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EDITOR/PUBLISHER

Kenneth C. Krych
kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
mwatt@propertiesmag.com

CONTRIBUTING WRITERS

Jeanne Bluffstone
John Elliott
Lou Kren
Alec Pacella
Gordon & Lynn Priemer
Diane DiPiero Rodio
Nancy Loyan Schuemann
John Slagter
David Woodburn

ACCOUNT EXECUTIVES

Andrea Keener
akeener@propertiesmag.com
216.251.6649

David Larkin
dlarkin@propertiesmag.com
216.251.6753

SALES CONSULTANT

James Pelligrino

MARKETING ASSISTANT

Lisa Larissey

CIRCULATION DIRECTOR

Debbie Boehm

Cover photo: Elyria Memorial Hospital's Center for Orthopedics, by Scott Pease

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NOTES FROM THE EDITOR

August 2006



KEN KRYCH

As you know, the weather around Northeast Ohio has been delightful this summer. And although we'd love it to stay this way for months to come, the reality is that fall and cooler temperatures are just around the corner. With that in mind, we present our annual Heating & Weatherproofing issue. As part of this special section we offer a selection of articles drawing attention to this realm of our industry.

First, we have included an article by Louis Spilker of The Cleveland Plumbing Supply Co. that presents a number of tips on how you can save on your heating costs through proper maintenance. In addition, we present a profile of Spilker's company on the eve of its 75th year.

We have also focused on a very unique building that will serve as the

central hub to power the HVAC and water systems for the Cleveland Clinic Campus. The Clinic has recently completed its new Central Power plant on 92nd Street, which is being completed by Siemens Building Technologies and Kaczmar Architects, Inc. The building is an intricate maze of piping, chiller units and computers. It is one of the most complex buildings I have every seen as far as equipment is concerned.

Beyond this special section, we have included features on a number of other notable projects in the area.

There is Elyria Memorial Hospital's new orthopedics center in Sheffield (pictured on the cover), which was completed by Star Builders Inc., of Amherst.

Then there's the recently completed make-over of The Cleveland Play

House. The interior remodeling project has transformed the space into a striking, colorful home for theater.

Lastly, we take a look at the new headquarters of Adcom Communications, which was recently completed by Neshkin Construction and designed with Vocon Inc.

Looking ahead, September is our Sustainable Design & Environmental Solutions issue and we are gathering features from the best local, regional and national experts in the field.

We are also planning a "Back to School" issue with stories on the total renovation of Fenn Tower and the new recreation center at Cleveland State University, as well as the newly completed Stopher & Johnson residence halls at Kent State University.

Until next time-

Kenneth C. Krych
Owner/Publisher

Letters

Thanks so much for the wonderful article [on Art Window Shade & Drapery Company] in *Properties* [July 2006]. Linda Bloom did a superb job of writing, your pictures are perfect and I am proud of being a part of your wonderful trade magazine for so many, many years.

Judy Kaufman
Art Window Shade & Drapery Co.

Thank you so much for donating the "Playhouse Square Night on the Town" tickets to our Harvest for Hunger silent auction. Your support means a lot to our firm and to the Foodbank as well. Because of the generosity of companies like yours, we were able to raise \$7,852.50 towards Harvest for Hunger this year, and we couldn't be happier! Thanks again from all of us at KE!

Summer Smith
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PROPERTIES PEOPLE

Highlighting notable industry events

2006 Turfscape Golf Classic

A near tragedy that sent a local business owner to the hospital four years ago is now reaping dividends for the Akron Children's Hospital.

The second annual Turfscape Benefit Golf Classic, held recently at Medina's Bunker Hill GC, netted \$12,000 in donations to the hospital's Burn Unit. The inspiration for the tournament and the donations came in 2002 when the company's president, George Hohman, suffered second-degree burns in a home gas explosion and was treated at Akron Children's Hospital.

Participants in the event included nearly 100 Turfscape customers, employees, family and friends who contributed through donations and sponsorships. Turfscape underwrote a great deal of the costs of the event to ensure that the monetary contributions went directly to the hospital. In the past three years, the event has raised a total of \$20,500 for the hospital. **P**



1



2

1 Tournament winners (from left) **Bob Flerschinger, Jeff Coleman, Mick Fecko** and **Steve Piotrowski** of StaffingMaster Inc.

2 Turfscape employees (back row, from left) **Jeff O'Neill, Mike Benedictis, Chris White, Martin Poder, Doug Ellis, Bob Ramser, Keith Peri,** (front row, from left) **Tiffany Goddard, Jaime Kaltenbaugh, Jenifer Hoover, Joe Phillips, Lynn Carter, Kim Bergmann** and **George Hohman**



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- 1 President **Bob Darden** and wife **Debbie**
- 2 (From left) **Scott Wallenstein, Mark Novak, Jeff Sindelar** and **Mark Thomas**
- 3 **Lasse** and **Finn Knudsen** of Appelgren
- 4 A crowd gathers to watch the \$10K Putting Contest.
- 5 **Mike Joyce** and **Rich Cunningham** of Doan/Pyramid
- 6 More than 130 golfers participated in the benefit event.

Darden Charity Golf Outing

The Darden Company hosted a golf outing recently to benefit Geauga County Habitat for Humanity, raising \$50,000 for the non-profit. The occasion marked the 30th anniversary of The Darden Company.

Over 130 golfers enjoyed 18 holes of golf on the Signature of Solon Golf Course. The event included a \$10,000 putting event and a Ganley Auto hole-in-one contest. A raffle included a variety of prizes, all donated by area companies. **P**



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2

Chaplin Block Company Open House

Scott Chaplin, who recently purchased a block manufacturing company in Bedford Heights that is producing many types of blocks for buildings, held an open house recently. Among products featured at the event was his new environmentally friendly Greenline Block. **P**

- 1 Company President **Scott Chaplin** with his daughter **Katie**
- 2 (From left) Vice President **Ryan Staats, Scott Chaplin,** and employee **Allyson Grubba**



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DAS 25th Anniversary Celebration

DAS Construction celebrated its 25th anniversary recently at Pickwick & Frolic on East 4th Street in downtown Cleveland.

Over 500 people who are friends and collaborators enjoyed a night of fine food and entertainment. DAS even took over the comedy club section of the venue with a great band on stage to make the evening more special. A great time was had by all. **P**

- 1 **Bill McCarthy** of IPC US Reit and **Sue O'Malley**
- 2 (From left) D-A-S Vice President **Jeff Troxell**, SPG Group Leader **Steve Brandle**, Operations Director **Jeff Schroll, Julie Brandle, Lisa Schroll** and **Carol Troxell**
- 3 (From left) D-A-S President **Steve Pumper, Kevin Kelley** of the Parma City School District, Cuyahoga County Commissioner **Jimmy Dimora**, Cleveland City Council President **Martin J. Sweeney**, Treasurer/CFO **John D. Pumper, Ken Fisher** and County Auditor **Frank Russo**
- 4 The event was held at Pickwick & Frolic.
- 5 D-A-S Accounting Assistant **Cindy Palmeri** with husband **Paul**
- 6 Auditor **Frank Russo** and Commissioner **Jimmy Dimora**
- 7 **Jimmy Pampanetti, John Pumper**, City Council President **Martin J. Sweeney** and **Ken Fisher**

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Honoring the Present, Preserving the Past

Cleveland Restoration Society announces 2006 award winners

Excellence in building preservation was the focus at the Cleveland Restoration Society's annual awards ceremony in late July. The awards program, which was held at the Hanna Theatre in downtown Cleveland, recognizes preservation projects and individuals who have made a significant, positive impact in Northeast Ohio.

This year, the Cleveland Restoration Society presented 12 awards to projects from around Northeast Ohio. Among these award-winning projects were the following:

Shiloh Baptist Church

In the category of Sacred Landmarks Preservation, Shiloh Baptist Church (*Properties*, March 2006) was saluted for the renovation of its magnificent interior. This church, in Cleveland's Central neighborhood, was originally built as the Temple B'nai Jeshuran by architect Harry Cone in 1906. The Shiloh Baptist



Photo by Bill Schumann

HOUSE OF THE HOLY The renovation of Shiloh Baptist Church was an award-winning project at the Cleveland Restoration Society's 2006 awards ceremony.

Church, founded in 1850, is the oldest African American Baptist Church in Cleveland. Many congregations can trace their origins to this church. In 1922, the congregation purchased the

temple building, which features a central dome and has a classical composition similar to the Pantheon in Paris. Among various and extensive improvements was the meticulous cleaning and repair of

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the stained glass dome, which had been dimmed by 100 years of dirt and grime.

The Bingham Building

A winner in the category of Adaptive Use to Multi-Family Housing, The Bingham Building was originally designed by the prominent Cleveland architectural firm Walker & Weeks for the Bingham Hardware Company. Developer Bingham-Burnside, LLC of Chicago, renovated the building using federal historic tax credits and a conservation easement (*Properties*, January 2004). The structure, located in the heart of the Warehouse District, was the focus of a massive \$70 million undertaking involving the renovation and conversion of the 680,000-square-foot warehouse into 240 loft-style apartments with indoor parking, a one-story penthouse addition and 25,000 square feet of prime retail space.

Brownstones at Derbyshire

In the category of Adaptive Use of a Sacred Landmark, Derbyshire Partners, LLC was recognized for its adaptive use of the First English Lutheran Church for multi-family housing (*Properties*, December 2004). This Gothic Revival style landmark church was transformed into 20 high-quality condominium homes. As part of the work, Project Manager Nate Barrett and Architect Gary Ogrocki faced the difficult challenge of converting a former sanctuary into five condominiums, adding interior structure for the upper floors, preserving original stained glass windows where possible, and adding discrete dormers to meet fire codes.

