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# Properties

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## New Day

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[www.propertiesmag.com](http://www.propertiesmag.com) | vol. LX, issue 6

- **Phil Vedda and Sons Printing builds on a firm foundation**
- **A new look for Home Savings and Loan in Streetsboro**
- **Avalon Station to offer convenient, efficient living**
- **The Cliffs on Rocky River emerges on horizon**

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## Welcome to the Green



KEN KRYCH

So summer is finally here at last and as our surroundings have all gone green so is our June issue focusing on environmental issues written by local professionals.

More and more each year, we find that this is becoming more of an important topic and trust you will find the special department interesting and informative. Included are articles on asbestos abatement, legal issues surrounding the purchase of contaminated properties, a look at one local company that has developed a quite interesting, environmentally friendly composting product, and more.

### D-A-S Construction's 20th Anniversary

We are pleased that D-A-S called upon us to do a special mini-magazine

insert devoted to the company's history and many accomplishments during the last 20 years. D-A-S has worked very hard and smart to grow as it has. And the company continues to grow and do more and larger projects throughout our region. For this and more, we salute them.

### Morningside at Martin's Run

Our cover features the latest development which just opened in Lorain. Morningside at Martin's Run is a modern, active adult community (for those 55 and older), which offers a great variety of home styles, a beautiful new recreational center and many sports activities for everyone to enjoy that were planned across the site. When completed, it will encompass 500 acres in all.

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### Phil Vedda and Sons Printing

Another main feature is a great story of a truly family-run business that has just opened its new facility in Lakewood. The company has been printing now for 50 years and now has a state-of-the-art facility with the world's best equipment to accommodate its customers.

### Coming up!

Next month, we devote our attention to the best in interior design and have contacted the top people in the field to bring you their most unique recently completed interior designs projects.

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Positively,

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# Waterside Living

## Lakewood, Foran Montlack Development unveil plans for The Cliffs on Rocky River

By Nancy Loyan Schuemann | Illustrations courtesy Foran Montlack Development

Lakewood Mayor Thomas George and Foran Montlack Development recently unveiled plans for Lakewood's first new waterfront development in more than four decades.

The Cliffs on Rocky River, a 50-unit multi-level luxury condominium and boat dock on the terracing the 1.4-acre site of the former Krumreig Marina, holds special meaning for the Foran and Montlack families, whose family history in Lakewood spans several generations.

"One of Lakewood's strengths is that we offer a variety of housing to fit all price ranges," George says. "This new construction offers buyers yet another great option."

George notes that the developers were able to acquire the property through



**ON THE RISE** Construction on The Cliffs on Rocky River is due to begin in July, with the first occupants moving in next year.

negotiations with willing property owners.

"There was no threat of eminent domain, nor use of tax abatement," he says. "We prefer when there is an amicable agreement between the developers and the property owners."

Construction is due to begin in July, with the first occupants moving in this

time next year. Total value of the project is estimated to be \$20 million.

The dramatic 10-story structure, designed by architect Mike Caito of City Architecture, will be built into the cliff side and steps back with each floor level to create huge terraces. Each unit will feature 11-foot ceilings with Low E energy-efficient glass curtainwall allowing for river and lake views and majestic sunsets. In addition, the hillside will provide thermal integrity to preserve heat and provide energy savings.

The superstructure and floors will be of concrete and green building techniques utilized.

"The building is designed to maximize views of nature with which residents will be able to interact," Michael Caito, Principal with City Architecture




**STEPPING OUT** The 10-story structure will be built into the cliff side and steps back with each floor level to create huge terraces.

explains. "We have created a unique blend of floor plans. The hillside setting influences the organic nature of the building form, which steps up the hill, allowing for large, open terraces at each unit. The building is constructed of concrete, stone, steel, glass and accents of varnished wood which will visually reinforce its organic setting and nautical ties to the water."

The structure will house 27 single-floor flats, 13 dockside townhouses with private attached garages, and six multi-level penthouses. Units will range in size from 1,430- to 4,100-square-foot and will have oversized private terraces. Heated underground parking will be provided. An added feature will be a 50-boat slip marina where buyers can keep a boat docked at their doorstep, selling for an average of \$30,000. The Cliffs on Rocky River will be priced from \$280,000 to \$1 million.

"There are very few sites like this," says Rick Foran. "You feel like you're in a vacation location, yet you can be on Public Square in under 10 minutes. And the views are spectacular."

"We are very excited about this project," Michael Montlack adds. "We believe Lakewood is an outstanding place to live, offering many amenities and outstanding city services."

The Cliffs on Rocky River will offer an urban blend, with the vacation-home tranquility of waterfront living and the convenience and close walking distance to the shopping and entertainment districts of Lakewood and Rocky River. The property adjoins the MetroParks with trails for outdoor activities. For those seeking a lakefront luxury lifestyle with maintenance-free living in a convenient location nestled in a natural setting with cutting edge architecture and design, The Cliffs on Rocky River will provide the perfect home. 

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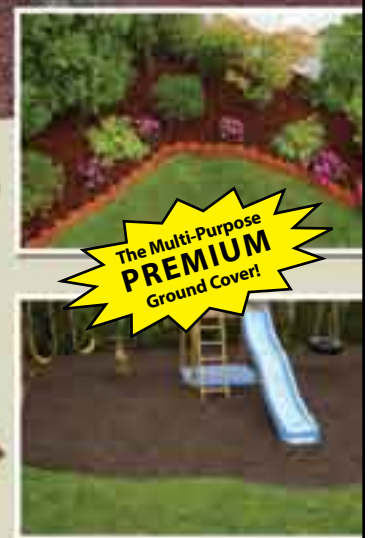
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# AIA Honors the Historic Preservation of Local Landmarks

In May, the Cleveland chapter of the American Institute of Architects (AIA) presented Preservation Awards to seven local projects at its Historic Preservation Program at the Howard Metzenbaum U.S. Courthouse in Cleveland. The AIA's Committee on Historic Resources paid tribute to the restoration of seven historic buildings for excellence in preservation, adaptive use and maintenance.

The keynote speaker at the event was Alicia Weber, director of Fine Arts Programs for the General Services Administration (GSA). Her presentation focused on the conservation of the courthouse as a historic landmark. She also discussed GSA's wider goal of targeting federal buildings throughout America for preservation. The GSA's Art in Architecture Program aims to conserve American style, aesthetics, history and culture through preserving buildings.

The courthouse itself is an award-winner. Westlake Reed Leskosky planned its \$44.6 million renovation, including restorations of the courtrooms and mural preservation by F.D. Millet, Edwin H. Blashfield and Kenyon Cox. (See Properties, July 2005 for full feature.)

Following is a list of all seven award winners from the event.

## McGuffey School

1515 West 29th Street, Cleveland, Ohio

**Owner:** McGuffey School, LLC

**Originally Constructed:** 1910

**Original Architect:** Frank Barnum

**Restoration Architect:** Bogart Architecture, Inc.

**Restoration Contractors:** Tesco Builders, R. W. Clark Company

## West Tech Lofts

(Originally West Technical High School)

2201 West 93rd Street, Cleveland, Ohio

**Owner:** The Orlean Company

**Originally Constructed:** 1912



Photo by Ken Nygth

Shiloh Baptist Church

**Original Architect:** Frank S. Barnum

**Restoration Architect:** Sandvick Architects

**Restoration Contractor:** Marous Brothers Construction Company



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## Hanna Perkins Center

(Originally Malvern School)

19910 Malvern Road, Shaker Heights, Ohio

**Owner:** The Hanna Perkins Center for Child Development

**Originally Constructed:** 1922

**Original Architect:** Charles W. Bates

**Restoration Architect:** Bogart Architecture, Inc.

**Restoration Contractor:** The Bolton Pratt Company

## Josaphat Arts Hall

(Originally St. Josaphat Church)

1435 East 33rd Street, Cleveland, Ohio

**Owner:** Josaphat Properties, LLC

**Originally Constructed:** 1915

**Original Architect:** A.F. Wasilewski

**Restoration Partners:** Russo & Sons Roofing Company, Griffin Decorative Painting Studio, City of Cleveland Storefront Renovation Program

## Shiloh Baptist Church

(Originally Temple B'nai Jeshuran)

5500 Scovill Avenue, Cleveland, Ohio

**Owner:** Shiloh Baptist Church

**Originally Constructed:** 1906

**Original Architect:** Harry Cone

**Restoration Architect:** Michael Benjamin Architect

**Restoration Contractor:** Korfant & Mazzone

## Nottingham-Spirk Innovation Center

(Originally First Church of Christ, Scientist)

2200 Overlook Road, Cleveland, Ohio

**Owner:** Nottingham-Spirk Design Associates

**Originally Constructed:** 1931

**Original Architect:** Walker & Weeks

**Restoration Architect:** City Architecture

**Restoration Contractor:** MCM Company

## Howard Metzenbaum United States Court House

(Originally US Post Office, Custom House and Court House)

201 Superior Avenue, Cleveland, Ohio

**Owner:** General Services Administration

**Originally Constructed:** 1910

**Original Architect:** Arnold Brunner

**Restoration Architect:** Westlake Reed Leskosky

**Restoration Contractor:** Dick Corporation 

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## The Lofts of Avalon Station Offer Local Environmental Solution

Heartland Developers, the City of Shaker Heights and the Rapid Transit Authority (RTA) designed The Lofts of Avalon Station at 16700 Van Aken Boulevard with an eye towards the environment. The high-end residential development includes a green roof and offers easy access to public transportation in the face of jaw-dropping gas prices.

The Lofts are jumping on the trendy, environmentally conscious and economical green roofing bandwagon.

The popularity and demand for green roofs has increased since 2004 by 80% in the United States, and by 72% in the U.S. and Canada combined.

At the Lofts, the green roof above the parking garage is a third-acre private park comprising 45% of the building's footprint.

By providing heat and sound insulation, it saves money, energy and natural resources.

Located near the RTA Waterfront Blue Line Rapid station at Lee Road, the luxury development offers savings and easy access to public transportation. The Lofts offer an alternative to Clevelanders, who on average pay \$6,860 every year in skyrocketing gas prices and parking fees to commute by car. Riding RTA, in

comparison, costs a commuter \$1,348 annually.

Housing like this is in demand nationally. Hurricane Katrina and other factors have caused gas prices to rise throughout the US, sparking mass interest in alternative transportation and fuels and global warming. The Lofts, a Transit-Oriented-Development (TOD), fulfill the need to conserve locally.

TODs are an increasing trend in building and planning. Designed to reduce dependency on cars and gas, they provide attractive, centralized, walkable living and retail communities. TODs include bicycle, scooter and rollerblade paths as access to central rail stations. Because TODs are so densely developed, they encourage walking and reduce traffic congestion and headaches. Communities like these benefit local shops and retailers because customers



Photo courtesy Heartland Developers  
**RIGHT TRACK** The lofts, which span three blocks and boast a striking copper tower entry, are situated near the RTA Waterfront Blue Line RTA station at Lee Road, which offers residents transportation alternatives.

live so nearby. They reduce the need for urban sprawl and thereby save money on building roads.

The Lofts are serving as a model for another TOD, RTA's Euclid Corridor Project in Cleveland.

TODs are a main focus of a Shaker Heights redevelopment plan. The \$60-million strategic investment plan involves cultivating areas near Rapid stations with attractive housing, high-end shopping districts, a Heinen's, community and recreation centers and libraries.

The Lofts span three blocks and boast a striking copper tower entry. The first of the project's three phases includes 50 luxury units. Upon completion, the development will offer 150 units with oversized windows, great views, open floor plans, private terraces and, of course, the private roof-top park. Units are set to start at \$200,000. **P**

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# April Construction Advances 4 Percent

The value of new construction starts increased 4% in April to a seasonally adjusted annual rate of \$688.7 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Moderate gains were reported for nonresidential building and nonbuilding construction (public works and electric utilities), while residential building showed more modest growth. Through the first four months of 2006, total construction on an unadjusted basis came in at \$210.5 billion, up 8% relative to last year's January-April period.

The latest month's data lifted the Dodge Index to 146 (2000=100), compared to a revised 140 for March.

"The current year is seeing a shift in the source of expansion for construction activity," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "Single-family housing had been providing the upward push for much of the past five

years, but now it's beginning to lose momentum. Nonresidential building in 2006 has picked up the slack, as stronger fundamentals such as improved occupancies and rents are outweighing any dampening arising from higher materials costs. In addition, the public works sector is being boosted by enhanced transportation funding, and the volume of new power plant construction appears to be turning upward after a lengthy decline."

## Nonresidential building

Nonresidential building in April grew 5% to \$189.1 billion (annual rate). On the commercial/industrial side, store construction continued at a very healthy pace, rising 14% for the month, and it was joined by a 28% increase for warehouses. The manufacturing building category jumped 67% from its low March amount, helped by these April starts – two large ethanol plants valued each at \$125 million located in Indiana and

Nebraska, a \$100 million pharmaceutical plant in Virginia, and a \$60 million gypsum panel plant in Pennsylvania. Office construction in April settled back 5%, while hotel construction dropped 50% from a March that included the start of the massive Palazzo hotel project in Las Vegas, Nevada. The hotel portion of the Palazzo project had an estimated construction start cost of \$1.3 billion; if this project is excluded from the March statistics then hotel construction in April would be up 59%. Large hotel projects that reached groundbreaking in April included the \$244 million convention center hotel in San Diego, California and a \$142 million hotel/casino expansion in Atlantic City, New Jersey.

"The financial performance of the lodging sector over the past year has been quite strong, and hotel construction in 2006 is on track to post a substantial gain," Murray says.

