor estimates are obtained. The Applicant selects all contractors for the project. The project's overall design is presented to the neighborhood's local design review committee for approval. Once approved, the Applicant executes a contract with the City for reservation of the rebate funds and the renovation work on the building begins. Applicants are given one full year to complete the project's construction. After the project is completed and approved by the City Design Specialist, the City issues a 40% rebate, not to exceed \$25,000 back to the Applicant based on eligible project expenditures.

"Korfant and Mazzone understood our program and the process of working with the City of Cleveland," Szaibel says. "This was a big plus."

Korfant and Mazzone were contractors on Van Stan Hall, among other neighborhood projects.

"The majority of our work has been in renovation," Barbara Hajes, marketing director with Korfant and Mazzone, explains. "We enjoy it, like it and are attracted to it. We believe in keeping the integrity of a building, to keep the feeling grandma and grandpa had. We learn from every project because each one is unique."

"I've always had an interest in the Slavic Village neighborhood – I grew up here and started my company here," Joe Korfant, president with Korfant and Mazzone says.

Slavic Village Development is doing more than storefronts to improve the

quality of life for those who live and work in the neighborhood.

The organization celebrated the grand opening of Hyacinth Lofts, the Atlas Building and construction of Phase I of the Slavic Village Townhouses. They assisted with the development of The Cloisters carriage homes and townhomes on East 65th Street, Mill Creek Housing Development and the proposed project to develop the former Meyers Dairy into loft housing and performing arts space. Construction was completed on the \$2 million First Tee golf course and learn-

ing center. They have partnered with Cleveland Metroparks on Washington Reservation and on The Yard at Mill Falls picnic areas.

They have assisted Cleveland Central Catholic with design review and zoning approvals for a \$4 million campus expansion project. A \$7 million, 45,000 square foot Broadway Metrohealth Clinic was recently opened. These are just a few of the projects underway in Slavic Village.

Slavic Village cherishes the legacy of its cultural history while working toward a bright, prosperous future. **P**



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Breaking It In

Steel testing firm relocates, renovates new headquarters

By Nancy Loyan Schuemann | Photos by Ken Krych

The continuous “snap” of breaking objects would send most employers into frenzy. At Tensile Testing Metallurgical Laboratory it’s all in a day’s work. The firm, which measures the strength, strain and chemical properties of steel, has recently moved from its founding location on Harvard Avenue to larger quarters at 4520 Willow Parkway in Cuyahoga Heights.

“We worked for almost two years until we found a building that would fit our needs,” says James L. Waugaman, operations manager for Tensile Testing. “We needed a unique balance between manufacturing, laboratory and office space.”

Finding the space to house massive testing equipment capable of expending up to 300,000 pounds of force and offering a separation between the noise generated by the equipment and the solitude necessary for a lobby and offices was daunting. Though the 13,000 square-



PUT TO THE TEST Overview of some of the enlarged area that was created by Tensile Testing moving into its new headquarters.

foot building on Harvard could have been expanded, business efficiency and parking issues came into play.

Moving offered expansion opportunities in a tailor-made environment with

freeway access, ample parking and tax incentives.

“Our goals were to correct some ‘problems’ in our operation in our old facility,” Waugaman says. “[In our old facility]



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there was no separation between our clientele and our operations. The key thing was to create a separation. There was also the problem of communication with our offices on the second floor. We didn't have a lobby and we needed increased space."

On December 27, 2004, Tensile purchased its new building. The structure had previously housed a glass company and, later, had been rented out. Early on, the firm worked with Gaede-Serne Architects and Korfant & Mazzone, construction managers, to create a new work environment.

The new building, which was structurally sound, was completely gutted in order to be reconfigured for Tensile's use. Demolition began in February of 2005 while necessary drawings were being completed. The project had to be fast-tracked in order for Tensile Testing to move in, continue operations and be able to meet a scheduled August 26 industrial calibration and audit inspection. Tensile Testing moved in the week of August 7.

Exterior renovation was minimal. The roof was in good condition and only required some perimeter repair and patching.

Interior work involved rebuilding walls and installing new HVAC and electrical systems. The original building had a residential HVAC system.

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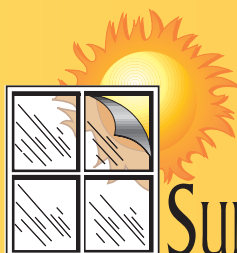
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A new Carrier gas zoned VAV system was installed.

"The only difficulty we ran into on the project was that the original mezzanine was lower than what was needed to install ductwork," he says.

As for the electrical system, the existing system was at the limit. In order to power the heavy equipment and for future expansion, a 600-amp 233 service was moved in and 480 service added. With Harstone Electric working with CEI, this process began before drawings were completed.