Josaphat Arts Hall

Also in the category of Adaptive Use of a Sacred Landmark, is the Josaphat Arts Hall/Convivium 33 Gallery for the adaptation of St. Josaphat Roman Catholic Church as an arts facility. Built in 1915 in Cleveland's St. Clair-Superior neighborhood, the church served and played an instrumental role in the development of the surrounding community. In 1998, however, the struggling parish closed its doors. When Alenka Banco purchased the property it was in a severe state of deterioration, but after extensive renovation this community gathering place has been resurrected as

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the Convivium 33 Gallery and several art business studios.

Nottingham-Spirk Innovation Center

Another award in the category of Adaptive Use of a Sacred Landmark went to Nottingham-Spirk Design Associates (*Properties*, September 2005) for its adaptive use of the First Church of Christ Scientist building. This landmark church, which served as the inspiration for nearby Severance Hall, sits on a hill overlooking Little Italy and University Circle. By the 1990s, the congregation had dwindled and was looking to sell the building. All of the other potential purchasers planned to raze the historic building to make way for new residential construction. Nottingham-Spirk, however, proposed that the magnificent Roman temple-like façade could become the centerpiece of the firm's Innovation Center. The dramatic rotunda space, dominated by a hand-carved African mahogany 5,000-pipe organ and a 30-foot diameter painted oculus, now serves as an inspirational setting for the firm's employees and clients.

Idea Center at Playhouse Square

In the category of Commercial Revitalization, ideastream and the Playhouse Square Foundation was recognized for the transformation of another Walker and Weeks gem, 1375 Euclid Avenue, into the Idea Center at Playhouse Square (*Properties*, May 2005). Built in 1912 as a large retail and warehouse building for the home furnishings company Kinney & Levan, the building housed the studios of WJW in the 1950s. By 2000, however, the building was 90% vacant and was functionally obsolete. The building's rehabilitation respects the original structure and creates a beautiful frame for the exciting programming now held within. The 90,000 square foot Idea Center encompasses an innovative facility for WVIZ/PBS and 90.3 WCPN ideastream and Playhouse Square Foundation's arts education programs, integrating digital multiple media and public broadcast communication with performing arts and education.

John Hay High School

In the category of Historic School Building Renovation, the Cleveland Municipal School District is recognized for the rehabilitation of John Hay High School. The renovation, which began in 2003, was part of the district's master plan that was approved and largely funded by the Ohio School Facilities Commission. The school contains four floors and over 200,000 square feet of learning space. Architects Richard L. Bowen & Associates found creative solutions to programming needs while taking both a historic preservation and green building approach. When the building reopens for the 2006-2007 school year, it will be the first renovated Cleveland school that preserves its historic character, meets green building standards, and is fully equipped for learning in the 21st century.

Lorain Palace Civic Theater

The Cleveland Restoration Society's 2006 Award for Ongoing Stewardship of a Historic Property went to the Lorain Palace Civic Center. Designed in a neo-classical commercial style at a cost of \$500,000, the theater made a grand impression when it opened in 1928.



THINKING AHEAD Idea Center at Playhouse Square at 1375 Euclid Ave. was recognized in the category of Commercial Revitalization.

After 1944, though, the Palace was almost exclusively used as a movie theater and gradually suffered decline. In 1972, a committee was appointed to examine the need, interest and support for a center to focus on community activities in the struggling downtown. By 1974, the Lorain Civic Center Committee was incorporated as a non-profit organization. The Committee raised funds to purchase the threatened Palace Theater and began a systematic program to restore both the interior and exterior of the building. Today, the

Lorain Palace Civic Center continues to serve the community with a comprehensive calendar of movies and events.

Howard Metzenbaum Federal Building and U.S. Courthouse

The winner of the Trustees Award for Preservation Achievement, which recognizes a standout project that demonstrates the spirit of preservation, was the renovation of the historic Howard Metzenbaum Federal Building and United States Courthouse (*Properties*, July 2005) on Cleveland's Mall by the United States General Services Administration. The \$51 million historic restoration project and adaptive use of the court-

house followed the Secretary of the Interior's Standards for the Treatment of Historic Properties and the highest national standards of environmentally sustainable "green" design practices. Breaking new ground, the U.S. Green Building Council awarded the project Silver Certification in Leadership in Energy & Environmental Design in April 2006. It is one of the first projects to demonstrate how successfully historic preservation and sustainable design practices can work hand-in-hand. **12**

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June Construction Settles Back 5 Percent

New construction starts in June dropped 5% to a seasonally adjusted annual rate of \$655.1 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Both nonresidential and residential building registered moderate declines, while nonbuilding construction was down only slightly from the previous month. For the first half of 2006, total construction on an unadjusted basis was reported at \$344.2 billion, up 7% relative to the same period a year ago.

The June statistics lowered the Dodge Index to 139 (2000=100), compared to a revised 145 for May. The Dodge Index had shown a generally upward trend for total construction through May, as gains for nonresidential building and nonbuilding construction outweighed slippage for single-family housing. In June, the single-family decline grew more pronounced, bringing total construction back to the average pace reported during 2005.

"The construction industry is seeing a transition in 2006," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction.

"From 2001 through 2005, single-family housing had been the primary source of expansion for total construction, but that's changed as the first half of 2006 clearly shows single-family housing cooling down. At the same time, the upturn for nonresidential building has gained momentum in 2006, as improved market fundamentals have encouraged further development, even amidst the difficulties arising from the higher cost of materials.

"In addition, greater federal spending and the improved fiscal position of the states have contributed to more public works construction this year."

Nonresidential building

Nonresidential building in June slipped 4% to \$193.4 billion (annual rate). For the commercial sector, store construction fell 22% from a strong May, and declines were also reported for offices, down 6%, and warehouses, down 1%. The office category did include groundbreaking for several large projects in June, located in Austin, Texas (\$97 million); San Francisco, California (\$70 million); and Smithfield, Rhode Island (\$65 million). Hotel construction in June soared 138%, boosted by \$1.3 billion related to the hotel portion

of the massive Encore at Wynn hotel/casino resort in Las Vegas, Nevada with an estimated construction start cost of \$1.8 billion. In addition to the Encore at Wynn project, June also included the start of major hotel projects located in Portland, Oregon (\$118 million); Atlanta, Georgia (\$74 million); Denver, Colorado (\$63 million); Grapevine, Texas (\$60 million); and Chicago, Illinois (\$60 million).

"It's turning out to be a banner year for hotel construction, led by several massive Las Vegas projects as well as more broad-based expansion across the nation," Murray says.

The long-depressed manufacturing building category advanced 4% in June, helped by the start of two large ethanol plants valued respectively at \$192 million and \$55 million, with both located in Oregon.

The institutional side of the nonresidential market was also mixed in June. Healthcare facilities fell 39% from an exceptional May, as this structure type has shown an up-and-down pattern so far in 2006 after setting a record high last year. Amusement-related construction was down 36% from a May that featured the start of several very large projects. Cushioning the June decline for the amusement category was the start of one large project – the \$452 million casino portion of the Encore at Wynn resort in Las Vegas. June witnessed a 14% drop for educational building, also down from a strong May, although the level of contracting for this structure type was still reasonably healthy at 1% above the average pace reported in 2005. Institutional structure types with June gains were public buildings (courthouses and detention facilities), up 7%; churches, up 10%; and transportation terminals, up 141%. The substantial increase for transportation terminals was the result of June groundbreaking for two large airport terminal projects, located in Miami, Florida (\$273 million) and Romulus, Michigan (\$251 million).

During the first half of 2006, nonresidential building was up 17%, reflecting this year's healthy activity as well as the comparison to the weak performance at the outset of 2005. Commercial structure types with especially large first half 2006 increases were hotels, up 148%, and offices, up 40%. More modest first-

June Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on June 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
Nonresidential	\$73,484,000	\$84,198,000	-13
Residential	\$130,381,000	\$139,665,000	-7
Total Building	\$203,865,000	\$223,863,000	-9

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

	2006	2005	Percent Change
Nonresidential	\$522,342,000	\$356,700,000	+46
Residential	\$617,820,000	\$705,927,000	-12
Total Building	\$1,140,162,000	\$1,062,627,000	+7

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

half 2006 increases were reported for warehouses, up 7%, and stores, up 2%. The manufacturing building category was down 3% from a year ago. On the institutional side, educational building maintained its upward trend in the first half of 2006, rising 9%. The other large institutional category, healthcare facilities, edged up 1% on a year-to-date basis. The smaller institutional categories showed this behavior for the first half of 2006 – transportation terminals, up 62%; amusement-rated projects, up 37%; public buildings, down 2%; and churches, down 2%.

Residential building

Residential building, at \$344.3 billion (annual rate), dropped 6% in June. Single-family housing fell 3% from its

May level, and has now seen a decline in dollar volume for five straight months. The cost of financing has continued to rise, as the 30-year fixed mortgage rate moved from 6.6% at the start of June to 6.8% by month's end, and this has been accompanied by a slower pace for home sales.

"While the retreat for single-family housing may still be viewed as orderly, there's no question that a weakening trend has taken hold that will continue into the second half of 2006 and probably into 2007," Murray says.