With regard to the institutional structure types, healthcare facilities in April

jumped 46% from a subdued March, regaining the elevated pace that had been reported during much of 2005. Large hospital projects that reached groundbreaking in April were located in Lawrenceville, Pennsylvania (\$174 million), New York, New York (\$101 million), Honolulu, Hawaii (\$94 million), Visalia, California (\$93 million), and Indianapolis, Indiana (\$90 million). Strong growth in April was also shown by public buildings (courthouses and detention facilities), up 52%; followed by gains for churches, up 26%; transportation terminals, up 17%; and amusement-related projects, up 11%. The amusement category was boosted by the start of a \$100 million theater as part of the LA Live development in downtown Los Angeles, California. School construction in April eased back 2%, although the level of new starts for this structure type was still 4% above the average rate witnessed during 2005.

## Nonbuilding construction

Nonbuilding construction, at \$116.0 billion (annual rate), advanced 9% in April. Sharp gains were reported for highways, up 17%; and bridges, up 46%.

"The transportation sector in 2006 is being helped by having the multiyear federal transportation bill now in place, and more specifically by the greater funding coming from the federal government for fiscal 2006 combined with enhanced funding from the states," Murray says.

The environmental categories had a mixed performance in April – while water supply projects were up 5%, sewer construction dropped 20% and river/harbor development fell 26%. The electric utility category had a very strong April, climbing 175% relative to a lackluster March. Two large power plant projects reached the construction start stage in April, located in Alabama (\$438 million) and Nevada (\$420 million).

## Residential building

Residential building in April edged up a slight 2% to \$383.5 billion (annual rate). Single-family housing in dollar volume was essentially flat, and since the fourth quarter of 2005 single-family housing has seen a gradual loss of momentum. The cost of financing



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is moving upward – the 30-year fixed mortgage rate averaged 6.5% in April, compared to 6.1% back in January, and May has seen a further rise to 6.6%. With homes taking longer to sell, the inventory of new homes for sale has been rising, contributing to what has been so far a modest slowdown for construction. While single-family housing was unchanged in April, the multifamily side of the housing market climbed 13%.

April included the start of 18 condominium/apartment projects valued at \$50 million or greater, with eight of these projects located in Florida.

“Although there’s emerging concern that some markets are being overbuilt, especially in Florida, the volume of new multifamily construction to this point in 2006 remains very strong,” Murray says.

By region, residential building in April showed this pattern – the South Atlantic, up 8%; the South Central, up 4%; the West, up 1%; the Midwest, down 3%; and the Northeast, down 10%.

On an unadjusted basis, the 8% gain for total construction during the first four months of 2006 compared to last

## April Construction Contracts for Cleveland Area

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

	2006	2005	Percent Change
<b>Nonresidential</b>	\$71,028,000	\$46,986,000	+51
<b>Residential</b>	\$113,749,000	\$148,141,000	-23
<b>Total Building</b>	\$184,777,000	\$195,127,000	-5

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

	2006	2005	Percent Change
<b>Nonresidential</b>	\$286,007,000	\$201,235,000	+42
<b>Residential</b>	\$365,432,000	\$443,131,000	-18
<b>Total Building</b>	\$651,439,000	\$644,366,000	+1

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

year was due to this behavior by sector – nonresidential building, up 14%; nonbuilding construction, up 8%; and residential building, up 5%.

In terms of geography, total construction registered this year-to-date

performance – the West, up 13%; the South Central, up 8%; the Northeast, up 6%; and the Midwest and South Atlantic, each up 5%. **P**

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Who's Watching Over Your Deal?

# Protecting People & Property

## Sunray Window Films installs security coatings at Cleveland Hopkins Airport

Sunray Window Films, LLC, a 3M Authorized Prestige Dealer, recently completed work at Cleveland Hopkins Airport, a federally funded project, in an effort to ensure safety and security for the 12 million people who travel through the airport annually. The company is responsible for protective film coatings that are for both commercial and residential applications and specializes in the application of 3M Safety & Security Window Films with the Ultraflex system.

At the airport, the area of glass the company covered with 3M Safety & Security Window Film & Fasara Window Film exceeds 12,000 square feet. Some areas had received a double application of 3M Security Film & Fasara (etched-glass appearance) Window Film. Other areas of the airport needed scaffolding, as well as netting, to ensure the safety of people who used the escalators while the company installed the film.

The Hopkins Airport application, which took 18 days, consisted of removal of old film, partial removal of gasket, cleaning of the glass, application of 3M Window Films and the application of the Dow Corning 995 silicone structural



Photos by Ken Koych

**TAKING OFF** The Hopkins Airport application, which took 18 days, consisted of removal of old film, partial removal of gasket, cleaning of the glass, application of 3M Window Films and the application of the Dow Corning 995 silicone structural adhesive system.

adhesive system. All of these steps were made to ensure the safety and security of travelers, most of whom won't know it has been applied to the glass.

Tested in compliance with the United States General Service Administrations (GSA) test standard protocol and Factory Mutual (FM) FMRC 4350, Ultraflex is an innovative approach to a touch job,

making sure the filmed glass system stays in the frame upon impact and cycling.

3M Safety & Security Window Films are designed to minimize or deter the effects on glass from the forces caused by tornadoes, windstorms, explosions, earthquakes, smash and grab attempts and burglary. This special film solution, made by 3M and installed by Sunray



**FULL COVER** 3M Window Films are installed in hospitals, banks, government buildings, airports, retail stores, malls and more.

Window Films can deter but more importantly deny the intrusion from burglary, for example, or terrorists who might target facilities to obtain materials of various kinds. In retail applications, the product effectively reduces smash and grab, while it is essentially invisible.

In the event of bombs or other types of possible explosions, it is the shards of unprotected glass that can cause the most injuries, injuries that can devastate people. So, the 3M safety & security-combined aspects of these products are excellent and deliver a high value of protection from fragmentation and projection of the glass.

3M Window Films are installed in hospitals, banks, government buildings, airports, retail stores, malls, computer outlets, high security applications and so on, so many of the most interested people are facility managers who immediately understand the benefits once they look into the products offered at Sunray Window Films. **P**

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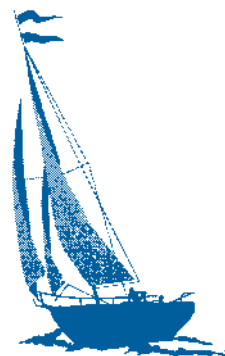
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## HOT OFF THE PRESSES

### VEDDA AND SONS PRINTING SETS A FOUNDATION FOR SUCCESS

By Jessica Nelson | Photos by Ken Krych

The aroma of Italian cooking wafts through the door of a cozy office packed with U.S. military awards. Images of too many grandkids to count and a happy bride and groom smile out at Phil Vedda as he readies himself to prepare a home-cooked lunch for his employees.

For the owner of Phil Vedda and Sons Printing Inc. at 12000 Berea Road in Lakewood, work has always been about family. The Veddas have dedicated their lives to the printing business, with Phil and his sons Jim and Joe working at the Berea printing facility and another son, Phil Jr., running PS Graphics in Lakewood. This sense of family underlies the 50-year-old business – and the company's brand-new, \$1.36-million, 17,000-square-foot building was built on an equally strong foundation.

#### A STRONG FOUNDATION

Vedda and Sons boasts four Heidelberg printing presses, including three offset presses and one letterpress. The abso-

lutely precise, humongous marvels of modern technology can weigh between 25 and 30 tons each. But in order for them to function properly, they cannot move. At all.

However, before work began on the site, the ground was unstable. Until January 2006, the construction site was a vacant, 75-year-old landfill at least 16 feet deep, made up of years of construction debris, graphite, crabgrass and railroad junk cast off from the nearby train tracks.

For General Contractor Mike Marron, president of Baywest Construction Group Inc. in Westlake, and Principal Architect Gerry Weber, president of Weber Architecture in Lakewood, the

challenge was to strengthen the soil and to build a foundation strong and stable enough to accommodate the massive Heidelberg and the rest of the building. Project Engineer Loretta Snider of Hull and Associates Inc. in Solon was responsible for geotechnical monitoring and materials testing.

"Vedda wanted the flexibility to put a press anywhere in the building," Weber says. "We engineered the whole floor to take that into account, and because of that we also had to engineer the base to take that into account."

Snider began preparing preliminary site grading engineering plans in the fall of 2004. She prepared the bid documents to go along with the plans and worked



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closely with the City of Lakewood to administer the project.

"We took everything from existing conditions to the preliminary grades," she says.

The team called in Jim Bullard, a design associate for Geopier Foundation Company, based in Indiana, to solve the problem. The national company's patented products reinforce settlement-sensitive soil by compacting it to form underground piers or columns that compress the surrounding ground in all directions, creating a stable surface upon which to build. It was a good alternative to over-excavation, he explains.

Before construction on the actual building began, Bullard began installation of a Rammed Aggregate Pier (RAP) System in April 2005.

Bullard used crushed stone to create the piers by filling 225 drilled holes, each 30 inches in diameter and 12 feet deep, spaced approximately ten feet apart throughout the site. The process involves adding the stone to the holes in layers. A beveled tamper pounds down on each layer to a thickness of one foot. As the stone packs together, it expands horizontally into the surrounding soil. The lateral stress in the ground creates strength.

Bullard took five days to get the site stabilized.

"The idea is we can put it in very quickly," he says. "We leave the site, then the contractor comes back in and continues as though it were conventional construction."

### WORKING TOWARD THE FUTURE

Weber and Snider oversaw excavation of an area behind the building, providing Vedda with the option of a possible expansion in the future.

"The unsuitable fill material wasn't as deep there as it was in the front of the building," Snider says.

Here, soil was removed so that Vedda has the option of a future addition. The 120-foot by 121-foot cavity measured seven feet deep. The cavity was filled for



**HEAVY DUTY** Each of the company's Heidelberg printing presses weighs between 25 and 30 tons and, to work correctly, must not move at all. As the building site was unstable, much work was put into securing the foundation.

future expansion, but this time, not with a RAP System.

"From an economical standpoint, it just made sense to excavate the unsuitable material and replace it with compacted engineered fill," Snider says.

To cut costs and save on hauling expenses, the team piled the removed soil in mounds on the property. The mounds now serve as a barrier between the building and the train tracks. A ten-

tative plan to use them as a wildflower garden is in the works as well.

Snider also managed undercutting work on the parking lot on the east side of the building. The material below subgrade did not offer sufficient support. The undercutting process involved excavating below subgrade and replacing that material.

The building's floor is an extra-heavy structural slab. The stone base includes layers of Geogrid, a stabilizing mesh.

"We supported the slab with slab-on-grade construction and conventional spread footings," Bullard says.

With the foundation and earthwork complete, the single-story building was ready to go up.

Marron began construction in June of 2005 with more work on the building's foundation. He started with the north end of the building, now directly underneath the pressroom. He installed

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footers, which had to be situated perfectly on top of the piers. Because the building sits on a small hill that rises to north, he also pumped the ground with concrete to accommodate sanitary and storm drainage. He worked his way south to the building's front. Here, he used steel to further reinforce the foundation.

**SPECIAL FEATURES**

The Heidelberg presses purr loudly in the pressroom like a gigantic, pampered pride of lions. Contented they should be. Just as the floor and foundation were constructed mainly out of concern for the presses, so was the rest of the building.

Special fluorescent lighting designed by Weber illuminates the pressroom. It replicates daylight, providing better color rendition.

Marron used steel-bearing masonry here to save money, adding two steel columns and three joist girders to create clear height. He used through-the-wall blocks rather than masonry veneer and metal studs. This method decreased the amount of labor necessary, Marron says.

Marron eliminated the need for unnecessary thermostat controls, saving Vedda \$19,000.

"We could adjust the airflow, heat and temperature by just placing thermostats only where needed instead of one

in every room," he says. "You don't have a different control in each room of your house."

All of the building's windows are in the front, so this area required separate controls, as did the pressroom, he explains.

Humidity is an issue for any printer. Every time the 10-by-12-foot loading dock doors on the pressroom's east side open, the humidity status in the room changes.

To keep paper dry and help ink dry faster, Marron redesigned the HVAC system using the money saved on thermostat controls. Marron installed a dehumidifier add-on to the building's four air conditioning and heating rooftop units to eliminate the moisture that could spoil Vedda's products.

Because of the early delivery of the Heidelberg presses, propane temporarily heated the pressroom for three weeks because of the sensitivity of the presses. They had to be maintained at a certain temperature at all times until gas and electric companies turned on the building's utilities. In all, Marron estimates Baywest's



**WARM SPACE** Vinyl faux wood flooring was used in the office.

value engineering saved Vedda over \$100,000.

"By doing value engineering and by using the lowest, most qualified, responsible bidders, we were able to save a total of \$300,000 and bring this project to the point where banks readily agreed on financing," he says. "The thing was to come up with ways for Vedda to build this building and get it financed. We made modifications to the building and kept it within the design so that the average layperson doesn't notice the differences. We did not sacrifice the look of the building."

As Weber explains, his firm took the initiative to design a building that would look like it had been there for many years. He achieved the building's vintage look with neat-looking, tan, jumbo brick. Green trim accents the windows and doors. The effect complements and enhances surrounding properties without the building sticking out like a sore thumb.

Weber selected the vinyl faux wood flooring in the building's office space, which leads through the halls to the office kitchen, where something smells good.

**A SENSE OF COMMUNITY**

"That's a hard-working family and their employees have been there for a long time," Marron says of the Veddas. "We tried to work with their needs and their desires. They were very involved in this."

"I'm here to stay," Vedda says. "I've been in Lakewood for 50 years."

Apart from improving the Berea Road neighborhood's appearance, Vedda's move from 11730 Detroit Avenue in

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Lakewood was beneficial in other ways. It increased the Berea Road property's value by more than \$1 million, cleared space for a possible expansion of Virginia Marti College on Detroit Avenue, and kept a local family business with a good reputation within the city limits.