"This was an advantage in having the general contractor involved in the beginning," Korfant says. "I like having the customer [like Waugaman] on the job. We get answers immediately."

Plumbing was added to accommodate additional restrooms, kitchen and testing stations.

Tensile Testing is proud of its new entrance lobby in neutral shades of violet, green and beige. The lobby offers a waiting area as well as a pass through to the receiving area where clients can conveniently drop off samples to be tested.

Offices were created. Walls feature sound absorbing insulation and solid wood doors for sound isolation. For addi-



THE QUIETER SIDE Employees can enjoy and concentrate in the new front offices at Tensile's headquarters.

tional sound deadening, all wall studs used a gasket material (double-faced foam tape) to eliminate noise from transferring through the walls, offering a quiet oasis from the sounds of testing machinery.

Executive offices feature wood furnishings and all telephone jacks are configured for phone and computer use. Off of Waugaman's office is a "data cave" containing all electronics for computer servers and telephones. Offices were designed for individuals to have privacy and immediate access to the labs and support staff. A main conference room is nearby.

The main office area, in various shades of mustard, beige and violet, is open with cubicle workstations. The workstations were re-used and re-configured from the

previous location. (Tensile has 36 employees.)

A receiving and production office looks out into the receiving docks, where heavy materials come in for testing.

"The design criteria of the owner was to provide a friendly working relationship between the occupants and the customers," says Dale Serne of Gaede Serne Architects. "In the prior shop, the customer entered directly into the shop, a noisy and confusing ordeal. With the new entry, offices and staging areas, the customer is greeted in a new receiving area with glass walls so they are able to view the testing performed in a more professional atmosphere."

The metallurgical testing area was increased in size from 1,800 square feet to 3,000 square feet. This area houses the smaller, 60,000-PSI testing machines and includes a small mechanical lab.

The large mechanical laboratory features sprayed on sound absorption insulation blown on the ceiling and on the exposed HVAC ductwork. A wire run supports lighting and outlets for power tools. The floors in the large mechanical lab are separated from the rest of the concrete flooring with gasket material to deaden sound and vibration. Since space has been increased, from 13,000 square feet to over 25,000 square feet, machines previously in storage were brought out and utilized. The largest machine required a 5' x 5' x 2' isolated pad.

Two loading docks offer extra convenience.

A mezzanine, with its own stairway to the second floor, was expanded to house the new shipping and receiving area. The 5,000 square-foot second floor houses smaller testing equipment and features locker rooms, rest rooms, kitchen and a lunch area with a wall of windows for employees. There is also room for expansion.

"I'm proud of the fact that we managed to move in on schedule and began operating without having to shut down," Waugaman says. "All the planning paid off. Employee morale is better."

"I'm proud of the fact that the project came together and we were able to solve problems quickly," Korfant says. "It's not often that projects can flow this smoothly." **P**



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The T.I.C. phenomenon

Popularity of tenants-in-common transactions growing

By Dominic DiPuccio

Over the last few years, a burgeoning sub-industry has been spawned in the real estate marketplace: so called "Tenant-In-Common (TIC) Transactions" or "Syndications." These transactions, while they have been around for many years, have grown from approximately \$167 million in transactions in 2001 to \$2 billion in 2004. Current estimates suggest that in 2005 alone, there could be \$4 billion in

TIC transactions. So what gives? It's a simple question, with a very complicated answer. Here's the nutshell version.

Most real estate players understand the economic benefits afforded by like-kind exchanges consummated in accordance with Section 1031 of the Internal Revenue Code. Oversimplifying a very complex set of rules and regulations, like-kind exchanges permit a seller of real estate to defer the taxable gain on

his sale so long as the seller uses the proceeds of the sale to purchase replacement property qualifying for like-kind treatment.

The problem is that the tax rules relating to 1031 exchanges are complex, strict and limiting to a real estate investor. In addition, the market for suitable replacement properties is highly competitive. As a result, real estate investors seeking to accomplish qualifying exchanges find themselves in a world where good opportunities are few and far between and dramatic upgrades of investments are prohibited.

Because of the way the 1031 rules work, a seller of real estate cannot use the proceeds of such sale to purchase a limited partnership or limited liability company interest in an entity that will own a real estate project. The distinction between the two types of real estate investment vehicles is substantive and



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would prohibit such investor from being afforded like-kind exchange treatment on the sale. For the exchange to meet the requirements, it needs to be "dirt for dirt." Therefore, an investor who sells a fee interest in real estate would not be able to pool his or her proceeds into a larger real estate limited partnership syndication, with potentially better returns, no active management responsibilities, and more diversified risk without realizing the gain on the original sale.