Multifamily housing in June dropped 17% from a heightened May, although this structure type continues to see groundbreaking for a considerable number of large condominium projects. In June, there were seventeen multifamily projects started that were valued

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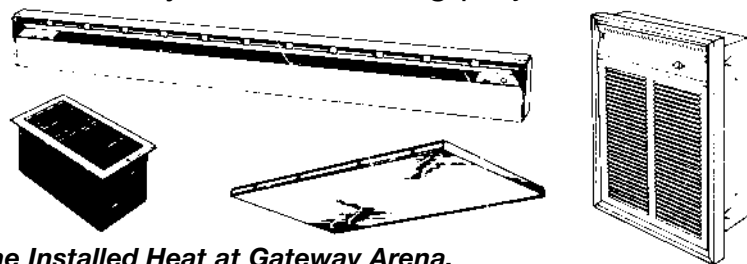
each at \$50 million or greater. The five largest multifamily projects were in these locations – Sunny Isles Beach, Florida (\$197 million); Jersey City, New Jersey (\$100 million); Las Vegas, Nevada (\$93 million); Providence, Rhode Island (\$90 million); and Irvine, California (\$89 million).

For this year's January-June period, residential building was up 1% versus a year ago. The modest dollar volume gain compares to the 15% increase that was reported for full year 2005. By region, total residential building showed this first half 2006 pattern – the South Central, up 14%; the South Atlantic, up 2%; the Northeast, unchanged; the West, down 3%; and the Midwest, down 8%.

For total construction, the 7% increase reported for the U.S. in the first half of 2006 was due to this performance by major region – the West, up 13%; the South Central, up 12%; the Midwest, up 4%; the South Atlantic, up 2%; and the Northeast, up 1%. **P**



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Highlighting Office Markets

As the U.S. office market continued to stabilize in 2005, rents rolled down, lowering net operating incomes (NOI) as old leases burned off. According to the data collected and reported in BOMA International's 2006 Experience Exchange Report (EER), the NOI for the U.S. private sector decreased by 7.92% (\$13.03 vs. \$14.15 in 2004). However, as the economy and the overall job growth continued to pick up, the office occupancy increased. The U.S. private sector survey results for calendar year 2005 are the weighted average responses of 3,219 buildings, representing approximately 700 million square feet of space.

As the turmoil in Iraq and other corners of the Middle East continue to roil the energy markets, energy costs continue to go up, with the most noticeable increase of 9.29% (\$2.00 vs. \$1.83 in 2004).

Expense comparisons

The dollar amount spent on different expense line items provides a mixed picture, but the overall expense data in the 2006 EER indicate that though the total operating expenses increased by 3.8%, total expenses (operating, plus fixed) decreased slightly by 0.3%. The dollar amount spent on fixed expenses showed a considerable decrease of 7.92%, contributing to a slight decline in total building expenses. The trend to increase efficiency while decreasing administrative costs continued from the last three years, with administrative expenses decreasing by 3.2%. The dollar amount spent on cleaning increased slightly by 1%. The amount spent on roads and grounds showed no change.

However, the dollar amount spent by the U.S. private sector on repairs/maintenance increased by 2%.

The amount spent on security decreased slightly by 1.79%, but remains high in comparison to pre-9/11. The office market seems to have stabilized with signs of more animated tenant demand, despite the fallout from 9/11 and the Iraq War. Building insurance costs also seem to have stabilized after 9/11 and have continued to decline for the second year in a row. Real estate taxes also declined by 9%.

The income and expense levels of Class "A" buildings reporting are higher than

the national composite averages. The average income reported by Class "A" buildings is \$22.45/rsf and the average total expenses are \$9.95/rsf. Both income and expenses reported in 2005 decreased significantly in comparison with 2004.

Class "B" buildings reported an average total income of \$17.97/rsf, a slight increase over 2004. Total expenses in metropolitan Class "B" buildings were only 7% lower than their Class "A" counterparts.

The 2006 Experience Exchange Report: Commercial Real Estate's Benchmark for Income and Expense Data is available for purchase from the BOMA Greater Cleveland as well as BOMA International.

The 2006 edition provides readers with a diverse collection of data analyses ranging from national cross-tabulations and special studies to city analyses for over 124 North American Markets. To order call 216.575.0305.

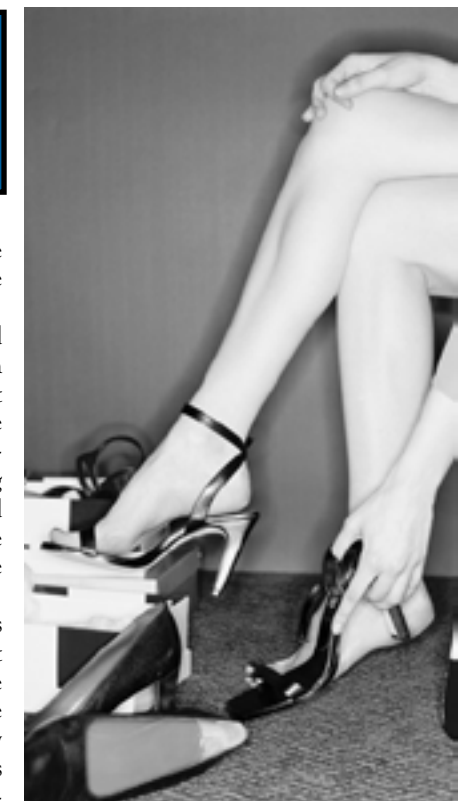
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"In 2005, rents rolled down, lowering net operating incomes as old leases burned off."



Janice Parham
Janice L. Parham
Executive Vice President

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



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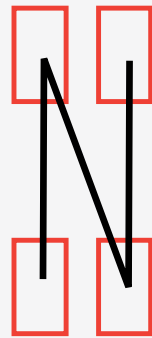
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Ad Space

Adcom Communications, Optiem find fresh look at new West Sixth headquarters

Photos courtesy Adcom Communications

In spring of 2005, the marketing staffers of Adcom Communications and Optiem referred to their overcrowded office quarters in the Flats as “good for chemistry.” But as far as physics go, management of both companies was gravitating towards more accommodating real estate on trendy West Sixth Street and an environment that would give their creative minds more space to roam.

With two companies growing under one roof, Adcom (traditional marketing) and Optiem (online marketing) had become spaciouly challenged. With employees squeezed into every corner, the writing was on the cubicle wall... it had come time to say goodbye to their 1330 Old River Road home.

With the downtown business real estate buyer's market in full swing, it didn't take the marketers long to find the perfect new accommodations at 1370 West Sixth Street above the Metropolitan restaurant and Starbucks. And just like that, the two agencies went from sharing one often-cramped conference room to having a choice of three spacious conference rooms, a two-story atrium style reception area, an employee lounge with bar, broadcast production suite, dine-in café, roomy perimeter offices, and perhaps, best of all, no office sharing.

“When we were located in the Flats in the early to mid 1990s, there was a vibrant energy all around us,” says Adcom and Optiem CEO Joe Kubic. “People were coming down the hill in droves, restaurants and clubs were popping up everywhere, the Lakefront Rapid Transit line was constructed along with Moses Cleaveland park, The PowerHouse and Nautica Concert Pavilion. Then it all went dead almost overnight.”

Chief Creative Officer and Co-Founder Mark Nuss is quick to point out that civic energy was infectious and believes the staff garnered both creative energy and pride from the Flats location.

“We saw that same kind of activity going on in the Warehouse District, particularly at West Sixth Street and St. Clair corridor, and that's where we set our hearts on moving,” Nuss says.



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STYLED STATIONS Pods in Adcom's graphic design creative department feature futuristic-style fabric baffles in metallic grey and beige, which appear like giant Pringles potato chips overhead and help in isolating work spaces both visually and audibly.



To the Adcom and Optiem management, the exterior benefits are far beyond a closer walk to a nice lunch spot. It's about attracting the highest quality employees. It's about making clients feel welcome and important. It's about safety and security. It's about being more in touch with the pulse of the city.

"Sure we miss the big ore boats and bridges at night, but the tree-lined avenue, sidewalk cafes and nightlife crowds of all ages and backgrounds more than make up for it," Kubic says.

To accomplish the relocation task, Adcom choose Vocon, a local interior design and architecture firm, as the architect, along with Neshkin Construction to be the general contractor for the new office. The philosophy was simple, but driven by Adcom's creative values and ability to maintain a flexible work environment for its employees.

"The creativity and project experience demonstrated on all sides allowed the design solution to take full effect in the new space," says Vocon President John Workley.

As Neshkin Construction Vice President Alan Pollack explains, the only significant challenge for his firm was a tight project timeline.

"This was a tough project as it had to be completed in just seven weeks," he says. "But of course we accomplished it."

Space with a marketing theme

The graphic designers at Adcom Communications and Optiem licked their chops over the opportunity to theme out the 17,000 square feet of new workspace. And the freedom they were given is obvious the moment you step out of the building's third floor elevator doors.

But first – a little perspective. Anyone who visited Adcom and Optiem's prior headquarters in the Flats will remember the precariously steep, dark and narrow steel plated stairway that led to the second level reception area, and then yet another flight to the top level.

"It wasn't only impractical," Kubic says. "It just didn't give visitors the right impression of our organizations."

Now when you arrive at Adcom and Optiem, the first impression is much more inviting and dynamic. The Plexiglas-enclosed elevator area is decorated with colorful, transparent blue graphics and features "ing" terms such as strategizing, developing and delivering. The main conference room just off the third floor

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MODERN MIX The blonde bamboo flooring and walls stripped down to their original red brick facing give the room a modern, urban loft feel.

elevators features a full glass wall that affords a view into the two-story atrium style reception area. Another wall features a massive flat screen monitor. Other walls feature floor-to-ceiling dry erase board and windows overlooking busy West Sixth and Public Square.

In the center is a custom-made black marble top conference table, complete with company logos shaped into the black wrought iron supports. The adjacent bamboo and bluestone tile floor reception area also features eye-catching design touches including see-through Plexiglas seating, a chain-mail curtain and three-dimensional company logos affixed to the back wall.