The team worked closely with Lakewood officials to set an example for future construction on Berea Road.

"We've seen from projects like this one that oftentimes, when there is a focus on or attention paid to a new site, it does act as a catalyst for targeted economic development," says Kara Allison, government and community relations practice leader for Hull and Associates Inc.

"This was a little outside the box," she explains of finding and improving the location. "It was a creative way of looking at development."

"I think the city really handled it well," says Snider.

"It was a good project," Bullard says.

"The City was good to work with," says Marron. "I think we got a beautiful building. I think we got a happy customer. We're proud of what we did." **P**

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**How many people does your company employ?**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/> 10 or less | <input type="checkbox"/> 100-150 |
| <input type="checkbox"/> 11-25      | <input type="checkbox"/> 151-200 |
| <input type="checkbox"/> 26-50      | <input type="checkbox"/> 201-500 |
| <input type="checkbox"/> 51-100     | <input type="checkbox"/> 500+    |

**What is your company's gross annual revenue?**

- |  |
|--|
| <input type="checkbox"/> Less than \$500,000         |
| <input type="checkbox"/> \$500,000 to \$1,000,000    |
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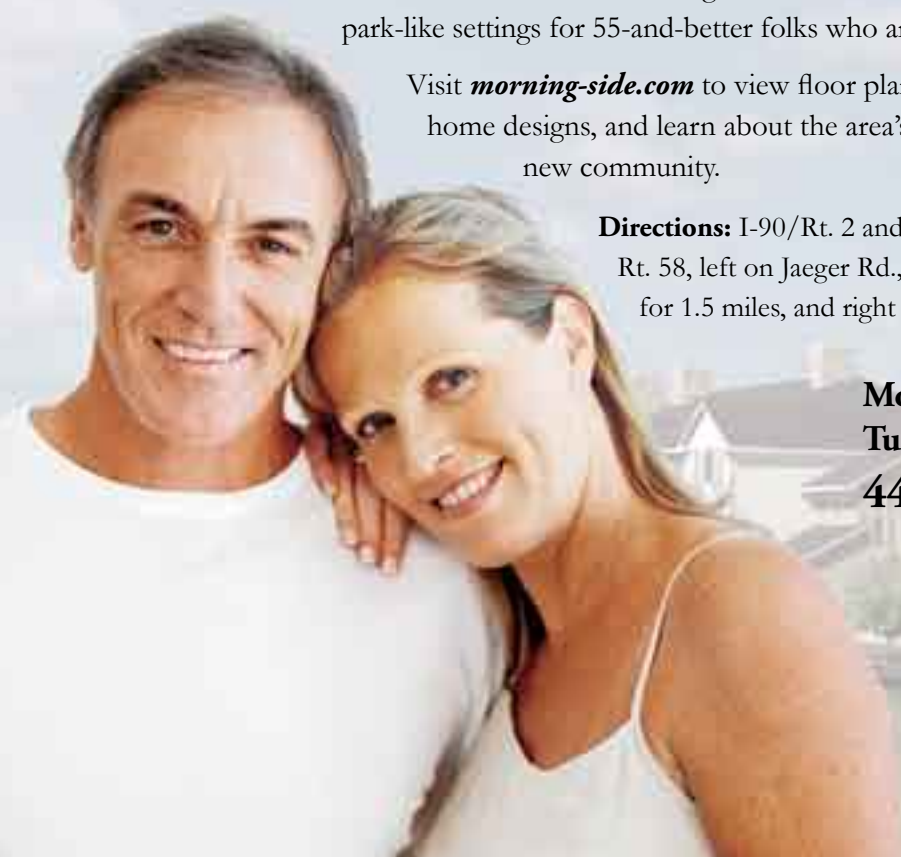
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# New Day

**Morningside at Martin's Run offers modern, active adult lifestyle options**

By Nancy Loyan Schuemann | Photos by Ken Krych

The biggest trend in homebuilding is the targeting of baby boomers as they downsize and put more emphasis on the quality of life. Every day, 10,000 people in the United States turn 50, a trend that will continue for the next 20 years. Lifestyle communities are no longer relegated to the Sun Belt. Northeast Ohio is becoming a hotbed of developing communities for those "55 and better."

Northeast Ohio-based Oster Homes is meeting the demand for low-maintenance resort-style living. The firm's newest development is Morningside at Martin's Run, an active adult community at 3665 Morningside Way in Lorain. Construction began in the spring of 2005.

Twenty homes were sold by its grand opening, which was held on June 3,

2006 with tours, food and a Caribbean Cruise getaway. The first homeowners have already moved in.

"The active adult concept has flourished in the South and Southwest for years," Tom Oster, co-founder and co-president of Oster Homes say. "Morningside delivers all the best that active adult living has come to represent – just for those who know and love everything Northeast Ohio has to offer. This type of living is well past due for the Greater Cleveland area.

"Baby boomers have and will continue to break the mold even into their golden years. Oster Homes recognized that people are living healthier today and are looking for new opportunities for personal enrichment. Morningside meets these needs with the widest range of resort-style amenities."



**SMART DESIGN** Consideration was given in the design to provide spaces for various options; in this case this first floor space is a perfect setting for an office.

loft homes with first-floor master suite, villa-style homes and single-floor condominiums. Homes range in size from one to three bedrooms with 726 to 2,140 square feet of living space. A homeowners association takes care of seasonal landscaping, green space maintenance and snow removal, freeing up time for more leisurely pursuits.

Lifestyle activities abound. A lifestyle director has been recruited to assure that buyers' leisure time goals are met, from organizing community events, activities, seminars, clubs, planning off-site excursions and managing the Morningside Clubhouse and Fitness Center. A monthly calendar of events offers a variety of activities and opportunities.

The multimillion-dollar, 13,000-square-foot Morningside Clubhouse and Fitness Center is the focal point of the community. The traditional designed structure was completed in January of 2006.

Morningside is part of a 500-acre master plan at Martin's Run, offering housing options for almost every lifestyle.

"Since Morningside serves those 55 years and better, we are able to deliver a neighborhood that satisfies very specific wants and needs," says Evelyn Oster, co-founder and co-president of Oster Homes. "But in a larger sense, Morningside is also multi-generational since it is part

of Martin's Run, a community designed for everyone from first-time homebuyers to growing families and busy professionals. In this way, you get the best of both worlds and have the opportunity to live close to family."

Morningside offers more than a new address by offering a whole new way of life. With four distinctive neighborhoods, buyers are offered a variety of housing choices including traditional ranches,



**CENTER OF ATTENTION** One of the amenities of the recreation center is a double-sided fireplace which adds warmth and ambiance.

Located on a scenic pond with lighted outdoor fountains, the building is as majestic as it is practical. The sprawling stone façade building with curved copper canopies features a main entrance with brick walk, gardens, verdigris fountain and port cochere.

Inside, it features an atrium-enclosed, salt-water generating swimming pool and spa, atrium seating and a social area under a solarium with a glass cupola, a club-like lobby with seating and a see-through natural glass fireplace, and rooms for social activities.

The main room is a multi-purpose 176-capacity ballroom-banquet hall that can be divided into three smaller spaces and has an adjacent catering kitchen.

A billiards-gaming room, conference room, business center and a juice bar are additional features. Interior design is traditional with neutral shades of turquoise, brown and beige.

The complex also has a state-of-the-art fitness center with Life Fitness™ low impact equipment and a mirrored exercise/dance studio with shock absorbent flooring with the look of natural wood and locker rooms with showers.

A resort-like outdoor pool is nearby, as are joint-friendly Versa Court tennis courts and a chipping green, nine-hole putting green and driving range.

The Clubhouse is interconnected to the neighborhoods via a "Grand

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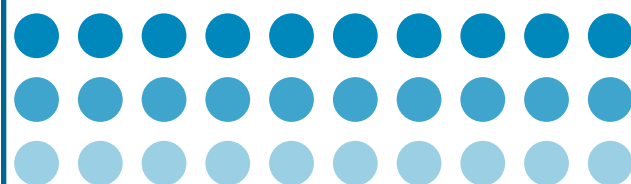
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Boulevard," a series of asphalt-paved walking paths that wind throughout the scenic 81-acre site. The natural setting allows for leisurely walks on two acres of walking trails with stops at 17 fitness stations, a gazebo, bocce ball courts and horseshoe pits and picnic areas. Paths are lit with Victorian-style post lights and all utilities wiring is con-

**"People are living healthier and are looking for new opportunities for personal enrichment. Morningside meets these needs."**

**Tom Oster  
Oster Homes**

cealed underground. The building lot was originally a densely-wooded forest. Morningside, with nature preserves, also borders 55 acres of the Lorain County Metro Park.

The homes at Morningside are constructed to fit the needs of the buyer, with a variety of sizes, floorplans, options and price ranges.

When completed, Morningside will be home to over 450 homeowners.

Homes are wood frame with simulated shake siding. Some models feature front porches. Each offers ample yard and garden space.

For those seeking the ease of one-floor living in a condominium setting, Morningside offers The Residences. Ground was broken in April 2005 on

the first three-story condominium building (a total of 11 buildings are planned). There are 24 units per building, eight per floor with comfortable lobby seating area with gas fireplace. Each apartment-style building offers one to two bedrooms, one to two bath condominiums with a large great room, walk-in closets and open kitchen ranging from 726 to 1,100 square feet of living space. Laundry hook-ups are included, though each floor features a central laundry room. Sound-deadening floors and sound deadening insulation offer quiet and privacy.

Underground parking and private elevator add to the security and convenience. Community gardens are nearby. These condominiums start from the \$120,000s.

The Cottages are charming villas for those wishing to scale down. These two-bedroom, two-bath homes offer single-story living, featuring open floor plans, storage and the convenience of a two-car garage. Basements and sunrooms are optional. Two models are available, the Magnolia and the Bartlett. These homes start from the \$170,000s and range from 1,375 to 1,600 square feet.

Located near a wooded nature preserve for added privacy, The Gardens offer a variety of open floor plans ranging between two and three bedrooms and two or two-and-a-half bathrooms, with the option of a first floor master bedroom with loft overlooking the great room. Models are the Hawthorn, the Bradford, the Primrose, the Herrington and the Phoenix. Basements and sunrooms are optional. These home begin in the \$180,000s and range from 1,326 to 2,140 square feet.

Offering luxurious single-floor living, The Manors are built on larger home sites to guarantee a quiet, private retreat. These premium homes feature large open floorplans, abundant storage and two full baths with two to three bedrooms. Three models are available, the Baylis, Ferndale or the Riverview. Basements and sunrooms are optional. These homes



**CLEARLY RELAXING** The clubhouse and fitness center features an atrium-enclosed, salt-water generating swimming pool and spa, atrium seating and a social area under a solarium with a glass cupola, a club-like lobby with seating and a see-through natural glass fireplace, and rooms for social activities.

start from the \$210,000s and range from 1,753 to 2,050 square feet.

Monthly maintenance fees range from \$170 to \$205.

As a bonus to homeowners, Oster Homes offers a Customer Care Team that is the buyer's personal liaison during the construction process. Oster Homes also offers professional interior design-

ers who work with buyers to select decorative options to personalize their home. The new Design Center showcases materials and fixtures and accessories for convenient selection with kitchen and bathroom displays offering additional ideas. The process doesn't end with the handing over of the keys. Oster Homes offers a warranty assurance program. Oster Homes provides a transferable limited 15-year warranty package to ensure the quality of a home for years to come.

Evelyn and Tom Oster, founders of Oster Homes in 1995, pride themselves in setting a higher set of standards and unprecedented level of quality, value and innovation in their homes. As builder and developer in all of their communities, quality and costs are contained.

Oster Homes are in communities located in Amherst, Avon, Lorain, North Ridgeville and Vermilion. Oster Homes was selected as one of the top emerging companies in the Greater Cleveland area by the recent Weatherhead 100 and Golden 30 awards committees. In 2005, Oster

Homes partnered with K. Hovnanian Homes, one of the nation's largest and most respected homebuilders, offering the dependability of a Fortune 500 company and the attention to detail offered by a successful local builder. For over 40 years, K. Hovnanian has built active adult communities across the nation.

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Morningside has already garnered awards. In 2005, Morningside was recognized with the Silver award by the National Association of Home Builder's Seniors Housing Council as one of the best active adult concepts in the nation. The North Coast Building Industry Association (NCBIA) named Morningside winner of the 2006 "Smart Growth development" award for best incorporation of the natural surroundings into the overall design and for use of dedicated nature preserves.

"We've been very excited by the attention Morningside has received both locally and nationally," Evelyn Oster says. "Morningside is very unique. It's a 55-plus concept community that not only caters to a new way of living, but embraces everything that is special about Northeast Ohio, including Lake Erie, local nature preserves and the proximity to other exciting experiences like the Rock and Roll Hall of Fame and Museum, Playhouse Square and more."

Morningside is located in growing Lorain County with nearby access to Route 2/I-90 and the Ohio Turnpike. Shopping (Lighthouse Village, a shopping center anchored by Home Depot, is located nearby), colleges, entertainment, recreation, Lake Erie (less than a mile away) and downtown Cleveland are only a short drive away. Four hospitals are nearby, including Community Health Partners across the street from the development. **P**

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We are proud to have been the builder for the new Home Savings branch in Streetsboro



## Investing in Growth

*Home Savings and Loan opens new branch, brings new conveniences to Streetsboro*

By John Elliott | Photos by Ken Krych

Who says lending institutions have to be boring and impersonal? Home Savings and Loan Co. doesn't think so, and its new, 3,600-square-foot branch at Streetsboro Crossing in Streetsboro proves it. The newest, 37th branch of Youngstown-based Home Savings and Loan, conveniently located at the intersections of state routes 14, 303 and 43 (and close to I-480), offers a comfortable environment where patrons can do their banking and have an opportunity to chat with loan officers in an open area.