The TIC transaction seeks to address this problem through complex structur-

Current estimates suggest that in 2005 alone, there could be \$4 billion in TIC transactions.

ing requiring a blend of three primary legal disciplines: real estate, tax and corporate/securities. If done correctly, an investor can use the proceeds from the sale of a fee interest in one real estate project and reinvest it, together with other investors, in tenant in common interests in another project which could be much larger, safer and better from an investment point of view.

A tenant-in-common interest is an ownership interest in the underlying property. It is one of several different ways that two or more persons can jointly own a particular piece of property. Generally, an owner of a tenant in common interest in a property has all the rights and obligations that a 100% fee owner does. All owners, as tenants in common, are free to sell their undivided interest in the property, encumber it, lease it, improve it, etc. As opposed to owning a security (such as a limited partnership or LLC membership interest), owning a tenant in common interest in real estate is a direct fee ownership interest in the dirt. Therefore, if structured correctly, a TIC interest may qualify as suitable replacement property for 1031 purposes.

While theoretically correct and legally intuitive, there was little guidance from the IRS on structuring these transactions. As a result, only a few syndication groups were bold enough to put together TIC syndications and obtain legal opinions in connection with the transactions



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addressing the like-kind exchange issue; that is, until March of 2002, when the IRS issued Revenue Procedure 2002-22. Technically, this Rev. Proc. details the various factors that must be addressed by a taxpayer seeking a letter ruling on tenant in common exchanges for 1031 purposes. In reality, practitioners use it as a safe harbor in structuring TIC transactions seeking 1031 treatment.

In this pronouncement, the IRS listed several factors that must be satisfied to obtain a favorable letter ruling that a TIC interest qualifies for replacement

property under Section 1031. The most significant factors include (i) each TIC owner must share, in proportion to his or her TIC interest, all revenues and expenses for the property, (ii) each TIC owner must approve all leases, management agreements, mortgages and sales of the property, (iii) each TIC owner must have the unilateral right to sell, partition and encumber his or her TIC interest, and (iv) the number of TIC owners cannot exceed 35.

Deal sponsors have emerged (out of the woodwork it seems) to promote TIC

syndications that attempt to meet the requirements of the Rev. Proc. And why not? What a better group of investors to cater to, than those seeking suitable replacement properties to complete like-kind exchanges? These investors are highly motivated to invest and under time constraints to close; they can't afford the luxury of waiting for the best possible deal. Where there is an abundance of demand to invest money, surely there will be more than enough people willing to supply the investment opportunities.

Having said that, tread cautiously. While these transactions truly address a big void in the marketplace, they are highly sophisticated and complicated. If you participate in a TIC transaction, make sure you have an advisor fluent in these types of transactions that can help you ask the right questions to properly evaluate the risk. And to date, they have yet to be really tested by the IRS. Any determination that the transaction does not qualify for 1031 treatment, would, among other things, trigger a tax liability associated with the gain on the original sale. Surely, only time will tell how the remainder of this phenomenon plays out. **P**

Dominic DiPuccio, partner and chair of Kahn Kleinman's Corporate and Securities Practice Group, advises businesses, individual investors, private equity funds, syndication sponsors and investment banking firms in a variety of corporate and real estate transactions. For more information, visit Kahn Kleinman's website at www.kahnkleinman.com.

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By Daniel Cordoba, CEA

It is a well-known fact that many investors have become increasingly disappointed with the uncertainty of the stock market. These days, many investors would prefer to have more choice in, and control over, where they invest their retirement accounts, beyond stocks and bonds.

With their close ties to the housing market and coupled with the market's recent growth, realtors, property managers, developers, architects and other building industry professionals are in a prime position to capitalize on a number of available construction and building investment options.

It is not an option that many conventional financial planners offer — since many operate on commissions from stocks and bonds, and their broker dealer has not offered training or will not allow non-traditional assets within the plan. As a result, a growing number of

building professionals are learning that they can invest in real estate and other non-traditional assets with their IRAs. For individuals that do not have cash on hand to invest, or who simply want to diversify their retirement portfolios,

Building industry professionals are in a prime position to capitalize on a number of available investment options.

this option offers the ability to capitalize on the growing real estate industry — which has historically been far less risky than the stock market.

Purchasing investment real estate with an IRA provides industry professionals with a number of favorable tax benefits from the appreciation and cash flow of the property, described below. Also, unlike with 1031 exchanges, there

are no specific investment timelines or requirements to purchase “like kind” investments when buying real estate with an IRA. Finally, when the property is sold, the IRA prevents any capital gain exposure, since taxation of an IRA does not occur until distribution.

Using a Roth IRA to invest, as opposed to a traditional IRA or other types of retirement accounts, provides even greater tax savings benefits. With a Roth IRA, the investor never has a concern about taxation because the Roth is tax-deferred while growing, and tax-free upon distribution (unlike with a traditional IRA, which is taxed at the time of distribution). In addition, a Roth IRA has no minimum distribution, so it is up to the investor, when (after 59 ½), and how much he or she takes as a distribution. The Roth IRA may also be passed on to heirs without taxation.