"We tripled our floor space out of necessity," Kubic says. "But that afforded us to add many embellishments most marketing firms would consider a luxury."

These additions include a fully operational audio and broadcast editing suite, complete with professional sound booth and enough floor space to conduct still photography and video filming. The blonde bamboo flooring and walls stripped down to their original red brick facing give the room a modern, urban loft feel. Visitors will also notice a bevy of guitar amplifiers and musical instruments situated around the perimeter,

LIGHT & BRIGHT Adcom's corporate colors of lime green, red and grey can be found throughout, including this area where colorful chairs add in brightening the environment.

a sign that after-hours jamming is included in the company's employee benefits package.

Adjacent to the production studio and similar in design is the Adcom/Optiem lounge, outfitted with a granite topped bar, leather furniture, psychedelic red and yellow drop lighting, high speed Internet access and a foosball table.

"We knew our employees would enjoy the lounge as a way to escape traditional stuffy meeting settings, but our visiting clients and studio talent enjoy it too as a place to break from the production crunch," Kubic says.

A full kitchen and separate café area, with lime green corrugated wall covering, can be found near the center of the new office space. You can pull up a stool at the dinette island, with turquoise,



white and black tile façade and green drop lighting, or just use one of the standard circular lunch tables... also perfect for sharing ad layouts.

The hallways, painted in vivid organic colors like lemon yellow, lime green and violet are adorned with oversized photographic images taken from various marketing campaigns the companies

have created for clients like KeyBank, Steris, Insurance.com and COSE.

With as much high design that Adcom and Optiem have put into their new home, the biggest line item by far was the basic re-wiring of the space.

"When you have 50-plus employees and many of them requiring maximum bandwidth to design or edit, you need

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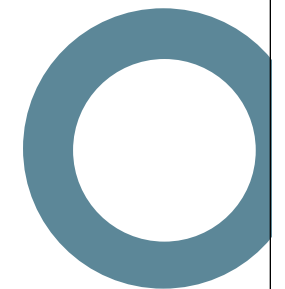
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DESIGN ON DISPLAY The entire space, including the main entry corridor, is accented by large graphic images showcasing Adcom's design work.

could get a creative shot in the arm by visiting," says Nuss. "It's a great feeling now to get calls from clients who want to simply get a dose of the energy and enthusiasm generated here by our people, and heightened by our new space."

As Kubic puts it, "we're kind of living out our business fantasy." **P**

Adcom was founded by Joe Kubic and Mark Nuss in 1989. Kubic later founded Adcom's sister company, Optiem, in 1999 to pursue clients in need of more sophisticated forms of digital and online marketing. For more info, contact Operations Manager Dennis Gentner at 216.574.9100 or email adcom@adcom1.com.

serious infrastructure," Nuss says. "Many of our decisions regarding employee and office placement were influenced by how and where we could run cable."

Two of these critical spaces were Adcom's graphic design pods and Optiem's programmer pod, affectionately nicknamed The Swamp (not as a reference to the humidity but to the workload). Both open areas needed to

be subdivided into anywhere from four to eight workspaces.

The Adcom pods feature futuristic-style fabric baffles in metallic grey and beige, which appear like giant Pringles potato chips overhead and help isolate work spaces both visually and audibly.

"We really wanted a place that gave clients an opportunity to escape their office environments and feel like they

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Muscle Building

Elyria Memorial Hospital strengthens services with new home for orthopedics center

By Lou Kren | Photos by Scott Pease

The Elyria Memorial Hospital (EMH) Regional Healthcare System wanted to provide a centralized orthopedic center to replace two existing locations in Lorain County. As of this past June, that plan became reality. New in Sheffield Village, just west of the Route 254-Interstate 90 interchange, is a 50,000-square-foot three-story Class A medical office building. Its main tenant is the EMH Center for Orthopedics.

The center, on the north side of Route 254, shares the neighborhood with other buildings recently constructed by the project's design/build contractor, Star Inc., of Amherst. These include two restaurants and three auto dealerships located within 1,000 feet of the newest project. Originally designed as two stories, the concrete and brick ribbon-glassed structure was expanded to three,

with the first floor housing the center and the two upper floors planned as medical offices for entities doing business with EMH. The building features a three-story glass-aluminum curtainwall facing Transportation Drive, which runs parallel to Route 254 on the north. The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center. The first

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CLASSIC GLASS The building features a three-story glass-aluminum curtainwall facing Transportation Drive, which runs parallel to Route 254 on the north.

floor also houses electrical and mechanical rooms and plans call for a lobby-level snack bar or coffee shop. Upper floors, with glass-railed walkways, look out over the lobby. Curved panels on the roof break up the rectangular building lines and concrete mass while screening four rooftop air-handling units. The climate-control system allows for control and billing by individual tenant as does the electrical system, with its separate electrical panels and metering.

"The site work was challenging owing to the change in elevation. We had to deal with a high water table and a 10-inch gas line that traversed the rear of the site."

*Greg Deitz
Star, Inc.*

A deep lobby elevator — built to accept gurneys — provides vertical access, as do stairwells at the east and west sides of the building.

The Center for Orthopedics provides a modern space atypical of hospital waiting and exam areas. Clad in earth tones, the center features ample, airy waiting

HMMH

RESTORATION

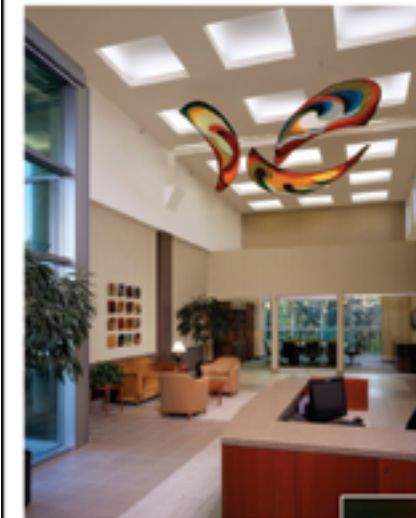
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OPEN ENTRY The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center. The first floor also houses electrical and mechanical rooms and plans call for a lobby-level snack bar or coffee shop. Upper floors, with glass-railed walkways, look out over the lobby.

space, 13 exam rooms, a cast room and two x-ray rooms as well as office and meeting spaces for staff. Extra-wide passageways and door openings as well as automatic doors are designed for wheelchair travel.

The project moved forward in spring 2005 when EMH officials approached Star and its in-house architectural team to design a building that could be constructed more cost-effectively than other designs they had seen. Star was in as the design/build contractor with site work underway by summer, according to Greg Deitz, project manager.

"The site work was challenging owing to the change in elevation," he says. "We had to deal with a high water table and a 10-inch gas line that traversed the rear of the site."

Crews shifted earth and dried out soil to deal with the water table, and gingerly propped up the gas line as they hand-excavated around it. The line now

sits on Star-installed anchors behind a retaining wall.

Features tilt-up construction

The foundation boasts wider footers to facilitate tilt-up construction, a venerable technique that's experienced a recent resurgence and has also become

one of Star's specialties in recent years. After installing the footers, crews poured the floor slab along with casting beds on the east and west ends of the building. Concrete poured in the beds set to form panels that were then tilted and hoisted with a 500-ton crane to their proper positions as exterior walls. The largest panel created in this manner on

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FLOOR BY FLOOR Originally designed as two stories, the concrete and brick ribbon-glassed structure was expanded to three, with the first floor housing the center and the two upper floors planned as medical offices for entities doing business with EMH.

the EMH job was 10 inches thick, 54 feet tall and weighed 105,000 pounds. Veneer brick, in two brown shades, was cast into the concrete prior to tilt-up to add exterior variety along with textured concrete paint.

The tilt-up construction method, traced to the early 20th century when Thomas Edison built tilt-up residences

for his lab technicians in Menlo Park, New Jersey, brings together the efficiency of on-site casting with the strength and versatility of concrete, according to Star officials. With tilt-up, the floor slab is cast early in the process and wall panels are cast directly on the floor slab before being tilted into final position. Though the method has been used throughout

North and South America, it has been slow to catch on in our area, keeping many local design and construction professionals from looking beyond the typical construction materials. Case in point is the brick veneer that can be inlaid with the concrete during casting to provide an exterior aesthetic without the need for costly and time-consuming finish work.

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COST BENEFITS The project moved forward in spring 2005 when EMH officials approached Star and its in-house architectural team to design a building that could be constructed more cost-effectively than other designs they had seen.

The fact that the building is a large multiple-story structure led to tilt-up as the method of choice.

"The rectangular plan and site location made this building ideal for tilt-up construction," Deitz says. "We were able to enclose the building quickly to enable interior work over the winter."

Deitz notes that winter weather does not necessarily preclude tilt-up construction — a common misconception owing to the fact that concrete panels are cast onsite.



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"The panels can be poured and then covered with blankets to cure," he explains.

Overall, tilt-up is a timesaver, bringing assembly-line productivity and shortened lead times of locally produced materials, claim Star officials.

The method also contributes to early completion of the building shell and floor, reducing susceptibility to weather delays throughout the remaining construction schedule.

And it eliminates the need for perimeter building columns.

"It's important to us to continually seek new and better design and construction options for our customers," says Kim Mulder, Star president. "And



tilt-up certainly will become a more common choice as the word gets out."

Star has been aided in its tilt-up expertise via an alliance with Con/Steel, Dayton, Ohio, specializing in engineering and support services for tilt-up concrete contractors in North and South America. Besides the tilt-up work, Star self-performed many tasks on the EMH project including footer-foundation con-

struction and all finish carpentry. In addition, Star will perform buildout services and construction for new tenants.