Unlike the traditional lending institutions where tellers are secluded by iron bars from patrons who are forced to stand in long lines, the interior of this \$1.2 million facility is visually appealing. Loan officers sit in semi-private cubicles in the main waiting area, which also has a special children's play area, all designed to provide enhanced customer service.

The branch features three drive-thru lanes, including one drive-up ATM, private financial offices, extended hours and ample parking.

### Streetsboro Crossing evolves

The new branch is part of the up and coming, 426,000 Streetsboro Crossing shopping center, which includes Top's, Lowe's, Applebee's, Alltel, Target, Cicci's

Pizza, Dryclean USA, Dollar Discount, Great Clips, Pet Supplies Plus, Sky Bank, with more to come. The Home Savings branch is one of a handful of buildings along Route 303 that patrons must drive past to get to the main shopping center.

Home Savings occupies one acre at the northwestern corner of the complex. The access road at the northwestern corner runs behind the building and allows motorists to turn into the Home Savings parking area, which surrounds the building on two sides. Once motorists exit the parking area, they can take the access road to the stores or exit the complex without having to pass through any other parking areas.

All of the buildings in the Streetsboro Crossing complex sport a reddish brown

exterior, which complements the heavily wooded surroundings in this historically agricultural community. The Home Savings building beckons motorists with its double-pitched roof, large windows and a chimney-like tower.

The Streetsboro branch marks the most recent in a series of openings between Youngstown, Home Savings' home base, and Toledo, the most recent since the Fremont branch opened last August.

Dave DePasquale, president of Dipole Builders, the Sagamore Hills-based company that was the general contractor, notes that Home Savings, a company with \$2 billion in assets and 700 employees, has been fine tuning its new branch prototype for several



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years. The Streetsboro branch is similar to the Fremont building, but is smaller and has a different exterior color – reddish with a brown accent – to meet the developer's design specifications.

#### City seeks a quality design

The city of Streetsboro was interested in not only consistency in its commercial buildings, but something aesthetically pleasing for this area, which used to be a lumber yard. Linda Kovacs, the city planning director, notes that the city has invested in public improvements to support the new shopping area.

"We looked at this as an opportunity to upgrade the streetscape," Kovacs says of the parcel that Home Savings now occupies.

It was also important to have a good plan since there are various other residential and commercial developments in the works.

Mark Schroeder, vice president of leasing for Visconsi Companies Ltd., the Pepper Pike-based developer that manages Streetsboro Crossings, says Home



**WELCOME VIEW** The bank's open design was intended to promote customer/employee interaction.

Savings is part of the shopping center's second phase of development. The first phase began five years ago with the introduction of Top's and Lowe's. The new Target department store is also part of phase 2.

"We recognized the growth trend in that area and that it was in the path of growth," Schroeder says, noting that Streetsboro is midway between Akron and Cleveland. "We've created a center of commerce where none existed before."

#### A growing community

The design was an important consideration, Schroeder says, given the demographics that are emerging in Streetsboro. He says the area is bordered by Aurora and Hudson, two affluent communities. Hence, the city recognizes the importance of having a design scheme that is aesthetically pleasing and also allows new buildings to fit into easily.

"[Home Savings] is in a great position to take advantage of the growth of Streetsboro itself," he says.

The overall Streetsboro Crossings design was intended to be contemporary but basic enough not to be outdated quickly, Schroeder says.

"It won't quickly look like it's out of style," he says. "Certain materials last longer and hold up better to extensive winters."

The first Home Savings branch to follow the new prototype was built in Austintown in Ashtabula County.

Principal architect Joe Yank, a vice president and principal at Youngstown-based Strollo Architects, describes the new design as having some 1950s characteristics such as sloping gables, which are the most visible feature from a distance. The new design has an abbreviated downward slope, giving it a more modern look.

"We sloped it back to intercept the gable end glazing," Yank says.

The most obvious modern feature that a passerby will notice from the distance is the pitched roofs, a departure from the traditional flat roofs seen on most institutional buildings.

"They wanted to do something different," DePasquale says. "It's not your typical bank building or commercial building."

#### The prototype downsizes

After building its Austintown prototype at 45,000 square feet, the company decided to downsize the design. The Fremont branch followed at 3,700 square feet. The Streetsboro branch is slightly smaller than the Fremont facility.

The entrance and the windows at the front of the building beckon visitors with a lot of dark-colored glass. The window and doorframes were custom colored to match the roof shingles.

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The aluminum-framed windows practically extend to the top of the building, while the double doors are also glass. A horizontal mullion overhangs the entrance and the large front windows. This horizontal mullion also underlines a rubber roof that supports two triangular-shaped, pitched gables with fiberglass shingles, one facing the street and the other facing sideways.

A brown band of brick 32 inches from the base of the building lines up perfectly with the horizontal mullion.

"There is detail work inside with the soffits and some definite detail work outside," DePasquale says.

#### Meeting standards took work

Finding brick that met Streetsboro Crossing's design specifications took some work, DePasquale notes.

"We had to use their specification," he says. "They wanted consistency. We couldn't deviate from that."

Yank, the principal architect on the project, says they had custom-made modular brick Maple-Heights-based Chas. Svec, Inc. to match Akron Brick & Block's Quick Brick, a reddish-colored brick that couldn't be provided in the time frame needed.

The brick in the main prototype building is of a lighter tan color, which didn't work with Streetsboro Crossing, mainly because two of the major tenants, Target and Lowe's, have a lot of clear anodized aluminum in their exteriors.

Not only did the brick have to meet the design specifications, but the client wanted to meet certain energy efficiency standards. Granular fill, Styrofoam molded core filler and foamed-in-place installation are more common methods that only insulate the block's core, Yank says. Wherever drywall is attached to metal furring – the metal channels attached to concrete block face – ther-

mal transmission occurs since the space inside the block is cold.

The custom-made brick accomplished this objective in a matching color that stayed within the development's color scheme.

"For the same size exterior you get more interior space because the walls are thinner," he says. "It was our solution to the energy efficiency involved."

Strollo Architects designed Home Savings' new prototype, Yank notes. The interior in Streetsboro is essentially the same as in the Fremont and Austintown buildings, offering a ceramic tile floor, solid surface countertops, mahogany millwork, and a yarn knit, solid green carpeting in a leaf pattern.

#### An open interior

The main interior design theme is one of openness. The vaulted ceiling extends from nine feet at the entrance to 22 feet from at the teller stations. This is accomplished by a slanting, drywall ceiling soffit.

The lobby ceiling uses indirect, reflective lighting, which is less intrusive than direct lighting. The teller stations have fluorescent pendants hanging overhead.

The loan officer stations are positioned near the tellers, encouraging easy interaction between patrons and loan personnel.

"You have to walk by them to get to the teller line," DePasquale says. "When

you walk through the front door you have a visual sight of the teller line."

There is also a waiting area nearby with chairs and end tables.

One end of the room has a children's waiting area, offering chairs, wall-

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mounted bead and wire toys, and a TV/DVD monitor.

“Banking is becoming a standard retail platform,” says Lou Joseph, vice president of property and purchasing for Home Savings. “We can’t rely on people walking up to the teller, doing their banking and walking away. We need to engage them in some type of conversation. Hopefully, there is some cross selling going on. We want every part of your bank portfolio.”



**COLOR OF MONEY** The teller stations have fluorescent pendants hanging overhead.

**Listening to employees**

Joseph says the company sought input from its employees before finalizing the new design. Most wanted a more informal environment, hence the child’s play area. Joseph says he isn’t sure if this is right for every location and in Austintown they eventually reduced this space.

Loan officers wanted to be closer to the customers.

“It just made it less personal,” he says, concerning the traditional floor plan. “Today, you have many more people in a rush. Unless you engage them in a conversation, you’re waiting for them to come to you. You lose the opportunity to sell what you have.”

They also thought more drive up lanes was a good idea.

“We have seen an increased volume of drive up traffic and ATM traffic,” he notes.

What you don’t notice at first glance are the manager’s office, a conference

room, another administrative office, utility room, rest rooms and employee lounge at the east end of the main room. The 12-foot by 14-foot utility room houses the electrical panel, water meter and includes additional storage space.

The temperature is controlled remotely by means of sensors positioned throughout the building.

You also wouldn’t necessarily notice security measures, but that would be a wrong impression. The entire interior is monitored in Youngstown in real time by a digital video recorder. Strategically positioned cameras can focus in many areas, particularly the two drive-up lanes and the one ATM station.

Fire extinguishers are mounted on the walls.

Both DePasquale and Yank give Streetsboro high marks for its help in coming up with an acceptable design.

Yank notes that Streetsboro doesn’t have a lot of historic architecture, but the city was cognizant of having a consistent design in its growing commercial sector.

“They are trying to control what comes in,” Yank says. “They don’t want a wide range of styles. They want to get a decent look to their community.”

**A branch to be proud of**

DePasquale is proud to be a part of this rising establishment.

“We’re a small company and we’re not afraid to take on a project like this,” he says.

Banking design continues to evolve. Joseph said the company is thinking about having self service coin counting terminals and LCD screens on the walls behind the teller to promote products.

Joseph is most proud of the overall functionality.

“It doesn’t give you that stuffy feeling,” he said. “It just really turned into a great fit.”

“They’re trying to get away from the stodgy character,” Yank says.

Joseph says the company’s next branch will be in Tallmadge.

By working together, the client, the architect, the building and the city have come up with a lending branch that will meet the needs of a growing community and also takes the ambitious Streetsboro Crossing shopping center one more step toward fruition. **P**

**Active Plumbing Supply Co. Celebrates 50th Anniversary**

Painesville-based Active Plumbing Supply Co. is celebrating its 50th anniversary this year.

The wholesaler of plumbing products, cabinets, countertops and appliances now has locations in Willoughby, Bainbridge, Ashtabula and Cleveland in addition to its original Painesville facility.

Active Plumbing, which employs 70 company-wide, was recently named the 2006 Business of the Year by the Painesville Area Chamber of Commerce.

Co-owners are Chief Executive Officer Cindy Barber, President Chuck Rathburn and Vice President Bob Kirk. Barber and Kirk are the daughter and son of the company’s first employee, Dave Kirk. Kirk bought into the business in 1963, seven years after opening the first facility in Painesville.



Chuck Rathburn

**Smith Barney Plans Autumn Move to Pepper Pike**

Dino Palmieri, President of Palmieri Builders announced recently that Smith Barney has inked a deal to become

the major tenant in a new 50,000-square-foot, three-story building in Pepper Pike, committing to one-third of the available space. The building is the first new commercial office project to be

developed in Pepper Pike in over 15 years. The decision to relocate from Chagrin Falls was not an easy one for the financial corporation.

“Over the past three to four years, a considerable amount

of work has been done to make this a reality,” Palmieri says.

Smith Barney, one of the largest corporate tenants in Chagrin Falls, made considerable efforts to remain in that community. According to Bill Saltzman, senior vice president of Grubb and Ellis Company, Smith Barney underwent “an extensive search for existing sites that could accommodate the requirement.” Ultimately, it was determined that there was limited opportunity available in Chagrin Falls to meet current and future space needs due to the critical timeline, zoning and related issues. Pepper Pike is viewed as a gateway to the Chagrin Valley.

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"The new facility will provide outstanding accessibility and is in the center of Smith Barney's client base," Saltzman says.

Pepper Pike's draw may have been more than its location. With numerous banking and financial institutions opting to make the community their home, the city is being identified as the financial center of the eastside.

"With the number of financial institutions choosing Pepper Pike, we are striving to make this a financial center," Pepper Pike Mayor Bruce H. Akers says. "We proactively sought to work with Smith Barney."

Akers pursued Smith Barney for two years, contacting local employees and

out-of-town corporate officers.

Groundbreaking will take place this fall with the building slated to open in fall, 2007.

### Sloan Jansan Introduces Electronic Soap Dispenser

The SJS-1050 sensor-operated, wall-mounted, liquid soap dispenser for handwashing is now available from Sloan Jansan, a division of Sloan Valve Company.

The automatic soap dispenser, which allows hands-free, hygienic washing, incorporates battery-driven sensor technology that activates soap dispensing and automatically delivers a pre-measured amount of



SJS-1050 Liquid Soap Dispenser

liquid soap per application – giving approximately 1000 uses per refill. It utilizes a bag-type refill that simplifies replacement and reduces waste. The sight glass indicates when soap level is low.

There are three refill options: liquid soap, liquid soap with moisturizers and liquid soap antimicrobial.

The dispenser can ensure increased levels of hygiene and energy efficiencies, while dramatically escalating the overall restroom appearance.

For more information, contact Sloan Jansan, Division of Sloan Valve Company, at 877-652-6726 by phone, 800-447-8329 by fax or visit the company's website at www.sloanjansan.com.

### Realty One Real Living Launches New eBook

Realty One Real Living recently launched its new Real Living Magazine eBook, an online version of the com-

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This component completes the print and Internet integration of the magazines' contents and helps Realty One Real Living connect with even more buyers and sellers online. Subscribers can even search the issues by keyword and view archived editions.

"Using the eBook, a consumer can view a home they love, click on it and be directed to a detailed listing page on RealtyOneRealLiving.com with up to 13 photos, a virtual home tour, community info and an open house scheduler," says Barbara A. Reynolds, president of Realty One Real Living.

The eBook is available for all of Real Living Magazine's

Northern Ohio and Central Ohio editions.