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For some real estate investors utilizing a 410(k) solo may be a better solution for the following reasons:

- The ability to borrow from the 401(k) to make investments
- Depreciation may be desired as an immediate tax benefit
- The need to make higher contributions for future capitalization

Although it is a highly favorable option that is quickly growing in popularity, investing in real estate with a Roth, or other type of, IRA is not something that investors should undertake on their own, primarily because of the strict rules the IRS sets forth. Those interested in alternative investments should enlist the help of an advisor to guide them through the process, much like a traditional financial advisor would for stock and mutual fund investments. Here are a few key things to look for in choosing the right self-directed IRA advisor.

Extensive knowledge of self-directed investments

When looking for a self-directed IRA advisor, investors should make sure that the individual has the expertise to implement advanced methodologies and a strong background to provide solid advice. The individual should have a strong understanding of the legal considerations and display the ability to effectively work with them.

Ability to offer advice

This may sound like a no-brainer; however, it is impermissible for an IRA custodian (versus an IRA, or other financial, "advisor") to offer advice to an investor. Be aware that custodians must maintain a neutral position and can therefore only convey the IRS regulations and their firm's investment policies to the investor. There is, understandably, a need for investors with a desire to leverage non-traditional assets, such as property, with their IRAs, to access advice above and beyond the custodian's capacity.

A comprehensive benefits offering

A good self-directed IRA advisor will be able to offer the following benefits:

Advisory support and education

People in the industry should work with an advisor that takes the time to educate them to put all the pieces of

the self directed IRA puzzle together, enabling the investor to see the bigger picture and make the most educated investment decisions.

Checkbook control

Individuals that work in the building industry are best positioned to act on good investment opportunities that present themselves. But, the ability to act fast and write checks with IRA funds is critical. This can be accomplished through setting up an IRA LLC. In addition to giving the investor more

freedom in making transactions and enabling him/her to act quickly in a competitive real estate market, the IRA LLC also helps to protect the assets and the individual's IRA, as detailed below.

An IRA LLC is a specialized vehicle that is compliant to IRS regulations and also offers substantial control and flexibility to the IRA holder. The IRA LLC offers four benefits that cannot be obtained with self-directed IRA custodians: checkbook control of the IRA assets, investment decisions made solely by the IRA holder, litigation protection



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for the retirement account and flat fee structure for custodial costs. Investors should look for professionals with the knowledge and background to leverage IRA LLCs.

More economical

Custodial firms and advisors may charge varying rates and fees for their services. Those in the property/building industry should examine their options and determine the level of assistance that they will need in advance. Assessing costs upfront can help to find the best IRA professional for one's needs.

Increased control

Many custodial firms set forth guidelines on how transactions can be set up and managed, above and beyond what is legally permissible, based on how they prefer to work. Other firms are more flexible, giving investors the tools they need in advance and offering them the ability to structure their own deals without custodial micro-management.

Protection

Investors should look for a firm that possesses the knowledge to protect the investor from creditors and litigation,

through increased overall asset protection. Again, this can be done by setting up an IRA LLC, mentioned above. Investors should look for an advisor that is knowledgeable in this process.

Staffed tax attorneys

Investing in real estate and other non-traditional assets with an IRA is greatly simplified by having the right individuals on hand. A good advisor will have attorneys on staff to provide accurate information and flexible tools to satisfy individual investor objectives.

With the many advantages that non-traditional IRA investments enable – including greater control over investment options, tax favorable income and, perhaps most importantly, the ability to safely count on higher returns with less risk than the stock market – they can be a highly valuable vehicle for investors of all levels. Already, building and real estate professionals have a distinct advantage in their knowledge of the industry. Working with an advisor that can meet their needs, building and real estate professionals can put this expertise to work for them in intelligently looking to real estate as an alternative investment for retirement. **P**

Daniel Cordoba, certified estate advisor, is a principal of Asset Exchange Strategies, LLC (www.myrealestateira.com), which offers complete support and advice for non-traditional investments.



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Unwired

Benefits of Wi-Fi and wireless mesh networks

By Terry L. Horner

The most exciting technologies developed in recent years are those that enable communication over wireless data networks. Wi-Fi and concepts like mesh networking will change our national infrastructure and culture.

It's getting difficult to imagine going anywhere without a cellular phone. The need to be constantly connected to work, home and everywhere in between is a byproduct of the ever changing information age and has inched its way into every aspect our daily lives.

Instant access to information anywhere, all the time, went from luxury to necessity very quickly. In fact, if you blinked, you probably missed it. Development of new technology now occurs at the speed of thought, taking

business and life right along with it. Our communications networks continue to grow and improve at a rapid pace enabling economic growth, expansion and opportunity.