Design/build pays off

As tilt-up appealed to EMH as a time and cost-saver, the design/build relationship also assisted in smoothing the project. The design/build approach, unlike the other methods, brings prin-

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principals in at the outset to consult with the owner and each other. This brings a host of cost-and time-saving benefits including:

Quicker project delivery

With design/build, principals act as a single entity, allowing construction to commence quickly, sometimes before all construction documents are finalized. Also, the lengthy bidding, specification-checking and pre-construction design-change processes are eliminated.

Single-point responsibility

Here, fingerprinting is greatly minimized, as principals take the time to work out design and cost issues up front.

As tilt-up appealed to EMH as a time and cost-saver, the design/build relationship also assisted in smoothing the project. The approach, unlike other methods, brings principals in at the outset to consult with the owner and each other.

Value Engineering

Project managers, with years of experience pricing and managing construction, consult closely with architects from the beginning, providing cost/benefit analyses on building designs and specifications.

Greater owner control

By being involved with design/build principals early on, the owner has a one-stop shop for discussion of all project issues. Also, design/build helps maintain a single-purpose attitude, as all principals work under the owner to focus on project costs and constructability.

Cooperation

Designers and builders working together can ensure a completed project with a minimum of changes or omissions that affect quality and fiscal outlay.

These advantages helped propel EMH and Star toward a satisfying project on both ends, delivered on time and on budget. ■

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U.S. Supreme Court Muddies Waters on Wetlands



WILLIAM L. CAPLAN
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On June 19, 2006, in *Rapanos v. United States*, U.S. No. 04-1034 (“Rapanos”), a majority of the United States Supreme Court failed to agree on the extent of the U.S. Government’s jurisdiction over wetlands under the Clean Water Act (the “Act”). Rather, the Rapanos Court vacated judgments against two separate developers who had challenged the U.S. Government’s jurisdiction over certain wetlands in Michigan, and remanded the cases back to the U.S. Sixth Circuit Court of Appeals for a factual determination of whether the wetlands in question are “waters of the United States” as defined in the Act.

By way of background, the Act gives the U.S. Army Corps of Engineers (the “Corps”) jurisdiction over wetlands to the extent that the wetlands can be classified as “waters of the United States,” as defined by the Act. In *United States v. Rapanos*, 376 F.3d 629 (6th Cir. 2004), John and Judith Rapanos desired to develop various parcels of their property in Michigan. Prior to developing the properties, various consultants and state regulators informed the Rapanos that the parcels contained “regulated” wetlands and that permits would be required prior to conducting any dredge or fill activities

on the parcels. The Rapanos ignored the advice and proceeded to conduct dredge and fill activities without the permits, despite having received several administrative compliance orders from the U.S. Government.

The Corps subsequently filed civil proceedings against the Rapanos in federal court alleging violations of the Act. Both the U.S. District Court and the U.S. Court of Appeals for the Sixth Circuit upheld the Corps’ jurisdiction over the wetlands based on the wetlands’ hydrologic connections and physical adjacency to navigable waters.

The Rapanos then appealed to the U.S. Supreme Court.

In *Carabell v. U.S. Army Corps of Engineers*, 391 F.3d 704 (6th Cir. 2004), June and Keith Carabell and their partners wanted to build a condominium complex on their 19.6-acre plot of property in Chesterfield Township, Michigan. However, approximately 15 acres of the property contained forested wetlands. The Corps denied the Carabell’s application for a federal dredge and fill permit, and the Carabell’s filed an action in federal court challenging the Corps’ jurisdiction over the wetlands. Both the U.S. District Court and the U.S. Court of Appeals for the Sixth Circuit upheld the Corps’ jurisdiction over the wetlands and ruled against the Carabells. The Carabells then appealed to the U.S. Supreme Court.

The U.S. Supreme Court consolidated the two cases for review, but was unable to reach a consensus on whether the Corps had jurisdiction over the wetlands in either case. Therefore, the Court vacated the judgments against the Rapanos and the Carabells, and remanded both cases to the U.S. Courts of Appeals for the Sixth Circuit for further factual development. Notwithstanding, a plurality of Justices opined that the Corps’ jurisdiction under the Act should be restricted to relatively permanent bodies of water and wetlands with a continuous surface connection, or physical adjacency, to bodies of water that are clearly “waters of the United States.” The plurality’s opinion appears to reject the lower court’s hydrological theory of jurisdiction. In a concurring opinion, another Justice opined that a wetland must have a significant nexus to “waters of the United States” before the Corps will have jurisdiction, and that a “mere hydrologic connection” should not be enough in all cases.

Interestingly, the Court also criticized the Corps for not promulgating rules that more clearly define the words “wetland” and “tributary,” and for not establishing a procedure for identifying wetlands that have a significant connection to tributaries in the wake of the Court’s earlier decision in *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers*, 531 U.S. 159 (2001) (“*SWANCC*”). In *SWANCC*, the Court held that the mere presence of migratory birds is insufficient for the Corps to




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claim jurisdiction over isolated, non-navigable, intrastate bodies of water, and requested that the Corps promulgate regulations better defining the scope of its wetland regulations.

While we will have to wait to see whether the Corps promulgates additional clarifying regulations concerning wetlands, and to learn the fate of the Rapanos and Carabells on remand, one thing remains clear – in the wake of the Rapanos decision, there is no bright line test to determine whether the Corps has jurisdiction over wetlands that are clearly not “waters of the United States.” **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact William L. Caplan at bcaplan@bdblaw.com or David J. Hrina at dhrina@bdblaw.com or call (800) 686-2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2006.

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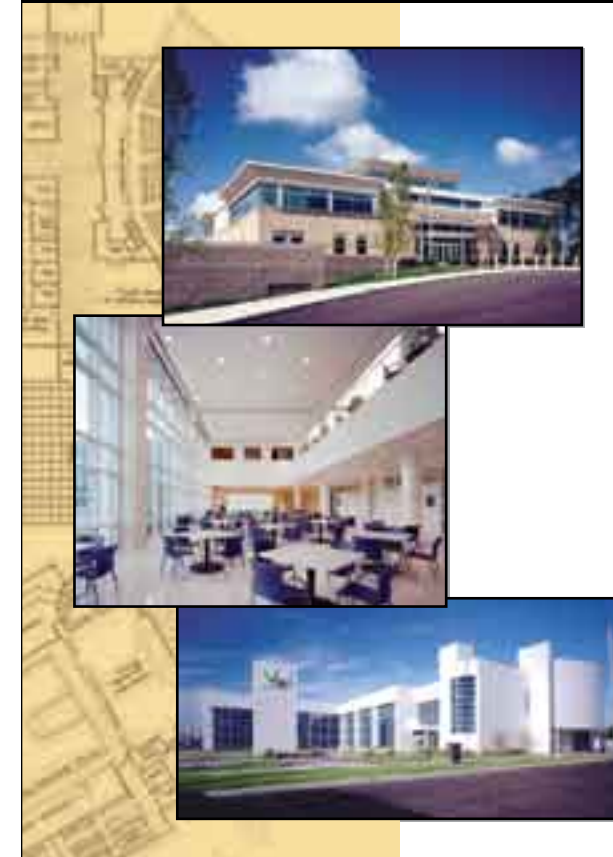
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The Real World, Episode 1



ALEC J. PACELLA

Summer vacation is in full swing, so it may be a good time to take a break from my typical banter and instead talk about a few real-world examples. After all, it is one thing to talk about the textbook definitions of things like CAP rates and cash-on-cash returns but quite another to actually see these principles in action.

The next two months, we will discuss a few actual transactions that have occurred in this market over the past couple years. They had twists and turns and neither ended up being what they initially appeared. However, in the end, everyone walked away feeling they got a fair deal. One last thing. Although these are actual transactions, I must respect the confidentiality of all the parties involved, so the identities of buyers and

sellers as well as the actual properties will remain undisclosed.

The deal

The sale of a single-tenant, net leased property. The property had an asking price equal to a 10.5% CAP. The building was only five years old, it was well located, well constructed and leased to a quality tenant. Inquiries from potential purchasers flooded in, as most comparable properties were being offered at much lower CAPs.

The deal behind the deal

There were two primary issues that were responsible for offering the property at such an attractive CAP. First was the fact that the tenant's lease had

four and a half years remaining until expiration. The prospect of having a completely empty building in such a relatively short time will cause prospective buyers to demand a higher return. And second, the tenant's current rental rate was approximately \$5 per square foot above market. This creates a whole myriad of issues. First, it can artificially inflate the ultimate sale price. In this instance, if a buyer were to underwrite this deal with a 'market' CAP rate of 8% to 9%, it would result in an abnormally high sale price, particularly on a per square foot basis. Buyers usually do not like to be in this position. Lenders like it even less. Second, it can make for some very anxious moments as the tenant nears expiration. Although this lease contained several options for the

It is one thing to talk about the textbook definitions of things like CAP rates and cash-on-cash returns but quite another to actually see these principles in action.

tenant to renew, options are a one-way street that benefits the tenant only. If the rental rate for the option period is below market, the tenant can exercise the option. But if the rental rate for the option period is above-market, as it was in this case, the tenant can either walk away or threaten to walk away if the rental rate going forward is not corrected downward. And third, the buyer could very well be in the unenviable position of seeing the return on their investment actually go down. So while the buyer would enjoy a 10.5% unleveraged return for the next few years, this return could drop if the future rent is less than the current rent, a prospect that is magnified by the current over-market rent.