### NAWIC Cleveland Chapter Receives Regional Awards

The Cleveland Chapter of the National Association of Women in Construction (NAWIC) was recognized for receiving five regional level awards at the annual Region 4 Forum event held in Grand Rapids, Michigan last month. The list of Region 4 awards Cleveland won includes placing third for the Regional Block Kids Competition, Professional Education Award for Single Best Program 2005-2006, First Place for PR/Marketing, First Place for Best Chapter Newsletter and the New

Leader Award for 2005-2006.

Cleveland Chapter 156's 2006 Block Kids Committee Co-chairs Nancy Janke, CIT, of Commercial Crane and Rigging, and Peggy Vura, of Midwest Equipment, were awarded third place for the Regional Block Kids Competition. Nearly 80 local children gathered this year for the annual event to have their individual onsite Lego building projects judged by local construction industry professionals in February.

Bethany Criscione, of VIP Restoration, Inc., accepted the Region 4 Professional Education Single Best Program Award for her submission of "LEED's: What are they? A Green Building

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Series." The Leadership in Energy and Environmental Design (LEED) is a stringent grading rating system that establishes certification levels of green building. The series Criscione put together was an opportunity for Cleveland Chapter members to gain insight on practices of green buildings and included a presentation on green buildings by Bill Doty of Doty and Miller, a member of the US Green Building Council, along with a tour of the Cleveland Environmental Center (CEC) on Lorain Avenue in Cleveland, which is the first commercial green building retrofit in the state.

Cleveland Chapter 156's current PR/Marketing Committee Chair Rachel Moviel, of eBlueprint,

received the Region 4 PR/Marketing Award for 2005-2006. She is responsible for news release publication, tracking of media coverage for chapter events and working with membership to market the chapter and obtain new members.

Denise Cole, CIT, of The Crowley Group, is the recipient of the 2005-2006 Region 4 New Leader Award. This award recognizes an active member of NAWIC belonging to the association for two years or less. Cole has volunteered on the Cleveland Chapter's budget committee, Block Kids Program Committee and the Construction Industry Committee and has volunteered time working on a house the chapter is refurbishing for the Home Repair Resource Center. Cole is also the editor of the Hard Hat, the chapter's monthly publication, which won the Region 4 Award for Best Chapter Newsletter.

Results of a McGraw-Hill Construction/National Association of Home Builders (NAHB) survey indicate that 2005 saw a 20% increase in the number of home builders producing green homes. The study indicates that number will grow by another 30% this year.

### NAHB Says Number of Green Homes Rising

The new report, Residential Green Building SmartMarket Report, details these findings as well as additional information on the green home movement.

By 2010, the value of the residential green building marketplace is expected to boost its market share from \$7.4 billion and 2% of housing starts last year to \$19 billion-\$38 billion and 5-10% of residential construction activity.

"Green home building is not a fad, but a trend, and one that is increasing at rapid rates," said Harvey Bernstein, vice president of Industry Analytics and Alliances for McGraw-Hill Construction. "The data we recently collected indicates builders will reach the tipping point by early next year, where more builders will be producing green homes compared to those not." P

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## Tools of the Trade



ALEC J. PACELLA

Over the past year, we have spent quite a bit of time discussing various concepts associated with real estate valuation. These have included CAP rate, discounted cash flow, net present value and internal rate of return. We know the building blocks but haven't talked about how to employ these concepts. In the 'old days', all a savvy real estate investor needed was a sharp pencil and blank envelope to go along with a sharp mind. But that all changed in 1978, when the folks at Hewlett Packard introduced a landmark number crunching tool, the HP12C. This month, we will introduce the most popular tools used to 'run the numbers'. Some are simple, others are complex, but all have one thing in common and that is to help the investor understand the true value of a property.

### Financial calculator

A financial calculator is an indispensable tool for most investors. It allows the user to quickly determine not only CAP

rates but also loan payments and amortizations, Net Present Values and Internal Rates of Return. All this and it fits in your pocket and costs less than a couple pizzas. Hewlett Packard revolutionized this tool with its HP12C and you still see these in use today. But the modern standard is the HP10B. It is 50% faster, costs half as much and offers greater functionality as compared to its great grandfather, the 12C. And no Reverse Polish Notation to learn (ah, I can hear the 12C purists screaming). Almost all calculator manufacturers, such as Sharp, TI and Casio, produce financial calculators but HP is the king. For info, see [www.hp.com/calculators/financial/10bII/index.html](http://www.hp.com/calculators/financial/10bII/index.html).

The Verdict: Good – inexpensive, highly portable, simple. Bad – inability to do more complex analysis, no reporting capabilities.



### PC spreadsheet software

This is the next step up in sophistication and, in some ways, offers the most flexibility. Although there are numerous vendors for spreadsheets, such as Lotus and QuattroPro, Microsoft Excel in general dominates this market. The beauty of Excel is that you can structure the analysis to suit a specific need, from a simple CAP rate analysis to a complex multi-tenant, multi-year IRR model to a new development pro-forma. Although these models are often built from scratch, once completed they can be re-used and/or customized. Also, there are numerous vendors that have ready-made templates for the most common applications, such as [www.lsemod.com](http://www.lsemod.com) or [www.investordictionary.com](http://www.investordictionary.com).

The Verdict: Good – relatively inexpensive, highly versatile. Bad – time consuming to build real estate applications, limited reporting abilities.

### PlanEase

This is a proprietary software package specifically designed to analyze real estate investments. Despite having a quick learning curve, it offers a comprehensive and high level of analysis with easy-to-understand reporting. But of course, this all comes at a cost. The package starts at about \$1,000 but has numerous add-ins that can easily double the price. There are other proprietary software packages out there, such as CCIM's STDB, but they can't match PlanEase's all-inclusive nature. Check out [www.planease.com](http://www.planease.com) for more information.

The Verdict: Good – comprehensive package, great reporting function. Bad – moderately expensive, limited popularity/commonality.

### Financial modeling software

In the 1980s, a software package called Pro-Ject burst on the scene. This DOS-based program was a milestone, as it harnessed the power of a PC to analyze properties with hundreds of tenants while adjusting a myriad of assumptions. But Pro-Ject's sluggishness in moving from DOS to Windows opened the door for Argus, which is now the standard for analyzing larger, intuitional-type properties. Argus is actually just one part of a whole suite of products, including asset management, property management,

## Heard Thru the Grubbvine

**Duke'n it out** Duke Realty is in the final phase of disposing its local industrial assets. The new owner of this 2.5 million square foot portfolio should be in place by mid-summer.... **Trophy, part III** The ownership of Fifth Third Center is weighing a potential sale. This 500,000-square-foot high-rise tower is widely regarded to be among the top office buildings in the city and follows the footsteps of 200 Public Square and Key Tower, both of which were sold last year. –AP

budgeting and forecasting applications. The downside is two-fold: cost and learning curve. The software is expensive, starting at \$4,000 with an almost-mandatory annual maintenance fee. And you will need some PC muscle to run the software. On the usability side, training is a must, particularly if you do not have experience with financial modeling software. But in the world of multi-tenant office buildings, large industrial buildings and shopping centers, everyone speaks the language of Argus. For more information, visit the Argus website ([www.argussoftware.com](http://www.argussoftware.com)).

The Verdict: Good – universal use among institutional investors, easily handles the most complex underwriting. Bad – expensive, need for training, overkill for smaller/simpler scenarios.

As you can see, analyzing real estate can be as simple or as comprehensive as you desire and all of the primary tools have trade-offs. However, all have also become very ingrained in this industry and most investors have several of these at their disposal, using whichever is appropriate for the immediate need. Of course, there is one other alternative and that is to visit your local office supply store and spend \$10 for a supply of pencils and notepads. Many an investment pro has prospered using nothing more than these simple tools. Just remember, it's the skills, knowledge and experience behind all of the assumptions that really makes the difference. **P**

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

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## Affiliated Business Arrangements: Real Estate Agents and Title Companies, Be Careful!



DAVID DRECHSLER

Real estate agents are often times the most likely source to refer business to title companies. Real estate agents may feel that they should be compensated for these referrals. While real estate agents cannot be paid a fee for a referral, a real estate agent can benefit financially so long as the strict requirements of the Real Estate Settlement Procedures Act (RESPA) are met.

RESPA prohibits title companies from paying kickbacks or fees to real estate providers such as real estate agents in return for referring business to the title company.

Referrals are permitted by a real estate agent, however, if a real estate agent is part of an Affiliated Business Arrangement (AfBA) and the strict guidelines of RESPA are followed. An AfBA is a provider of real estate settlement services in which a person in a

position to refer settlement services also has an ownership interest in the AfBA.

In order to qualify for the AfBA exemption certain requirements are necessary. These include that a disclosure be made of the existence of the arrangement to the person being referred and in connection with such referral and that the person is provided a written estimate of the charge or range of charges generally made by the provider to which the person is referred. In addition, the

referred person must also be advised that he/she is not required to use any particular provider of the settlement services. Finally, the real estate agent cannot receive anything of value from the referral, but can receive a return on the ownership interest of the AfBA.

RESPA also requires the AfBA be a "bonafide provider" of services. HUD statement of policy 1996-2, regarding

*The Real Estate Settlement Procedures Act (RESPA) prohibits title companies from paying kickbacks or fees to real estate providers such as real estate agents in return for referring business to the title company.*

sham control business arrangements, sets forth a ten-part test to facilitate in determining whether an AfBA is a sham. Some of the criteria include whether the entity has sufficient initial capital and net worth, whether the AfBA is staffed with its own employees, whether the AfBA manages its own business affairs, whether the entity has separate offices or shares offices with a title company or person who may have an ownership in the title company, whether the AfBA is providing substantial services, and whether the AfBA is actively competing in the marketplace. These are some of the criteria considered.

AfBAs can be an excellent way for a title company to gain market share and be very competitive. However, the AfBA must comply with the RESPA requirements and failure to do so can invite investigations and proceedings by the government and civil litigation, including class action litigation. If any title company is considering establishing AfBAs, it is highly recommended that the particular title company work with a qualified attorney, so as to be certain that the proper requirements are met. **P**

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*Nearly 400 of the area's top commercial real estate professionals attended the NAIOP Northern Ohio Chapter luncheon and awards program, which is dedicated to recognizing design, development and marketing successes.*

## Awards Recognize Best in Commercial Real Estate

The Northern Ohio Chapter of the National Association of Industrial and Office Properties (NAIOP) recently presented its annual Awards of Excellence at the Intercontinental Hotel at the Cleveland Clinic. The annual program recognizes the best projects, real estate transactions, and individual performances during the previous year in the commercial real estate industry in Northern Ohio.

Nearly 400 of the area's top commercial real estate professionals attended the luncheon program, which is dedicated to recognizing design, development and marketing successes in industrial, office and mixed-use developments completed in 2005.

Members of program sponsor companies, Chicago Title Insurance, Walter

& Haverfield LLP, LaSalle Bank, Roetzel & Andress, and SIOR, along with representatives of NAIOP's 2006 Gavel sponsor companies, presented awards in categories including Interior and Architectural Design, Renovation, Office and Industrial Developments, and top Real Estate Transactions for 2005.

John Ferchill, of Ferchill Enterprises, opened the program with an overview of the real estate market in Northeast Ohio for the coming year. Sharing the opinion that downtown Cleveland drives the area economy, Ferchill urged all developers and real estate professionals to put aside personal interests and enter into a spirit of cooperation with each other for the benefit of the region.

The first three awards of the day are special industry recognition awards that

recognize individuals in Northeast Ohio who make uniquely valuable contributions to the NAIOP chapter and to commercial real estate in general. This year's NAIOP Industry Recognition Award went to Johnna Walter, of OM Workspace, chair of the Awards of Excellence event, and active member of Northern Ohio NAIOP.

NAIOP Member of the Year went to both Dave Robar, of Design Collective, and Kim Bergman, of Turfscape. Robar and Bergman co-chair the NAIOP Annual Charity Golf Outing.

The NAIOP Lifetime Achievement Award was presented to Tony Asher, founder of Weston, Inc. Asher's long career in commercial real estate was lauded by David O'Neill, of Colliers Ostendorf Morris.

Bob Pruitt presented the NAIOP Charities list of recipients, which included a \$3,500 scholarship for a graduate student attending Cleveland State University's College of Urban Affairs; a \$3,500 scholarship for a graduate student attending Cleveland State University's Research Center; \$6,000 to Northcoast Community Homes; \$6,000 to the Cleveland Neighborhood Development Corporation; \$6,000 to the Kent State University Urban Design Center; and \$5,000 to the American Cancer Society to pay for Camperships for children.

Below is a list of the winners in each category for 2005:

**Architectural Design of the Year for 2005**  
Oliver Design Group, for its work on the Hudson Heinen's grocery store

**Interior Design of the Year for 2005**  
Vocon Design, for its work on the Vocon Design Offices

**Development of the Year 2005— Office**  
Snively Building Company, for 25 Emery Road

**Development of the Year 2005— Industrial**  
GEIS Companies, for the Swagelok building

**Office Transaction of the Year for 2005**  
Rob Roe and Chris Livingston, of Staubach Company, for their work on the Cuyahoga County office consolidation

**Industrial Transaction of the Year for 2005**  
Terry Coyne, of Grubb & Ellis, for the Steelyard Commons project

**Renovation of the Year for 2005**  
Richard L. Bowen and Associates, for its renovation of the SARTA Gateway Facility in Stark County

**Investment Transaction of the Year for 2005**  
Alec Pacella, Alex Jelepik and Todd Gabriel of Grubb & Ellis, for the sale of the 200 Public Square building

**Office Broker of the Year for 2005**  
Rob Roe, of Staubach Company

**Industrial Broker of the Year for 2005**  
Joe Barna, of CRESCO Real Estate

**Industrial Developer of the Year for 2005**  
Geis Companies

**Office Developer of the Year for 2005**  
Ferchill Group

**Lifetime Achievement Award**  
Tony Asher, of Weston, Inc.

**Member of the Year**  
Johnna Walter, of OM Workspace

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## Recent Bankruptcy Code Amendments Provide Landlords With Increased Leverage

By Stuart Larsen

*Only time will tell whether the amendments to the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 actually improve the position of landlords in bankruptcy.*

When Congress enacted the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 ("BAPCPA"), it made a number of amendments to the Bankruptcy Code that provide additional leverage to commercial and residential landlords. Landlords have only begun to see the impact of these recent amendments in bankruptcy cases filed after their effective date of October 17, 2005.