Wireless mesh networks, Wi-Fi and related technologies are enabling the next generation in data communications that in turn are enabling new business models, revenue streams and ways of doing business today and into the future.

What is Wi-Fi?

Wi-Fi, short for "Wireless Fidelity," is a set of product compatibility standards for wireless local area networks (WLAN) based on the IEEE 802.11 specifications. Wi-Fi enabled devices facilitate transmission of voice, video and data services

to users within range of a base station. Individuals with Wi-Fi compatible devices including laptops, cell phones and PDAs, can take advantage of a variety of Wi-Fi enabled services to enhance their on-the-go lifestyles. Wi-Fi enables true broadband mobility, indoors or out, at a fraction of the cost of comparable wired solutions.

What is a wireless mesh network?

A wireless mesh network is a collection of wireless "nodes" or devices organized in a decentralized manner, with relatively inexpensive and resilient hardware used to form a cloud of wireless data coverage in a geographic area. Each node acts as a repeater to transmit data from nearby nodes to peers that

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are too far away to reach, resulting in a network that can span large distances, especially over rough or difficult terrain. Combining mesh networking with Wi-Fi offers unparalleled flexibility in deploying data networks.

Reliability is an important part of any communications infrastructure as communication is the lifeblood of the world. Wireless mesh networks are the most reliable of wireless technologies because each node is connected to multiple nodes at any given time. If one node drops out of the network, its neighboring nodes simply and efficiently find another route to complete the network path. The nature of a wireless mesh topology thereby affords limitless scalability as nodes can be added or removed based on the needs of the network.

Networked communities

With shrinking budgets and homeland security mandates, cities, towns and municipalities are evaluating wireless networks as a way to improve community-wide communication services. Not only can wireless Internet access enhance public safety and improve security surveillance, it is a powerful attraction for business and tourism. One barrier to installing wireless networks is that wireless networking devices typically have to be installed within reach of a hard-wired backhaul. This requires pulling new fiber or Ethernet cable which, in a municipal environment, is extremely expensive, time-consuming, disruptive and downright difficult.

Instead, community leaders are finding that wireless mesh networks make it possible to achieve their wireless communication objectives quickly, economically and with satisfied users. A wireless mesh complements existing wired and wireless networks, extending their reach. Without the need to string cable, new wireless mesh networks can be deployed in a matter of hours or days. Temporary event or emergency networks can be deployed almost instantly. And an entire town can be connected for a fraction of the cost associated with conventional wireless networks.

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Wireless for construction

The temporary and constantly changing nature of construction sites creates special challenges not found in other networking applications. The site itself transforms daily. The workers even change from day to day as phases get completed and different subcontractors

come and go. Construction sites also have a high incidence of theft and vandalism. Tools and building materials disappear and equipment is damaged or sabotaged. These and other unique characteristics create a need for flexible information access and security monitoring.

Construction sites have presented a common networking problem day after day: it has been impractical or impossible to use traditional wired network solutions. Where cabling has been installed, its deployment has proven to be disruptive, expensive, inflexible and prone to damage. Wireless mesh networks solve this problem.

Wireless mesh networks enable you to easily and cost-effectively install, change, move and remove a site-wide voice, video and data communications network. Because the wireless mesh network devices function as a virtual Ethernet switch, you can readily connect wireless access points, video security cameras, field office networks, Internet gateways or other networks without the need for an on-site network administrator. Simply pack up the network and move it to the next job site once the existing project is complete.

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Wireless for hospitality

Providing Internet access to guests is much easier than ever before. With a wireless mesh network, you can create a hot zone quickly and unobtrusively to cover guest rooms, conference rooms, lounges, dining rooms, lobbies and outdoor hospitality venues.

Business and vacation travelers alike expect high-speed Internet access in an increasing number of venues. From train and airport lounges, to hotel rooms and conference centers, and even marinas, golf courses and resorts, enabling fast, easy access has become a requirement for the hospitality industry.

This is why many hospitality venues are moving to wireless mesh network solutions. The expensive networking hardware, management resources and extensive planning and site modifications make traditional wired networks difficult to implement. That's not to mention the disruption of business and

guest inconvenience that make wired solutions even more logistically challenging.

Connecting tomorrow

Wireless mesh networks combined with Wi-Fi applications and devices are enabling communications networks for the next generation. Connecting today's networked world with tomorrow's is an

important step in securing growth and stability for the future. **P**

Terry L. Horner is co-founder of Horner Networks, LLC of Mentor, a systems integrator that specializes in both wired and wireless technologies for use in residential, commercial, small business and government environments. For more information, visit Horner Networks on the web at www.hornernetworks.com.