The solution

In this particular deal, part of the solution was realistically pricing the property. Unlike some bad auto advertisement, offering this property at such a high CAP rate was not to make the phone ring in hopes of finding a

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“sucker.” Buyers at this level are much too sophisticated and would quickly smoke out any get-rich-quick fairytale. The return was set to acknowledge that there was risk in both the lease term and the lease rate and to fairly compensate a purchaser for that risk. But a bigger part of the solution was to induce the tenant to modify their lease. Ideally, I would have structured a deal that extended the lease to 10 years and modified the rent downward to match the market. The tenant liked the latter but not enough to give up their flexibility for another 10 years. However, a compromise was struck. The tenant would extend their lease to five years upon the sale in exchange for cash in the form of some improvements to the tenant’s premises. Although extending the lease by a few months may not seem like a big deal, it allowed the deal to be considered by several more potential lenders, all of who had thresholds of at least five full years of lease term.

The result

With a solution in place, the task turned toward finding a buyer. In the end, an out-of-state buyer was procured.

Heard Thru the Grubbvine

Doubling down First Industrial, the Chicago-based industrial REIT, made its second major purchase in northern Ohio by purchasing ten of Duke Realty’s remaining industrial assets. This follows last year’s initial purchase of 18 Duke assets that brought First Industrial back to this market after a five-year hiatus.... **No land for you** Interestingly, Duke did not also sell its vacant land to First Industrial. Instead, it is being sold to a couple of local owner/developers, both of whom were former employees of Duke. —AP

They had an extensive relationship with one of the lenders that would underwrite a five-year deal, so the buyer was able to move quickly. The lender required a reserve, which was a holdback of a portion of cash flow to allow for a cushion should the tenant not renew upon expiration. However, the terms and conditions of the loan were very aggressive and allowed the buyer to leverage their cash-on-cash return to nearly 15%. But the real key was the fact that the lender would use a 15-year amortization schedule. Ordinarily, buyers want as long an

amortization period as possible, as it reduces the monthly debt service and increases the cash-on-cash return. However, in this instance, the cash-on-cash return was already healthy, so the focus can be turned toward paying down the loan. The goal is to get the outstanding loan balance five years from now to the point that it allows the owner to re-finance on a lower amount and continue a cash-on-cash return in the mid-teens, even with a reduced rental rate. So the buyer was happy, as they received an attractive return and were able to mitigate much of the risk down the road. The seller was happy as they sold the property for 15% more than they paid for it five years ago. The lender was happy as they booked another loan while mitigating their exposure in five years. And, the tenant was happy as they were able to secure some unscheduled improvements to their premises. **P**

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

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Looking at Ohio International Real Estate Business



JOLYN BROWN

The exchange of goods and services from country to country has expanded tremendously in recent years, with growth in international transactions far exceeding growth in domestic transactions. In fact, U.S. exports of goods and services increased 10.5% in 2005, while imports from foreign countries rose 12.8%. This is a whopping three to four times higher than growth in the overall national economy.

Due in part to the significant rise in international business activity, the flow of people across borders has increased as well. At the same time, the demand for real estate – both residential and commercial – has been on the rise. Fast-growing international trade leads to relocation of foreigners in the United States, as well as U.S. businesses opening offices abroad. In short, conditions are

ripe for engaging in international property brokerages.

Consider the number of foreigners (non-immigrants) arriving in Ohio in 2004 by category:

- 97,282 foreigners for vacation
- 6,098 traders and investors
- 14,628 foreign students

- 7,499 foreign workers due to intra-company transfers
- 1,233 foreign workers related to NAFTA
- 68,886 foreigners for other business

Obviously, many of these foreigners will need rental housing, second homes or commercial property in Ohio.

It is not only foreigners that will significantly impact international home buying. Many U.S. residents will require a home abroad. Exports of products to Canada and Mexico from Ohio were \$17 billion and \$2.4 billion, respectively. Third on the list of countries to which Ohio products are exported is Japan. The increase in Ohio exports may lead locally based companies to establish company representatives and sales personnel in those countries. Ohio real estate professionals may decide that it's time to set up referral networks with counterparts in Canada, Mexico and Japan.

Immigrants to Ohio

In Ohio, 11,599 newly admitted legal immigrants arrived in 2004. Most came from India (1,561). Other top countries of origin include:

- China (714)
- Somalia (572)
- The Philippines (490)
- Ukraine (420)
- Mexico (353)

Real estate professionals may want to consider assisting, participating or setting up a network partner with these communities to open up business opportunities.

In 2004, 8,590 immigrants to Ohio became U.S. citizens. Natives of India led with the highest number (1,103) of newly naturalized citizens in the state last year. Other top countries represented include:

- China (461)
- Romania (381)
- Ukraine (347)
- Vietnam (301)
- Russia (268)

The new citizens and immigrants brought the total number of naturalized citizens in Ohio to 186,646 (2% of the population) and 199,345 non-citizens (2% of the population) in 2004.

Immigration boosts the residential housing market for the simple reason that people need a home in which to live. So it should not be surprising that dynamic housing markets of recent years have been in those regions with significant immigrant populations.

Also consider what happens to housing markets when there is no immigration. For example, home prices in Japan have been stagnant for the past 20 years. One reason is that the country's population has been virtually unchanged during that same time period. Similar situations can

be found in U.S. areas such as Elmira, New York and Danville, Illinois.

Realtors can seize the opportunity and help close the early-year homeownership gap through counseling and homebuyer education programs for their foreign-born clients.

Many Realtors have already realized the potential business opportunities. Over the last six years, almost half of NAR members indicated that they have participated in a transaction involving an international element, and this trend will inevitably increase. **P**

Jolyn Brown, ABR, LTG, is chairman of the board for the Cleveland Area Board of Realtors.



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BOMA Presents Annual Golf Outing, Ball Drop



BIG MONEY BOMA's Janice Parham (left) presents a check to Tamara Grether, winner of the organization's second annual golf ball drop.

The Greater Cleveland chapter of Building Owners and Managers Association (BOMA Greater Cleveland) recently held its 21st annual golf outing at the Country Clubs of Fox Meadow. There were 224 registered golfers who played on either the Weymouth or Fox course.

"In spite of the on and off rainy conditions that day, everyone had a great time," says Vicki A. Neece of BOMA Greater Cleveland.

As part of the event, the group held its second annual Golf Ball Drop, in which a low-flying helicopter drops sponsored golf balls above a hole. Half of the \$10,060 in proceeds (\$5,030) benefited The Cleveland Foodbank and the other half went to Tamara Grether whose numbered ball was closest to the pin.

America (AGC) members; educate AGC members about available drug-free workplace tools and assistance; and promote the national dialogue on workplace safety and health by raising awareness of and demonstrating a commitment to drug-free workplaces.

Karg participated in the July 10, 2006 event in Suitland, Maryland, with U.S. Secretary of Labor Elaine L. Chao along with the heads of five labor unions and other contractor associations at a signing ceremony at the U.S. Census Building to expand the existing Drug-Free Workplace Alliance.

DBIA Ohio Valley Chapter Announces Awards Call for Entries

The Ohio Valley Chapter of the Design Build Institute of America (DBIA) recently announced a call for entries for its annual design/build awards program.

"The Ohio Valley Chapter awards competition is evi-

dence of how far we have come as an industry," says Susan Coates, executive director of DVIA-Ohio Valley Chapter.

dence of how far we have come as an industry," says Susan Coates, executive director of DVIA-Ohio Valley Chapter.

NAWIC Member Selected to Represent U.S. Department of Labor

The National Association of Women in Construction (NAWIC) is pleased to announce that Marianne Karg, of Mobile Medical Corporation, a Cleveland Chapter #156 member, was recently selected to work

with the U.S. Department of Labor (DOL) in the Drug-Free Workplace Alliance program.

The Drug-Free Workplace Alliance is designed to foster safer, drug-free and healthier American workplaces by providing the construction industry with information to help them develop and understand the benefits of

drug-free workplace programs. Its activities will focus on educating workers about the job site hazards created by the abuse of alcohol and other drugs in construction workplaces.

Karg will work with the DOL to disseminate education programs on workplace substance abuse to Associated General Contractors of



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KS Associates Appoints Project Manager

KS Associates, Inc., a civil engineering and land surveying firm located in Elyria, recently announced that Justin D. Dietz, P.E., has been promoted to project manager of KS Associates' Commercial Land Development Group. Dietz has been appointed to the position as a result of becoming a registered Professional Engineer (P.E.) licensed in the state of Ohio.

Dietz is responsible for managing large-scale commercial development projects for clients including big-box retailers. His responsibilities include coordinating all phases of projects, from preliminary planning, cost

dence of how far we have come as an industry," says Susan Coates, executive director of DVIA-Ohio Valley Chapter.

"With virtually no exceptions, last year's award-winning projects were delivered on time, within budget and with owners expressing a sense of satisfaction," she adds. "We want to multiply this success by encouraging builders to submit their design-build project now. Design-build has a bright future if it is performed in the manner that our award winners displayed."

A list of 2005 winners are available at www.ovcdbia.org/winners.html.

The deadline for submitting a project for the competition is September 1, 2006.

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Justin D. Dietz

Dietz holds a Bachelor of Science degree in civil engineering from Case Western Reserve University (CWRU). He is actively involved in helping CWRU students pursue career opportunities in the field of engineering.

Builder Confidence Slips Again In July

estimating and scheduling through final project development.

His project experience includes designing sanitary sewer detention and pumping systems; and water, storm, and sewer analysis for various residential and commercial land development projects.

Increased concerns about interest rates and housing affordability caused builder confidence in the market for new single-family homes to slip three more notches to 39, according to the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for July, reported today.

"The HMI is down from its most recent cyclical high

of 72 in June of last year, and reflects growing builder uncertainty on the heels of reduced sales and increased cancellations related to eroding affordability as well as an ongoing withdrawal of investors/speculators from the marketplace," says NAHB Chief Economist David Seiders. "But just as concerning to many builders is the potential for more monetary tightening by the Federal Reserve that could drive interest rates, and thereby homeownership costs, even higher. Ironically, the Fed's inflation-fighting moves have helped firm up the rental market and raise the 'owners' equivalent rent' components of the core inflation measures that the Fed is seeking to contain."