The new statute provides additional bargaining power for landlords when commercial real estate is in bankruptcy. Prior bankruptcy law granted Chapter 11 debtor/tenants seemingly endless periods of time to decide whether to assume or reject (i.e., breach) their commercial leases. Leases remained in limbo for extended periods of time. The BAPCPA amendments change this state of affairs. The Bankruptcy Code now prevents a Chapter 11 debtor from obtaining unlimited extensions of its time period for deciding whether to assume or reject a commercial lease. This amendment requires a Chapter 11 debtor to assume or reject a lease within seven months

after the bankruptcy filing, absent the landlord's consent to an extension of this time period. The amendment provides landlords with significant leverage in negotiations with a Chapter 11 debtor regarding the disposition of a lease. Debtors may be forced to make decisions regarding leases before they have a clear picture of whether it will be beneficial to assume or reject the lease.

In a more obscure amendment, Congress clarified the law to ensure that the special protections provided to shopping center landlords apply when a Chapter 11 debtor seeks to assign a lease to a third party. This will grant shopping center landlords greater leverage in future bankruptcy cases when a Chapter 11 debtor proposes to assign their lease to a third party. When a debtor proposes to assign a lease, it must show that (1) the financial condition of any proposed assignee must be comparable to the financial condition of the debtor/lessee at the inception of the lease; (2) any percentage rent due under the lease may not decline substantially; (3) the assignment of the lease is subject to all radius,

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location, use and exclusivity provisions in the lease; and (4) the assignment will not disrupt the tenant mix in the shopping center (11 U.S.C. §365[b][3]).

Congress also clarified the law as to the impact of non-monetary defaults on the debtor's ability to assume or assign

a commercial lease. Non-monetary defaults such as a breach of continuous operation provision which occur prior to a proposed assumption and assignment of a lease will not preclude the assignment of the lease where the cure of such defaults is not possible.

However, a debtor that assumes a lease or its assignee must comply with non-monetary lease requirements on a going forward basis after the lease is assumed or assigned.

Congress also made certain amendments that could make it easier for landlords in consumer bankruptcy cases to evict problem tenants.

The automatic stay is one of the most well known and fundamental debtor protections provided by the Bankruptcy Code. Generally, a bankruptcy filing stays creditor action to collect claims against the debtor. It prohibits most actions against the debtor, the debtor's property and property of the bankruptcy estate. Prior law stayed the eviction of a tenant, even where the landlord had already obtained a pre-bankruptcy order of possession in state court. Congress was apparently displeased with the manner in which bankruptcy filings were being used to forestall residential evictions. As a result, Congress modified the automatic stay. Under the new law, in circumstances where the landlord has already obtained a pre-bankruptcy order of possession, the automatic stay ceases to apply 30 days after the petition date

unless the tenant timely complies with certain additional requirements. (If a judgment for possession has been entered against the debtor, the debtor must state this in his or her bankruptcy petition and provide the name and address of the landlord, 11 U.S.C. §362[l][5])

In order to extend the 30-day breathing spell granted by the statute, the tenant must: (1) deposit one month's rent with the clerk of the bankruptcy court upon the filing of the petition and (2) certify under penalty of perjury that state law permits the cure of the monetary default under the lease. (The clerk of the bankruptcy court is required to arrange for the prompt transmittal of the rent deposited to the lessor.) In addition, within the 30-day post-bankruptcy period, the tenant must provide an additional certification stating under penalty of perjury that he or she has cured the entire monetary default that gave rise to the landlord's judgment for possession.

If the tenant does not make the required rent deposit or file one of the two required certifications, the automatic stay terminates 30 days after the filing of the bankruptcy petition. The Bankruptcy Code provides an expedited procedure for resolving any factual disputes between landlord and tenant. The new law may limit gamesmanship by tenants who do not pay their rent. They may not simply file a bankruptcy petition to forestall a residential eviction where a state court has already entered an order of possession in favor of their landlord.

The BAPCPA amendments also provide a summary procedure that lifts the stay to permit the eviction of a tenant based on the tenant's endangerment of residential property or the tenant's permitting the illegal use of illegal drugs on the property. (See 11 U.S.C. §362[b][23] and §362[m].) The landlord must certify under penalty of perjury that, during the preceding 30-day period, the debtor endangered the property or illegally used or allowed to be used a controlled substance on the property. The debtor has a 15-day period to object to the landlord's certification. If the debtor fails to object within 15 days, the automatic stay no longer prevents the landlord from recovering possession of the property. (The clerk of the court is required to immediately serve upon the lessor and the debtor a certified copy of the docket

indicating the debtor's failure to timely respond.) The stay remains in place if the debtor can demonstrate to the satisfaction of the court that the situation giving rise to the lessor's certification either: (1) did not exist, or (2) has been remedied. (The clerk of the bankruptcy court is required to serve upon the lessor and the debtor a certified copy of the court's order upholding the lessor's certification.) This provision may also benefit landlords in obtaining possession of residential property on an expedited basis from problem tenants.

Only time will tell whether the amendments actually improve the position of landlords in bankruptcy. However, BAPCPA's amendments appear to provide both commercial and residential landlords with increased leverage in future bankruptcy cases. **E**

*Stuart Larsen, partner at Kahn Kleinman, is an experienced bankruptcy and creditors' rights attorney focusing a significant portion of his practice on representing secured creditors, unsecured trade creditors and commercial landlords in Chapter 11 corporate reorganizations.*



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## From Old Landfill to Functional Redevelopment

By Patrick Nortz & Ibraheem Alshunnar | Photo courtesy NTH Consultants, Ltd.

As sprawl continues to swallow undeveloped green space on the outskirts of the nation's urban areas, some of the more daring developers and engineers are creating redevelopment opportunities at properties that have been devalued due to impacts from industrial, commercial and landfill activities. These blighted sites are now commonly referred to as Brownfields.

As cities in North America developed over the past centuries, our solid waste was deposited into dumps or landfills. Prior to the advent of the U.S. Environmental Protection Agency (EPA) in the early 1970s, these landfills were called dumps. The name came from the fact that the waste was typically dumped from the back of Dad's old pickup or the local garbage truck into a quarry, a ravine or a stream valley. Once the area was filled, the sites were typically covered with soil and largely ignored. In the early 1970s, the EPA enacted stricter regulations for

disposal of the waste. These regulations prohibited the uncontrolled dumping of waste into the floodplains of quarries, ravines or stream valleys, and required that the waste be deposited into engineered earthen structures (landfills) so as to encapsulate the waste and better control the gas and liquid byproducts of the waste. Over the past 20 years or so, the engineered landfills have incorporated a combination of earth and plastic materials, leachate collection systems, and often gas control systems to collect/control these byproducts of the waste

and prevent them from impacting the environment.

With the development of our urban areas, municipal and corporate landfill owners search for new opportunities to turn these old landfills into development opportunities. Often the only available large tracts of land in a municipality are the town dumps or the landfills used by closed/abandoned industrial facilities to dispose of their waste byproducts. These landfill sites present a roadblock to development of the subject parcels and increase financial liabilities for the

owners or developers in the way of ongoing monitoring, ongoing maintenance and possible future environmental engineering, legal and cleanup efforts. To promote redevelopment of the sites and reduce potential liability, municipalities, developers and industries are aggressively pursuing federal and state funding to assist in turning these liabilities into revenue/tax generating facilities.

In Ohio, there are several hundred to thousands of abandoned dumps and closed landfills of varying size and composition. These sites may have been used to dump hazardous and non-hazardous industrial wastes, municipal sludges, construction and demolition debris (C&DD), agricultural wastes and/or municipal solid waste (MSW). These sites may be potential sites for redevelopment. The Ohio Environmental Protection Agency requires that firms performing work in or on landfills receive authorization by receiving authorization in accordance with Ohio Administrative Code 37445-27-13, commonly called Rule 13.

End uses of landfill sites across the nation include indoor recreation facilities, residential development for single family and multifamily housing, greenhouses, wetlands, high rise commercial, golf courses, amphitheaters, regional malls and big box retail centers.

NTH Consultants, Ltd., an infrastructure and environmental engineering consulting firm with offices in the Midwest and Mid-Atlantic regions, including Cleveland, Ohio, has participated in the design of several landfill redevelopment projects, including golf courses, all purpose trails, an indoor golf dome, a sled hill, radio control airplane runways, and a large commercial development featured in the case study that follows.

### Case Study: Allen Park Clay Mine Landfill - Fairlane Green

The Ford Allen Park Clay Mine Landfill is an industrial landfill located



**ONE MAN'S TRASH** With the development of urban areas, municipal and corporate landfill owners search for new opportunities to turn old landfills into development opportunities, such as shopping plazas.

on approximately 200 acres in Allen Park, Michigan. Owned by Ford Motor Company, the site became operational in the 1950s for disposal of waste related to Ford's manufacturing facilities. With

the exception of 20 acres, the site was closed and capped years ago.

Ford Land, Ford's real estate division, envisioned creating an environmentally sensitive, one-million-square-foot development at the site.

When completed, the site, named Fairlane Green, will include both retail space and a community recreational area. The project is expected to generate about 2,000 permanent jobs.

NTH Consultants, Ltd. was retained to provide regulatory, environmental and geotechnical engineering services for the project.

The NTH Project Team identified three major issues related to the reuse of this land. Each of the following issues was addressed in design and construction.

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# ENVIRONMENTAL ISSUES

### Reducing post-construction settlements

Since the retail development was being built on a landfill, large amounts of fill were needed to protect the landfill cap and create an effective layout. Preloading the foundation soils and using geofoam to reduce the weight of the fill reduced settlement to levels that made construction with shallow foundations possible.

### Maintaining slope stability

The placement of one million cubic yards of fill on top of a 40-foot-high slope raised serious concerns about stability of the landfill slopes.

A soil buttress was designed and constructed to maintain an acceptable factor of safety of 1.3.

Because this factor of safety is lower than the normally accepted target of 1.5, a monitoring program was implemented during construction to assure the estimated factor of safety was adequate for this project.

### Preventing methane gas migration into the buildings

Although the landfill was primarily filled with non-putrescible industrial waste, low concentrations of meth-

*End uses of landfill sites include indoor recreation facilities, residential development for single family and multifamily housing, greenhouses, golf courses, amphitheaters and more.*

ane were detected at isolated locations across the site. To reduce the risk of methane migrating into the buildings, a gas collection system was designed and installed below the floor slab of every building. Methane detection systems were installed in every building for additional protection.

Environmental and sustainable design considerations also went into the con-

struction of the retail buildings. White reflecting roofs and high-efficiency heating and cooling equipment will reduce energy consumption. The building for Target, one of the anchor tenants, features more than 250 skylights that will allow for the conservation of energy when conditions provide enough sunlight to illuminate the sales floor.

With the implementation of these features, Fairlane Green is applying for certification as a green site through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Core and Shell pilot program. **P**

*Patrick Nortz, C.P.G., P.E., VAP CP 291 and Ibraheem Alshunnar, P.E. are members of the NTH Consultants, Ltd. team. To learn more about NTH's landfill redevelopment capabilities, contact Nortz at NTH Consultants' Cleveland office at 216.344.4048 or email pnortz@NTHConsultants.com.*

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## Earth Friendly Composting

### Medina-based company develops alternative to paper bags for organic waste disposal

By David L. Banig | Photo courtesy P&R Flexible Packaging

Municipalities throughout the United States require residents and businesses, such as construction companies, to dispose of organic waste in 30-gallon paper bags that can then be transported to composting facilities rather than landfills. The problem with paper is that when it rains, the bags get wet, messy and difficult to handle.

Medina-based P&R Flexible Packaging has come up with an alternative to paper bags, an earth-friendly plastic bag or plastic film material called Terratum XP that can be used to replace paper bags for organic waste disposal. Terratum XP has the ability to biodegrade swiftly and safely during municipal or commercial composting, yet is tough and stands up to water.

Terratum XP is made from an additive called Ecoflex. P&R Flexible uses this additive because it is already BPI-certified and meets ASTM D6400 Specifications for Composting Plastics. With these properties, the material is ideal for bags, paper coatings, disposable packaging or agricultural sheeting because it decomposes in soil or in compost without leaving any residues.

The use of compost-able plastic bin liners or bags make recycling programs cleaner and easier, therefore improv-



**CLEAR ADVANTAGE** Terratum XP biodegrades swiftly and safely during municipal or commercial composting, yet is tough and stands up to water.

ing participation and increasing the amount of materials to divert. Studies have shown an overall participation rate increase of 10% when residents and generators are allowed to use compost-able collection bags.


There are many opportunities for products made from these new materials that make a lot of sense. These include those products that cannot be economically

recycled because they are inefficient to collect and process, such as plastic coated plates, cups, bowls and food service items that are often used in cafeterias and other institutions. As this new industry grows and the properties of the materials improve, more products will appear in the market.