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SCHOOL TIES

GENEVA HIGH SCHOOL INCORPORATES VOICE-DATA TECHNOLOGY

By Lou Kren

Since its inception in the late-1990s, Voice over Internet Protocol, or VoIP, has been a boon to the business world, enabling operations such as call centers to consolidate voice and data into a company-wide network without the need for separate voice and data wires running to each computer workstation. The latest version of this technology, which also accepts video, has made its way into schools. One of the first applications in Ohio is slated for the new Geneva High School, and VoIP will become operational when the school opens, at the beginning of 2006.

Benefits include the need for only a single wire to handle all data, voice

and video communication between a classroom and other networked locations. That means more flexibility in building design and simplified building construction.

“Voice over Internet Protocol takes voice communication, converts it to a

designing the VoIP system for the high school as the technology consultant on the project.

“A school district no longer needs to route all that communication through the phone company on public lines,” he says. “If I am at the high school and want to talk to someone at the middle school,

I no longer have to go out on the public network to get to the middle school. I now can have all

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digital format and then sends it over an ethernet network as a digital packet,” says Joseph Wise, associate for technology at Karpinski Engineering in Cleveland. The company, led by Wise’s technology department, is in charge of

my voice communications on my school-wide wide area network, or WAN. There are some cost savings because I don’t need lines from the phone company into each individual school to handle that data and voice communication. I just need to have phone lines come into one location, like the high school, and the only reason I need those phone lines is to communicate out to other areas besides my school district. But within the school district, all my communications can be internal to the district network.”

Plans call for VoIP to go district-wide in Geneva, with the new high school as the initial recipient, followed by the old high school, which will be renovated to become home for the district’s middle school. From there, with each school-building renovation, VoIP will be installed.

While VoIP has been on the market for the past six or seven years, its adoption in schools was slowed due to high cost, but that cost has dropped as the emerging technology has become more widely accepted and refined.

As mentioned, call centers were early adopters, and for good reason.

“It makes call centers much more efficient,” Wise says. “Multiple call centers throughout the country can be connected via an internal digital network and all the voice traffic can be contained internally instead of going out onto the public network.” **P**

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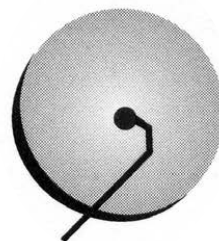
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CONTRACTING METHOD: Owner/Developer Subcontracts (By Invitation Only)

STATUS: Planning is preliminary; owner is seeking funding.

OWNER/DEVELOPER: MRN, Ltd.

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DETAILS: Proposed site is the 20,000 SF former Wendy's and McCrory's drugstore; 16-lane bowling alley with a martini bar and an indoor/outdoor restaurant called the East Fourth Street Bar & Grill; selective demolition; interior finishes; plumbing; electrical; HVAC.

PN-M1231008

ENTERTAINMENT CENTER

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ESTIMATED AMOUNT: \$60,000,000

CONTRACTING METHOD: To be announced

UPDATE: Project is a public/private partnership; plans are in design for a possible 2006 start.

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ESTIMATED AMOUNT: \$4,100,000-5,900,000

CONTRACTING METHOD: Public Bids

UPDATE: Bidding possible February 2006.

OWNER: Garfield Heights City School District
5640 Briarcliff Drive
Garfield Heights, OH 44125
www.garfield-heights.k12.oh.us/
(216) 475-8100

ARCHITECT: GPD Associates - Cleveland
7750 Town Center Drive #300
Cleveland, OH 44147
<http://www.gpdco.com>
(440) 627-2400 FAX (440) 627-2401

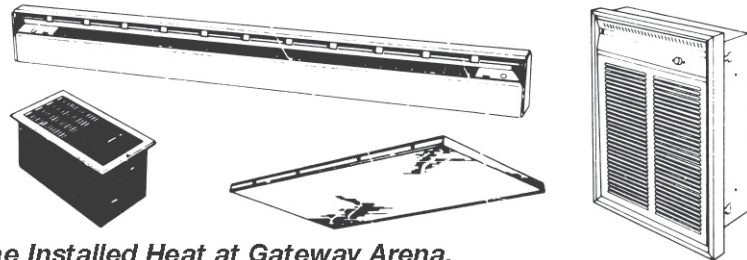
C.M.: R.P. Carbone Co.
5885 Landerbrook Drive #110
Cleveland, OH 44124-4031
<http://www.rpcarbone.com>
(440) 449-6750 FAX (440) 449-5717

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PN-Q1021012

CLEVELAND TRUST ROTUNDA

Cleveland, OH (Cuyahoga Co.) E. 9th & Euclid Avenue

CONTRACTING METHOD: Public Bids

STATUS: Architectural and engineering RFPs due Monday, November 14, 2005.