Derived from a monthly survey that NAHB has been conducting for 21 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as either "high to very high," "average" or "low to very low." Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view sales conditions as good than poor.

All three component indexes fell in July. The largest decline was in the index gauging sales expectations for the next six months, which

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fell five points to 46. The index gauging current sales of new single-family homes fell four points to 43 and the index gauging traffic of prospective buyers fell two points to 27.

Builders in the West region, who have been the most optimistic in the HMI for some time, recorded the biggest dip in confidence this time around, with a nine-point decline to 51. Builders in the Northeast posted a five-point decline to 36, and builders in the Midwest posted a four-point decline to 21. The HMI for the large South region edged up two points to 50, although this measure still is down considerably from a cyclical high of 77 in June of last year.

"In terms of historical comparison, the HMI's movement is essentially in line with readings from the 1994-1995 period when the Federal Reserve tightened monetary policy and a fairly orderly cooling-down process occurred in the nation's housing markets," Seiders says. "That is what our forecasts anticipate happening in the current period, provided the downside risks of rising interest rates and a bail-out by investors/speculators do not become too pronounced.

"With respect to interest rates, we expect the Federal Reserve to maintain the current 5.25% target for the federal funds rate for some time and we're projecting only modest increases in

long-term interest rates from current levels."

NAHB Members Trained For Specialized Aging-In-Place Remodeling

As aging baby boomers continue to drive housing changes, remodelers are responding to market demands with more specialized training and knowledge than ever before. The National Association of Home Builders (NAHB) Remodelers Council recently announced that 1,000 remodelers are now trained and ready through its Certified Aging-in-Place Specialist (CAPS) designation program to help homeowners who need to improve the accessibility of their homes.

CAPS is the only national program that teaches remodelers the unique home modification skills for those who wish to "age in place" or continue living safely, independently and comfortably in their homes regardless of age or ability level.

"The tremendous growth of the CAPS designation means more Americans than ever can modify their homes for safe and independent living, avoiding an unwanted move to an assisted living facility," says Remodelers Council Chairman Vince Butler, CGR, CAPS, GMB. "The vast majority of the mid-life and older population prefers to live in the familiar surroundings of their homes. CAPS delivers that promise."

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In collaboration with AARP, the NAHB Research Center and NAHB's 50+ and Remodelers councils launched the CAPS designation in 2002 with 53 graduates. So far this year, 294 remodeling professionals, architects, designers, and health care workers have completed the program, already surpassing the 284 graduates in 2005.

"Advances in accessibility design are additional factors in the growth of CAPS, as nobody wants their house to look like nursing home," Butler says. "Most aging-in-place modifications blend seamlessly into a home so visitors will never know the real purpose of the renovation."

CAPS education includes design ideas, technical solutions and even sensitivity training. Graduates must also complete continuing education and community service requirements to maintain their status as a Certified Aging-in-Place Specialist.

To find a professional who specializes in aging-in-place remodeling, visit www.nahb.org/caps.

WindowSeal Tape Designed for Variety of Surfaces

EternaBond, a manufacturer of commercial roof restoration and repair tapes with advanced MicroSealant™ technology, recently announced the availability



EternaBond's WindowSeal Tape

of its WindowSeal Tape. A thin polyethylene film coated window-wrap, WindowSeal has the ability to seal all windows regardless of surfaces being joined.

A self-sealing adhesive, WindowSeal tape creates a moisture tight, air and vapor barrier between the window frame and virtually any struc-

tural surface, including all construction materials such as metals, wood, vinyl, OSB, metal, aluminum, brick, concrete, glass, etc. In addition, WindowSeal does not shrink or fail over time, and it flexes in all conditions, making it the perfect solution to any window taping sealing need.

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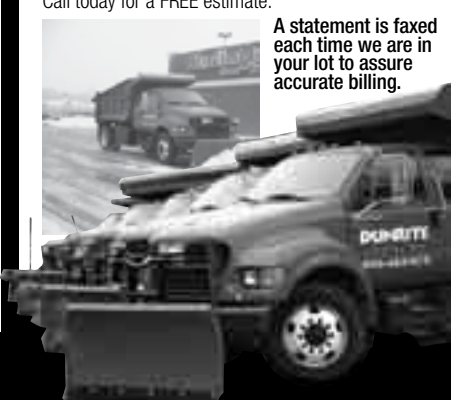


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For more information, visit EternaBond's Web site at www.eter nabond.com or call 888.336.2663.

KW Lang Mechanical, Stovicek Heating & Cooling Move to Solon

KW Lang Mechanical and Stovicek Heating & Cooling recently announced its move to Solon. The company, a full service mechanical contractor specializing in design/build work as well as plan and specification projects, was for-

merly located in Warrensville Heights, but had outgrown its space.

Kenneth W. Lang, CEO of KW Lang Mechanical, is very familiar with the City of Solon, having raised his family there. As previous owner of Shaker Mechanical and Havsco, Inc., he has over 40 years of experience.

In the spring of 2002, KW Lang Mechanical purchased Stovicek Heating and Cooling from previous owner Bart Stovicek.

Stovicek Heating and Cooling concentrates on residential, commercial and industrial service, installation and air duct cleaning. The company has been in business for over 80 years and serves all of Northeastern Ohio.

Henkel Consumer Adhesives, Inc. Plans Avon Expansion

Henkel Consumer Adhesives, Inc. recently announced plans to expand its logistics center at its headquarters in Avon. The projected completion of the is first quarter 2007. When completed, this 229,000-square-foot addition will bring the operating facility to a total of 568,000 square feet. Henkel anticipates that Janotta & Herner, Inc. of Monroeville, Ohio, will design and build the expansion. Henkel has received the necessary approvals and permits from the Ohio EPA and the U.S. Army Corps of Engineers and expects to break ground this month.

ALL Erection Announces New Lift Simulation Software

ALL Erection and Crane Rental Corporation recently announced the latest version of its LS3 lift simulation software, version 3. Lift simulation software recreates the environment of a lift to help properly plan lift days, increasing safety and reducing cost.

LS3 software is preloaded with specifications, capacities and load data for every crane in the ALL fleet — North America's largest inventory. Input screens take basic application, site and lift data, then provide a three-dimensional simulation of the lift, which suggests the proper crane, outrigger load bearing pressures, crane capacities and



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Training Materials Introduce PLCs to Technicians

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programming, and troubleshooting. The package includes a CD-ROM, and combined with the available activities-based applications manual and component set provides an effective and complete PLC training package.

The book provides practical information on PLCs, including large, detailed figures that correspond to text. Safety during installation, maintenance and troubleshooting of PLCs is emphasized throughout the book. Programming instruction allows learners to understand the information displayed on PLC screens and PC monitors during programming. The Instructional Component Set uses components that simulate those

in the Industrial Component Set and is designed for budget-conscious labs or individuals. Both component sets use 24 V circuitry to ensure a safe learning environment.


For info, contact American Technical Publishers, Inc. at 800-323-3471.