Challenges to be successful in biodegradable market:

- ASTM D6400 based on testing in an approved third party lab and confirmation by an independent reviewer
- Time it has taken to get approval of Terratum XP
- Only a 12-month shelf life on the bags and film

Success of Terratum XPs:

- Getting the BPI symbol is a true testament to the development of a truly biodegradable product and generates confidence in customers, as products will degrade completely when used in conjunction with composting facilities
- A growing interest among consumers and business owners as a number of municipalities are currently purchasing bags from P&R and distributors are showing a desire to carry Terratum XP
- Added options for interested clients as P&R offers flexographic printing on the film and bags 

*P&R Flexible Plastic and Rubber Packaging Inc. (www.prflexbag.com) is a privately held company located in Medina and provides flexible packaging solutions to the construction, pharmaceutical, automotive, hazardous waste, chemicals, food & candy, lawn & garden and other industries. For more information, contact David L. Banig at 330.721.7842 or dbanig@prflexbag.com.*

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## How to Comply with the EPA Final Rule on "All Appropriate Inquiries" (And get some amazing benefits in the deal)

By Barry A. Cik

When you buy commercial real estate property, you also buy all the contamination on that property. Regardless of when contamination occurred or who did it, it's now also your liability.

This concept is part of U.S. law (since CERCLA in 1980). It is known as "joint and several liability," and takes effect immediately upon your taking title to the property.

Even if your contract with the seller stipulates that the seller will cover any environmental liabilities, the government still considers you responsible for

any cleanup. Your contract with the former owner may entitle you to turn around and get reimbursed from that former owner, but it doesn't diminish your liability to the government.

### What is the new AAI solution?

A new and significant part of the solution to environmental liability is "All Appropriate Inquiries" or "AAI." The U.S. EPA All Appropriate Inquiries (AAI) Final Rule allows new commercial real estate buyers to be generally protected against joint and liability. In order to receive the AAI landowner

liability protections, new buyers must perform AAI in accordance with the AAI Final Rule, and prior to taking title.

The AAI must demonstrate that all contamination at the property occurred prior to taking title by the new buyer. In addition, the new owner may not be affiliated with anyone who was a contaminator of the property. Furthermore, the new owner may not add any new contamination to the property.

In a real sense, what AAI does is give new property owners a waiver for pre-existing environmental conditions, subject to certain limitations. In the words of the EPA:

*"For the first time since the enactment of CERCLA in 1980, a person may purchase property with the knowledge that the property is contaminated without being held potentially liable for the cleanup of the contamination."*

—U.S.EPA

([http://www.epa.gov/swerosps/bf/aa/compare\\_astm.pdf](http://www.epa.gov/swerosps/bf/aa/compare_astm.pdf); pg. 1, Oct. 2005)

### Exemptions and exclusions from liability protection

The AAI protections cover U.S. EPA CERCLA liability (the "big stick"). They don't cover other federal programs (e.g. RCRA, wetlands), state programs (e.g. BUSTR), private toxic tort or property injury claims, etc.

AAI protections can also be lost due to inadequate AAI/Phase I reports (e.g. data gaps) or due to inattention to any continuing environmental obligations that may be applicable to the property.

### Free insurance

Of course, AAI is not an "insurance policy" per se. But AAI provides certain protections that are as good, if not better.

Buyers can be protected against cleanup liability from contamination caused by "midnight dumpers." Buyers can also be protected if they become the victims of their neighbors contaminating activities. Finally, buyers can knowingly buy contaminated property and not be held liable for the cleanup (although there may be various continuing obligations that the new buyer may still be responsible for).

### Will lenders require an AAI?

Yes, no, and maybe. Lenders have their own environmental due diligence requirements, which are designed to protect lenders. In addition, lenders (but not owners) are protected under the lenders secured creditor exemption statute.

On the other hand, AAI is designed to protect buyers, not lenders. AAI is not for the benefit of lenders, per se, although lenders certainly still benefit by knowing that their customers are

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protected against cleanup liability. In any event, an AAI is done primarily to protect the interests of the buyer, regardless of lender minimum requirements.

Because lender due diligence and buyer due diligence are now separate tracks, lender policies tend to vary. Lenders who want a high standard of due diligence from their customers will ask for an AAI/Phase I.

#### Pro-business & pro-environment

AAI provides two broad benefits to society. Firstly, it protects property owners regarding contamination, which they did not cause. Secondly, it encourages reuse and redevelopment of older industrial properties, and thereby discourages urban sprawl.

#### AAI protects buyers, not sellers

AAI protects buyers who had no involvement with the contamination of the property. AAI provides no protection to sellers who may be liable.

In the future, when protected new buyers become sellers, AAI will continue to protect them, provided, of course, that their AAI was properly done and that any and all continuing obligations were met.

#### What's the difference between an "AAI" and a "Phase I"?

The ASTM Phase I Environmental Site Assessment, that we're all familiar with, has been revised. Its new designation is E1527-05. (The prior Phase I E1527-00 may still be used until

November 1, 2006 at which point it will be archived by ASTM.)

The AAI Final Rule permits the use of the new ASTM Phase I to comply with AAI. However, being that the ASTM Phase I may also be used for non-AAI purposes, it is important to make certain that an environmental assessment, even if it meets the new ASTM Phase I standard, also meets the AAI requirements.

In order to achieve AAI landowner liability protections, the ultimate objective should be to meet AAI, and not just the ASTM Phase I.

#### What if the seller wants to do the Phase I?

It is best for the buyer to do the AAI/Phase I. Firstly, the AAI Final Rule explicitly requires that the prospective owner (buyer) be part of the process. Secondly, sellers may no longer have the same goals as buyers. Sellers, who are not protected by AAI, may not be as inclined to document contamination, whereas buyers desiring AAI protections need to document that the contamination occurred prior to taking title.

As such, if the seller provides an AAI/Phase I assessment, it would be prudent to transfer the "hard" data from that report (plus any other information that may be required) into a new report done on behalf of the buyer.

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Note that a seller/consultant "reliance letter" or other such liability transfer device does not change the fact that the report was done on behalf of the seller. To assure AAI protection, the report should be done on behalf of the buyer.

### How do you conduct an "All Appropriate Inquiry"?

The new ASTM Phase I (E1527-05) provides the most convenient way to conduct an AAI. However, there is no legal requirement to use ASTM. The AAI may be done simply using the U.S. EPA All Appropriate Inquiries Rule.

### Who is qualified to conduct an AAI?

Only qualified environmental professionals may conduct AAI/Phase I's. Such environmental professionals include state licensed professional engineers, professional geologists and other persons with specific education and experience.

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# ENVIRONMENTAL ISSUES

The protections afforded by AAI to a property owner depend on the efforts of the environmental professional. The strength of the landowner liability protections is greatly dependant on the strength of the environmental professional's work.

### Continuing obligations

Simply conducting All Appropriate Inquiries (AAI) does not assure the new property owner of the landowner liability protections.

In addition to conducting AAI, the new property owner must comply with any and all continuing obligations that may be applicable.

First and foremost, even if the property owner has no obligation to clean up the pre-existing contamination, the property owner still has the obligation to prevent or limit any exposure to such contamination.

In addition, other continuing obligations can include preventing or stopping an ongoing or threatened release, complying with any prior land use restrictions ("institutional controls"), complying with any government informational or legally required requests or notices, providing cooperation, assistance, and access to authorized response personnel, etc.

### No Phase II requirement

In order to comply with AAI, no Phase II sampling and analysis is required per se. However, in some cases it may be in the buyer's best interest to do a Phase II. For example, if a buyer will be using the property for industrial purposes, it may be beneficial to obtain hard documentation that all contamination occurred prior to taking title.


### No reporting requirements

The new AAI/Phase I operates like the previous Phase I. There are no reporting requirements to the government or other information sharing requirements.

In the event of a government probe, the AAI/Phase I can be "pulled out of the drawer" to demonstrate that the new property owner was not responsible for

any contamination and is entitled to the AAI landowner liability protections.

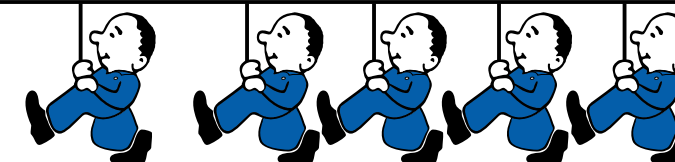
### What's the cost?

There is little, if any, additional cost compared to the prior Phase I. In a sense, it's like paying for the same Phase I but with "free insurance protection." 

Author Barry A. Cik, chief engineer at G.E.M. Testing & Engineering Labs, is on the national ASTM Committee which wrote the ASTM Phase I standard and is the author of the forthcoming Government Institutes publication on AAI. G.E.M. Testing & Engineering Labs can be reached at 216.781.4120 or 1.888.9.GEMTEST or [www.gemtesting.com](http://www.gemtesting.com).

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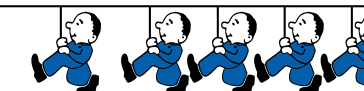
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## The Asbestos Abatement Option Maintenance can be viable alternative to removal

Story & photos by Dale Koelewyn

Many in the real estate business are presented with the problem of the ownership of asbestos that came with the purchase of an older building. Often times the evils of the mineral are misunderstood causing the owner to either ignore the issue or to view removal as the only option. Responsible ownership is now required by law, however it does not require removal.

Take the steps to be knowledgeable. As the owner and potential employer of tradesmen, directly or indirectly, you should know what is an ACBM (Asbestos Containing Building Material). What you don't know can hurt you. As the building owner it is now your obligation to inform anyone working on the building of the presence of asbestos and to protect them from possible exposure. The old building materials that could



**CLEAN COVER** A problem area (left) has been corrected with preventive measure encapsulation (right), which is an efficient alternative to asbestos removal when possible.

contain asbestos should be tested prior to disturbance. One recommended consultant that can survey and assess asbestos is CTG Environmental, LLC (216-661-6696; CTGenvironmental.com).

Examples of building materials that can have asbestos as an ingredient are: plaster or related textured coatings, roofing, flooring, acoustical ceiling tile, sprayed-on insulation and thermal system insulation (TSI). Many of these materials could be made friable (easily crumbled or pulverized by hand) if

crushed, sanded or abraded but are non-friable if not disturbed. Precautions should be taken if they contain asbestos. The most common friable (easily crumbled or pulverized by hand) material in older buildings is the TSI.

The old pipe, boiler and duct insulation is common in aging homes and buildings. When exposed in basements, they can present

possible exposure to the cancer-causing asbestos fibers. Part of the complexity of the asbestos issue is that the disease may take 10 to 40 years to develop after exposure. The best defense is having a management plan in place: an ongoing Operations and Maintenance Plan.

In 1986, the U.S. Congress passed the AHERA (Asbestos Hazard Emergency Response Act) laws specifically targeting the hazards of asbestos in schools. It mandated the assessment and management of asbestos in schools with accommodations for removal where required. In 1990, NESHAPS (National Emission Standards for Hazardous Air Pollutants) laws were enacted regulating asbestos in commercial buildings. In 1994, OSHA (Occupational Safety and Health Administration) created rules mandating personal protection and air monitoring for any employee that may be exposed to asbestos. The purpose of all of these regulations was to ensure that people aren't exposed to airborne asbestos fibers.

### The economical solution

Preventive measure encapsulation has been an effective component in the management of TSI. Residential Asbestos Removal, Inc. has been installing quality encapsulation on pipe, tanks and flues for 20 years. The process is simple but effective:

1. Damaged areas are wetted and repaired.
2. The asbestos is wrapped with an open weave of fiberglass cloth or scrim.
3. A trowel grade mastic or bridging encapsulant is applied by hand.
4. Finally the new jacket is brushed out. When this material dries it is an effective, cast-like barrier that remains elastic and resistant to cracking.

This system greatly elevates the protection factor when compared to simply repairing the damaged areas and open ends as is often done. Preventive measure encapsulation is a complete new jacket that covers the original asbestos insulation and old fabric jacket.

There will always be a need for removal when a boiler fails or a pipe leaks or in areas that human activities and asbestos don't mix, but there is also the safe alternative of preventive measure encapsulation and management that is an economical alternative to remove and re-insulate. To end on an upbeat note: The cost is usually less than half of the cost of removal. **P**

Author Dale Koelewyn is president and founder of Residential Asbestos Removal, Inc. For more information contact Dale at 216.561.1600 or visit [www.residentialasbestos.com](http://www.residentialasbestos.com).



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## Industry Profile: Parrilla's Tree Service

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Supporting healthy tree care, maintenance and removal, Parrilla's Tree Service, located in Lorain, provides a variety of services throughout Northeast Ohio.

Its workforce, comprised of current and former power line clearance tree service workers, is experienced, dedicated and reliable. The Parrilla staff includes a certified arborist and has been thoroughly trained in operations surrounding utility power lines. This ongoing effort has helped the company secure a current contract in Northeast Ohio with First Energy Corporation.

The company's philosophy is that trees/forests should be carefully manicured as thinning out provides the perfect balance for the environment.



**BRANCHING OUT** Parrilla's Tree Service offers tree and stump removal, tree pruning and the surgical removal of trees around power lines.



Photos courtesy Parrilla's Tree Service

For one example, there are numerous cases where trimming of a tree makes the tree much stronger and actually helps to promote growth.

Another benefit is that a dense forest can create a haven for disease-carry mos-

quitoes and thinning that forest reduces such a risk.