OWNER: Cuyahoga County Central Services
1642 Lakeside Ave.
Cleveland, OH 44114
(216) 443-7660

DETAILS: Convert historic facility into a consolidated administration building.

Various, OH (Lorain Co.) Middle Ridge Road & Route 113

ESTIMATED AMOUNT: \$1,250,000,000

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

UPDATE: Announcing C.M.; construction possible summer 2006.

OWNER: Trans European Securities Ltd. c/o Consultant
1382 W. 9th Street
Cleveland, OH 44114
(216) 696-0400

CONSULTANT: David B. Hartt
1382 W. 9th Street
Cleveland, OH 44114

PN-P1208012

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carronsales@carronasphalt.com

(216) 696-0400

C.M.: American Stone Corp.
230 West Main
Amherst, OH 44001

DETAILS: World-class golf course spread out over 185 acres; 500-bed, 25-story hotel; 250-bed hotel; 400-bed hotel; 5,000 luxury apartments; 500 houses; gourmet restaurants; glass-enclosed International Leisure Dome with swimming pool and rock climbing; multi-screen cinema; performing arts center; 5 million SF of commercial space over 85 acres; project to take place in the Village of South Amherst and Amherst and Brownhelm Townships.

PN-M1023004

PRE-ENGINEERING & TECHNOLOGY CENTER

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$2,000,000

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

UPDATE: Owner is seeking funds; bidding to advance when funds have been secured.

OWNER: St. Edward High School
13500 Detroit Ave.
Cleveland, OH 44107
www.sehs.net
(216) 221-3776 FAX (216) 221-4609

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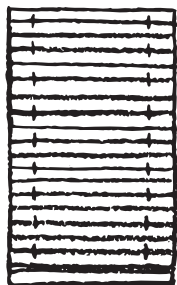
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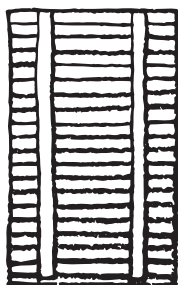
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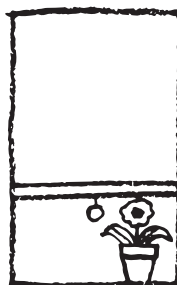
Mini blinds



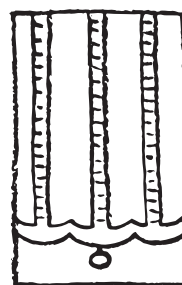
Venetian blinds



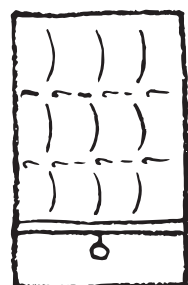
Vertical blinds



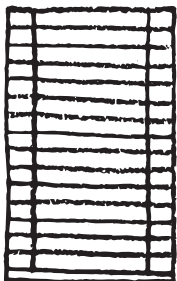
Plain shades



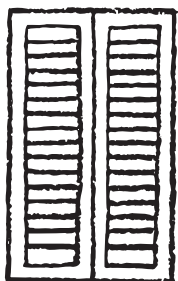
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DETAILS: Convert brother's residence.

PN-L0420037

**ELLENWOOD RECREATION CENTER REPLACEMENT
Bedford, OH** (Cuyahoga Co.) 124 Ellenwood Avenue

ESTIMATED AMOUNT: \$1,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Owner is considering options.

OWNER: City of Bedford

65 Columbus Road

Bedford, OH 44146

www.bedfordoh.gov

(440) 232-1600 FAX (440) 232-1558

DETAILS: New aquatic center to replace the out-dated Ellenwood Pool.

PN-Q1014010

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Dow Circle Business Park

Strongsville, OH (Cuyahoga Co.) Dow Circle

ESTIMATED AMOUNT: \$1,200,000

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

STATUS: Owner is considering location.

OWNER: United Parcel Service

17940 Englewood Rd.

Middleburg Hts., OH 44130

(440) 826-2592

DETAILS: 12 acres; approx. 50,000 SF.

PN-Q0713016

GLICKMAN PAVILION

Urological Institute

Cleveland, OH (Cuyahoga Co.) Euclid Avenue

ESTIMATED AMOUNT: \$60,000,000

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Bidding possible late 2005.

OWNER: Cleveland Clinic Foundation

10465 Carnegie Ave.

Cleveland, OH 44105

(216) 444-2200

ARCHITECT: NBBJ

1555 Lakeshore Drive

Columbus, OH 43204

www.nbbj.com

(614) 224-7145 FAX (614) 224-0945

G.C.: Whiting Turner Contracting Company-

Cleveland

22901 Mill Creek, Suite 110

Cleveland, OH 44122

(216) 360-0400 FAX (216) 360-0501

DETAILS: 200,000 SF; facility will house both the Urological Institute and the Minority Men's Health Center; eight-story, glass building.

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ADVERTISER INDEX

Achuff Architectural Products, Inc.....	36	J.V. Janitorial Services, Inc.....	24
Action Vacuum	68	Jance & Co., Inc.....	85
Active Plumbing & Supply Company	44	Kahoe Systems Assurance	32
Adriano Stone, Granite & Tile.....	45	Karpinski Associates.....	33
AIA	32	Korfant & Mazzone	56
Ajax Commercial Cleaning, Inc.....	47	Krill Co., Inc., The	53
All Erection Crane.....	2	Kurtz Bros.....	85
American Institute Of Constructors.....	70	LandAmerica Lawyers Title	3
Anderson-Bolds, Inc.....	81	Lawler & Crowley Constructors, LLC	81
Apartment Guide	14	Lucky Sand & Gravel Co.....	38
Architectural Fiberglass, Inc.....	56	Marous Brothers Construction	18
ARCO Heating & Air Conditioning Co.....	73	Mason Structural Steel, Inc.....	68
Arkinetics, Inc.....	41	Masonry Restoration Maintenance	58
Art Window Shade & Drapery Co.....	83	McGraw-Hill Construction Network	10
Atwell-Hicks	88	Meyer Design Inc.....	50
Bashian, John Photography	16	Michael Technologies.....	79
Baywest Construction Group, Inc.....	73	Mid State Restoration, Inc.	49
BFI/Karas Rubbish Removal	47	Nelson Contracting	82
Blue Book, The	13	North Coast Paving	43
BOMA Greater Cleveland	84	Northern Interiors, Ltd.....	59,61
Bowen, Richard L. + Associates, Inc.	33	Northern Savings Company	71
Brickman Group, The Ltd.....	81	Ohio Carpenters Union.....	87
Brilliant Electric Sign Co.....	80	Ohio Concrete Sawing & Drilling.....	55
Bruder Building Materials, Inc.....	48	PCS, Project & Construction Services	29
Carey Roofing Corp.....	47	Pease Photography	9
Carney Construction Company.....	39	Penn Window Cleaning	24
Carron Asphalt Paving, Inc.....	82	Pete & Pete Container Service, Inc.....	12
Central Exterminating Co.....	52	PlanCycle.com/SE Blueprint, Inc.....	54
Certa ProPainters	48	Post Painting, Inc.....	59
Cleveland Engineering Society.....	17	Power Alarm.....	16
Cleveland Quarries	48	Precision Environmental Co.....	83
CNC Construction News Corp.....	84	Preferred Roofing Of Ohio.....	40
Columbia Building Products.....	16	PSI Engineering, Consulting & Testing.....	34
Community Assn. Of Underwriters Of America	27	RAF Building Maintenance.....	55
Courtad Construction Systems, Inc.....	7	S. A. Comunale Co., Inc.....	70
Crystal Illusions, Inc.....	21	S.M.I.L.E., Inc.....	76
Datavid.....	78	Schindler Elevator	25
Delta Industrial Services, Inc.....	11	Schneider-Dorsey & Rubin	77
Dunlop & Johnston, Inc.....	15	Schuemann Architectural Photography.....	75
Dun-Rite Construction	49	Schulz, Charles Building Company	75
EA Group.....	4	SecuriTec	79
eBlueprint.....	63	Service-Tech Corporation	55
Educational Equipment	22	Sign Concepts.....	24
Emerald Environmental, Inc.....	69	SMPS Northeast Ohio.....	21
Euclid Industrial Maintenance & Cleaning Contractors, Inc.....	60	Sobol Sales Co.....	77
Eurocase.....	20	Space Comfort Co.....	72
Festivo Gallery - Art By Brian Jones	64	Stevens Roofing Systems.....	35
Frost Building Maintenance, Inc.....	86	Stout, R.B. Inc.....	53
Geist Co., The	66	Stump Services.....	74
GEM Electric, Inc.....	61	Sunray Window Films LLC.....	74
General Electric	71	Suntrol Co.....	61
Giambone Masonry, Inc.....	62	Svec, Charles Inc.....	37
Grimm, John S. Inc.....	26	T H Restoration.....	37
Grout Doctor	64	US Title Agency, Inc.....	23
H Leff Electric	65	Van Auken Akins Architects LLC	34
Higley, The Albert M. Company	31	Wall to Wall Design.....	67
HMH Restoration Inc.....	80	Warren Roofing & Insulating Co.....	67
HZW Environmental Consultants, Inc.....	24	Western Waterproofing	66
Industrial Landscaping.....	15	Weston, Inc.....	40
Infinity Construction.....	65	Westview Concrete Corp.....	6
Infinity Paving Company.....	37	Window Cleaning Specialists	23
Interstate Kitchen Supply	9	Woodhill Supply, Inc.....	46,51
		Workplace Resource.....	45

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