Working from that philosophy, the company offers a variety of services, including tree and stump removal, tree pruning and the surgical removal of trees around power lines



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PN-R0515036  
**BUCKEYE WOODHILL RTA STATION RECONSTRUCTION**

**Cleveland, OH** (Cuyahoga Co.) 9528 Buckeye Road  
**ESTIMATED AMOUNT:** \$2,200,000  
**CONTRACTING METHOD:** Public Bids  
**STATUS:** A/E services bids due June 1, 2006; planning is preliminary; bidding possible 2008.  
**OWNER:** Greater Cleveland Regional Transit Authority  
 1240 West 6th Street, 5th Floor  
 Cleveland, OH 44113  
 www.riderta.com  
 (216) 781-4546 FAX (216) 781-4480  
**DETAILS:** Station reconstruction and ADA modifications; modify to allow for disabled access to station platform, trains and facilities by installing elevator, lifts, mini-platforms and/or ramps; signage; lighting; tactile warning strips and electrical.

PN-Q1104005  
**ALLIANCE CENTER**

**Alliance, OH** (Stark Co.) 1 Main Street  
**ESTIMATED AMOUNT:** \$990,029  
**CONTRACTING METHOD:** Public Bids  
**UPDATE:** Announcing estimated amount; bidding possible May 2006.  
**OWNER:** Stark Area Regional Transit Authority  
 1600 Gateway Boulevard SE  
 Canton, OH 44702  
 (330) 454-6132  
**ARCHITECT:** DLZ, Inc. - Cleveland  
 614 Superior Ave., Suite 1000  
 Cleveland, OH 44113  
 www.dlzcorp.com  
 (216) 771-1090 FAX (216) 771-0334  
**DETAILS:** Customer service area; waiting area; public restrooms; meeting room; plumbing; ADA fixtures; wood frame; drywall.

PN-Q0727068  
**AUTO DEALERSHIP**

**Akron, OH** (Summit Co.) Easton Drive  
**ESTIMATED AMOUNT:** \$4,000,000  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)  
**UPDATE:** Bidding possible late spring/early summer 2006.  
**OWNER:** Mike Pruitt Honda  
 1875 Brittain Road  
 Akron, OH 443101803  
 (330) 633-6060  
**ARCHITECT:** James & Weaver  
 22 West Wood Street  
 Youngstown, OH 44503  
 (330) 744-4427  
**DETAILS:** Approx. 32,000 SF; split-faced block and glass exterior; electrical; mechanical; plumbing; sitework; lighting; landscaping; signage; 8.6 acres.

PN-Q0826068  
**COMMUNITY CENTER**

Ray & Joan Kroc Community Center  
**Ashland, OH** (Ashland Co.)  
**ESTIMATED AMOUNT:** \$10,000,000  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)  
**UPDATE:** Announcing architect; construction possible 2008.  
**OWNER:** Salvation Army - Ashland  
 40 E. 3rd Street  
 Ashland, OH 44805  
 (419) 281-8001  
**ARCHITECT:** Brandstetter/Carroll/Zofcin - Cleveland  
 820 W. Superior Avenue, Suite 800  
 Cleveland, OH 44113  
 www.brandstettercarroll.com  
 (216) 241-4480 FAX (216) 738-7155  
**DETAILS:** 15,000-30,000 SF; youth center; arts and education center; skate park; multi-purpose room; indoor soccer field; sitework;

masonry; concrete slab; plumbing; electrical; mechanical; HVAC; steel doors and frames; drywall; painting.

PN-R0307006  
**ADMINISTRATIVE OFFICE COMPLEX**

**Cleveland, OH** (Cuyahoga Co.) East 9th Street and Euclid Avenue  
**ESTIMATED AMOUNT:** \$100,000,000  
**CONTRACTING METHOD:** Public Bids  
**UPDATE:** Announcing estimated amount and C.M.; architectural RFPs due May 16, 2006.  
**OWNER:** Cuyahoga County Commissioners  
 Office of Procurement & Diversity  
 112 Hamilton Avenue, Annex Bldg.  
 Cleveland, OH 44114  
 www.cuyahogacounty.us  
 (216) 443-7200 FAX (216) 443-7206  
**OWNER:** Cuyahoga County Planning Commission  
 323 Lakeside Avenue, Suite 400  
 Cleveland, OH 44113  
 (216) 443-3700

PN-Q1230008  
**CULINARY CENTER**

**Solon, OH** (Cuyahoga Co.) Bainbridge Road  
**ESTIMATED AMOUNT:** \$8,000,000  
**CONTRACTING METHOD:** D/B Subcontracts  
**UPDATE:** Announcing D/B; drawings are in design phase; bid schedule has not been determined.  
**OWNER:** Nestle USA, Inc.  
 30003 Bainbridge Road  
 Solon, OH 44139  
 (440) 349-5757 FAX (440) 498-7726  
**D/B:** Stellar Group  
 2900 Hartley Road  
 Jacksonville, FL 32257  
 (904) 260-2900 FAX (904) 899-9230  
**DETAILS:** 50,000 SF research and product development center to be constructed on Jalen Field; concrete slab-on-grade; steel; masonry; glass and glazing; steel doors and frames; plumbing; electrical; mechanical; HVAC; drywall; painting; acoustical ceiling; fire system; signage.

PN-N0619005  
**FAMILY HEALTH CENTER**

Brunswick Town Center  
**Brunswick, OH** (Medina Co.) Center Road  
**ESTIMATED AMOUNT:** \$7,500,000  
**CONTRACTING METHOD:** D/B Subcontracts  
**UPDATE:** Announcing estimated amount; owner has received planning commission approval; clinic is expected to break ground fall of 2006.  
**OWNER:** Cleveland Clinic Foundation  
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**D/B:** Marshall-Erdman Associates  
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 (608) 238-4230 FAX (608) 238-6535  
**DETAILS:** 34,000 SF; two-story medical arts building;  
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 steel-paneled exterior; sitework; concrete;  
 masonry; steel; glass and glazing; plumb-  
 ing; electrical; mechanical; HVAC; drywall;  
 acoustical ceilings; painting; interior fin-  
 ishes.  
 Phase I: 34,000 SF.  
 Phase II: 36,000 SF.

PN-Q0706002

**EMERGENCY DEPARTMENT EXPANSION**  
**Medina, OH** (Medina Co.)  
**ESTIMATED AMOUNT:** \$30,000,000  
**CONTRACTING METHOD:** C.M Subcontracts  
**STATUS:** Announcing estimated amount; owner  
 seeking planning commission approvals;  
 bid date has not been determined.  
**OWNER:** Medina General Hospital  
 1000 E. Washington Street  
 Medina, OH 44258-0427  
 (330) 725-1000  
**ARCHITECT:** CBLH Design Inc.  
 7550 Lucerne Drive, Suite 207

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**440-286-1002**

Middleburg Heights, OH 44130  
 www.cblhdesign.com  
 info@cblhdesign.com  
 (440) 243-2000 FAX (440) 243-3305  
**C.M.:** To Be Determined  
**DETAILS:** Add 18,800 SF; concrete; masonry; struc-  
 tural steel; miscellaneous metal; various  
 wood & plastics; thermal & moisture  
 protection; finishes; drywall; painting;  
 plumbing; mechanical; electrical; lighting.

PN-L1019006

**HEALTH & WELLNESS CENTER**  
**Stow, OH** (Summit Co.) Lakepointe  
**ESTIMATED AMOUNT:** \$34,700,000  
**CONTRACTING METHOD:** G.C. Bids (By Invitation  
 Only)  
**UPDATE:** Bidding to advance shortly.  
**OWNER:** Akron General Health System  
 400 Wabash Avenue  
 Akron, OH 44307  
 (330) 384-6000  
**ARCHITECT:** T.C. Architects Incorporated  
 1650 W. Market Street  
 Akron, OH 44313  
 www.tcarchitects.com  
 (330) 867-1093 FAX (330) 867-4198  
**DETAILS:** 96,403 SF, one-story health & fitness  
 center; regulation-size swimming pool,  
 warm water therapy pool, outpatient  
 surgery rooms, library, meeting rooms;  
 concrete slab; masonry; plumbing; electri-  
 cal; HVAC; mechanical; drywall; painting;  
 carpentry; acoustical ceilings; interior  
 finishes; center will also include an 18-  
 bed branch of Akron General's emergency  
 department; 17 acres.

PN-Q1230013

**KEY BANK DATA CENTER**  
**Solon, OH** (Cuyahoga Co.) Aurora Road  
**ESTIMATED AMOUNT:** 12,000,000  
**CONTRACTING METHOD:** G.C. Bids (By Invitation  
 Only)  
**UPDATE:** Announcing architect and design engi-  
 neer; owner seeking planning commission  
 approvals; bid date has not been deter-  
 mined.  
**OWNER:** Key Bank  
 127 Public Square  
 Cleveland, OH 44101  
 (216) 689-3000  
**DEVELOPER:** CB Richard Ellis-Cleveland  
 200 Public Square Suite 2560  
 Cleveland, OH 44114  
 (216) 363-6411  
**ARCHITECT:** Wade-Trim/Associates - Cleveland  
 1100 Superior Avenue, Suite 1410  
 Cleveland, OH 44114  
 www.wadetrtrim.com  
 (216) 363-0300 FAX (216) 363-0303  
**DESIGN ENGINEER:** Bruns-Pak Inc.  
 999 New Durham Road  
 Edison, NJ 08817  
 www.brunspak.com

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1166 Hampton Rd.  
Kent, Ohio 44240

(732) 248-4455

**DETAILS:** 40,000 SF data center; sitework; landscape; concrete; masonry; structural steel; lumber; drywall; painting; thermal/moisture protection; doors and windows; finishes; HVAC; mechanical; electrical; plumbing.

PN-N0903008

## PARK LANE VILLA APARTMENT BUILDING RENOVATION

**Cleveland, OH** (Cuyahoga Co.) 10510 Park Lane

**ESTIMATED AMOUNT:** \$28,500,000

**CONTRACTING METHOD:** C.M. Subcontracts (By Invitation Only)

**UPDATE:** Announcing architect and revised estimated amount; planning is underway; bid date has not been determined.

**DEVELOPER:** The Finch Group  
658 Franklin St.  
Boston, MA 02110  
(617) 426-4777

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

**C.M.:** Marous Brothers Construction  
1702 Joseph Lloyd Parkway  
Willoughby, OH 44094  
www.marousbrothers.com  
(440) 951-3904 FAX (440) 951-3781

**DETAILS:** Century-old former hotel; structural repairs to foundation and sub-basement; convert 184 units to 96 apartments; one, two, and three bedroom apartments; concrete; masonry; miscellaneous metal; wood & plastics; thermal & moisture protection; insulation; finishes; plaster; painting; plumbing; mechanical; electrical; lighting.

PN-P1004063

## POLYMER PROCESSING CENTER

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

**ESTIMATED AMOUNT:** \$11,000,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Professional Design services RFP due June 13, 2006 (see R0516001); planning is preliminary; bidding possible late 2007.

**OWNER:** University of Akron  
100 Lincoln St., Room 209  
Akron, OH 44325  
(330) 972-7340 FAX (330) 972-5564

**DETAILS:** 50,000 SF; new center to develop polymer technologies for industry; environmentally controlled laboratories.

PN-R0515008

## NEW HOSPITAL

**Beachwood, OH** (Cuyahoga Co.) Solon Road

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

**STATUS:** Plans are preliminary.

**OWNER:** University Hospitals Health System  
11100 Euclid Avenue  
Cleveland, OH 44106  
(216) 844-1000

**DETAILS:** 53 acres; new 200-bed facility to be constructed in Chagrin Highlands; six stories; structural and misc. steel; metal studs; wood and plastics; elevators; doors and hardware; vinyl floor coverings; finishes.

PN-R0508043

## JUSTICE CENTER

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

**ESTIMATED AMOUNT:** \$6,000,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is preliminary; bid date has not been determined.

**OWNER:** City of Berea  
11 Berea Commons  
Berea, OH 44017  
(440) 826-5800

**DETAILS:** Sitework; landscaping; concrete; masonry; structural steel; thermal and moisture protection; finishes; drywall; painting; HVAC; plumbing; electrical; lighting.

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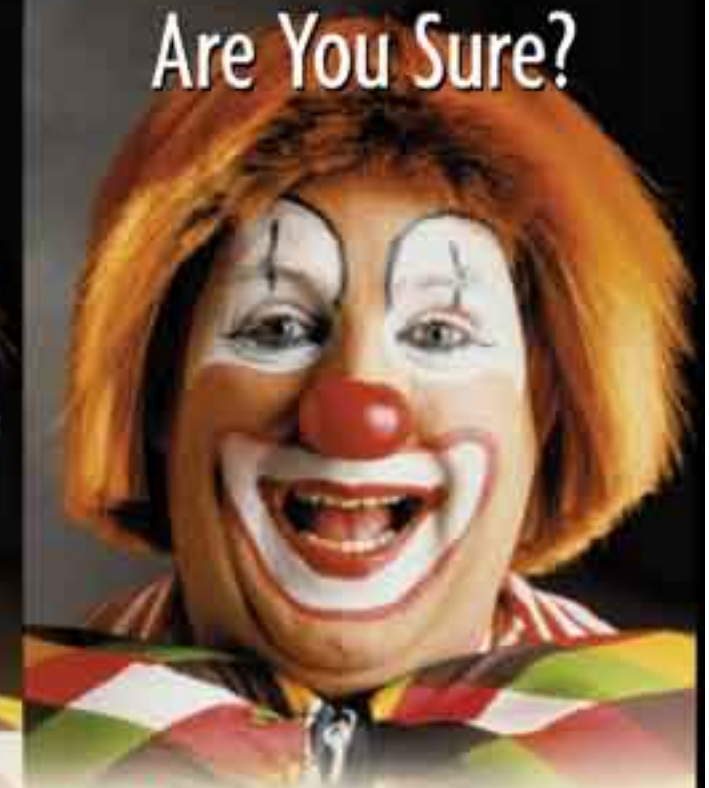
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