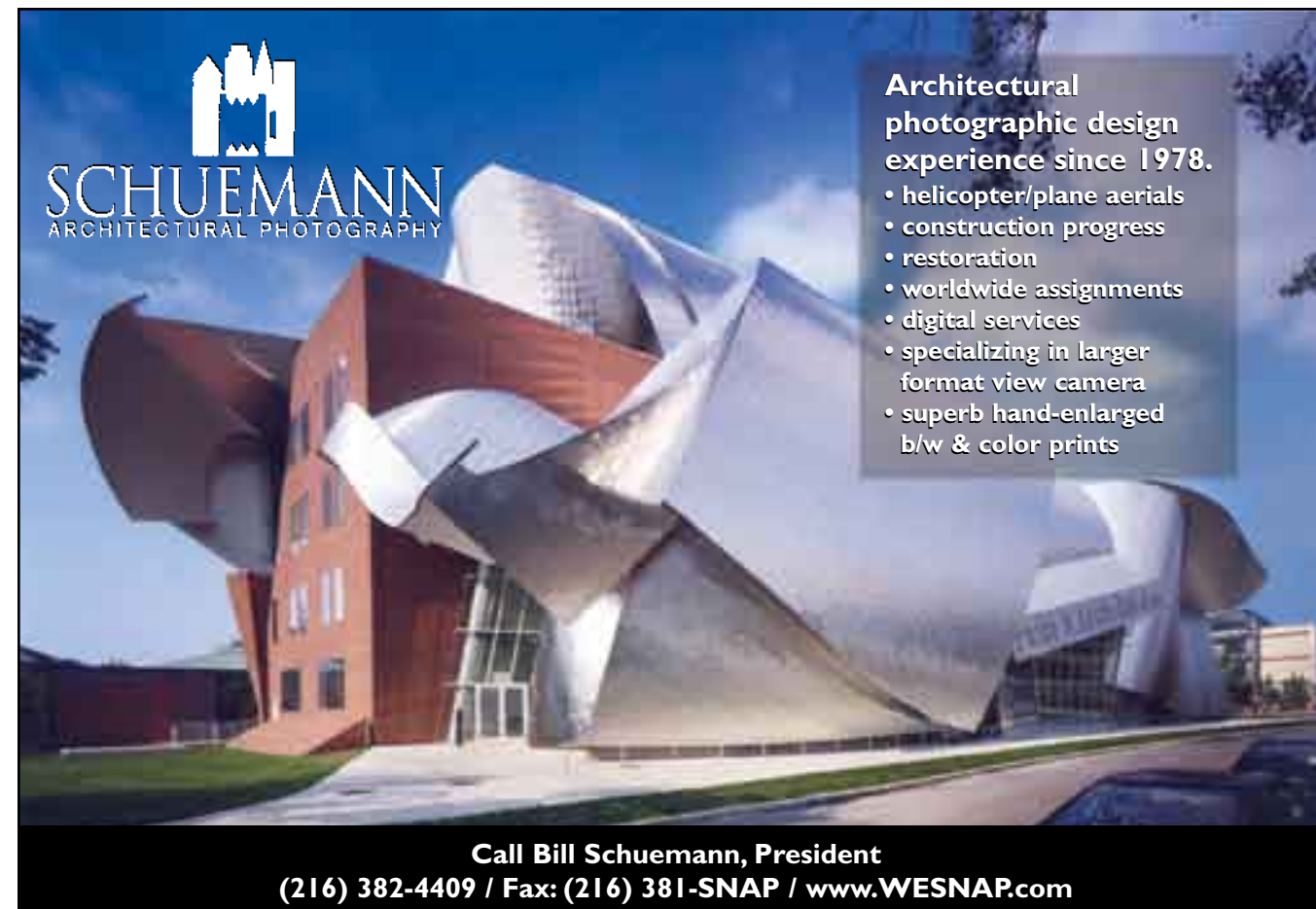
Cleveland Leads Region in New Housing

City of Cleveland officials working with Calabrese, Racek, and Markos, Inc. (CRM) Development Research today announced that Cleveland issued a total of 50 new for-sale residential permits during the first quarter of 2006, the most in Cuyahoga County and the eight-county region.

The second and third cities in Cuyahoga County were Westlake with 27 permits and Oakwood with 19.

"This is further evidence that, together, we can create neighborhoods of choice in the City of Cleveland," Mayor Frank Jackson says. "Cleveland has a lot to offer. We want to make sure developers, potential homebuyers and everyone in Cleveland knows that we are a great city with quality affordable and market-rate housing in our neighborhoods."

CRM Development Research is a subsidiary of Calabrese, Racek, and Markos, Inc., a full service appraisal firm. 



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Dramatic Design

Renovation of The Cleveland Play House spotlights power of bold re-imaging

By Dave Larkin | Photos courtesy TRG Studios

As The Cleveland Play House, located at 8500 Euclid Avenue, was approaching its 90th season in the fall of 2005 with a new artistic director, Michael Bloom, it was also beginning a series of extensive renovations. Made possible by a \$750,000 allocation from the Ohio legislature, the project included new sidewalks, a sorely needed new roof and an ambitious face-lifting of the previously all-white interior lobby spaces and public walkways to bring out the

architectural details of the Philip Johnson-designed dome situated atop the main foyer (*Properties*, February 1986).

The interior design project began with a phone call from Managing Director Dean Gladdens to Karen Skunta, president and creative director of Karen Skunta & Company. Requested to give suggestions as to how to "freshen up" the theater lobbies, Karen quickly realized the enormous challenge this would be. Mindful of Architect Philip



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COLORS IN CONTRAST In addition to acting as wayfinding elements, the bold colors used in the Drury Theatre Lobby (top) and Bolton Theatre Lobby (below) accentuate and enliven the original gray and white geometric terrazzo floors – now a real point of interest.

Johnson's legacy to the oldest regional theater in America, she defined the options for the Play House: either take the complete space and re-image by creating a new color palette for the interior spaces, or simply maintain the original color palette with strategic color enhancements.

"We were tentative at first," Skunta says. "Perhaps [we would] add a little bit of color here and there around the theater entrances, but it made the space look disconnected. So we just went straightforward and decided that every surface that was painted would receive a new treatment. The new interior palette was really derived from the jewel tones of the theater."

"What was essentially a colorless, cold space has been transformed into a warm, inviting atmosphere that makes people glad to be here. This has made a huge improvement in our subscribers' overall experience when coming to the theater."

Alan Rauss

Cleveland Play House Board of Directors

This solution was ambitious and required the talents of an interior design alliance to be brought to the team. Karen invited Becky Ralich Spak, CMG, senior designer with The Sherwin-Williams Company, to participate in this effort. They had previously collaborated on the notable Sherwin-Williams Center of Excellence (*Properties*, October 2004).

Ralich was thrilled and completely agreed with the creative strategy.

"Jewel tone colors are traditional and classic blues, yellows, golds and deep reds, much like fine jewelry and tapestry," Ralich says. "We felt they were the



most appropriate color selection for the re-imaging of the Play House lobbies." The Karen Skunta & Company design team descended on the site and captured all the key areas photographically.

The "before" photos provided a platform to show how the jewel tone color palette would be potentially applied to the Rotunda, the adjacent Drury and Bolton theater lobbies, the promenade

and valet entrance, all the way to the Play House Club Restaurant.

In addition, style boards showed paint swatches, fabric inspirations and other interior ideas to illustrate the opportunity the space presented.

If a secondary goal of the interior re-imaging was to make the spaces more socially engaging and intimate, then some furnishings would need to



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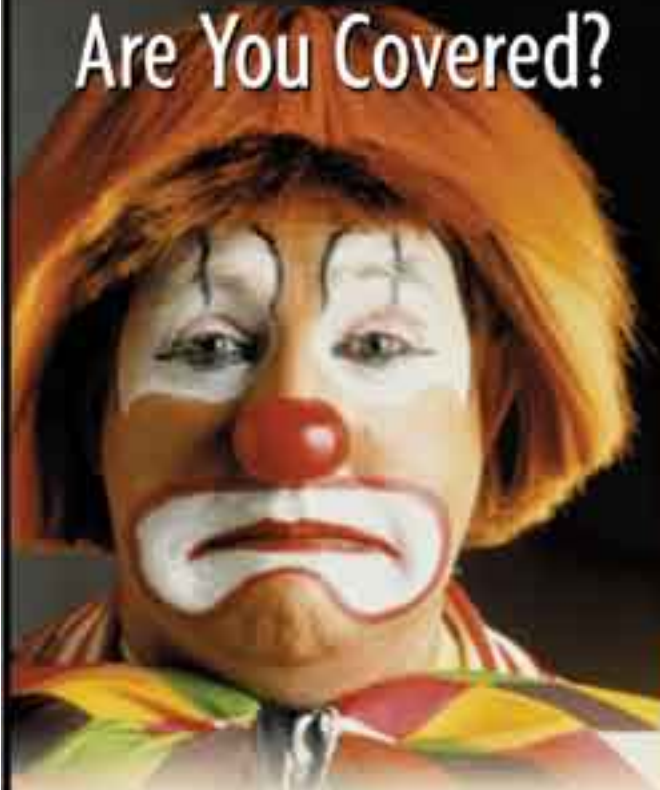
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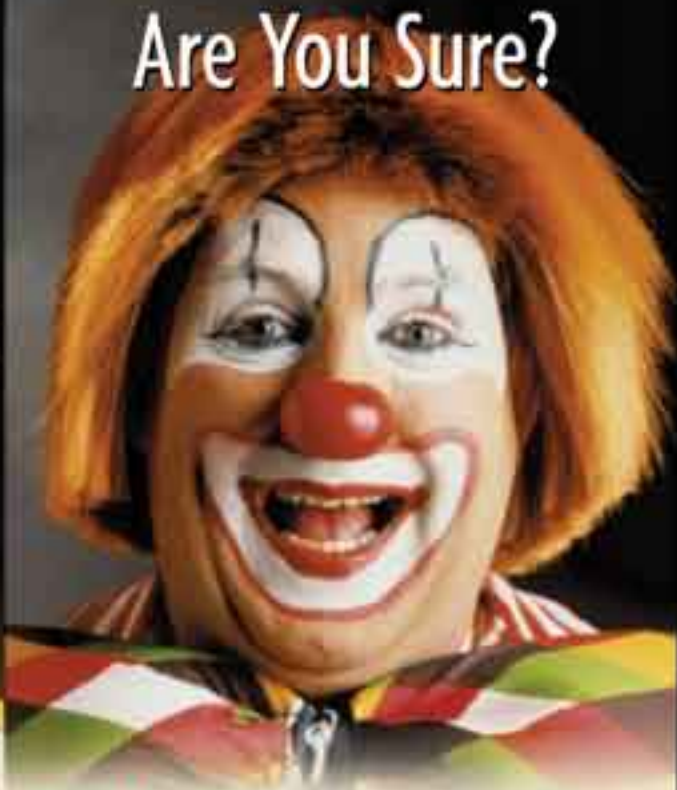
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LINE OF SIGHT The lobby (seen through an entryway from the Tower at The Cleveland Play House) of the 505-seat Drury Theatre utilizes a cool blue palette with stripes used to accent the shape of the room.

be added. With a limited budget, the team recommended a makeover of the Rotunda's back laminate bar and soft seating combined with cabaret-style tables to make it more inviting for patrons to congregate there.

During interviews with the marketing department and box office staff, the design team learned that patrons were often unsure as to where their performance would be held, even though the names of the lobbies appeared in

"The theater is a place to come and celebrate away from everyday life-style. We wanted it to be special for the people coming there: radiant, exciting and stately appealing."

*Becky Ralich Spak
The Sherwin-Williams Company*

signage. Therefore, the design team decided to assign a color palette to each of the main lobbies. This would provide the opportunity to direct a patron, for example, to the "gold tone" lobby of the Bolton Theater.

The Rotunda main lobby incorporated both the warm and cool colors that were dominant in the two theater lobbies: the 548-seat Bolton Theatre's Tuscan gold



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FULL CIRCLE Designed by Philip Johnson, a native Cleveland and much-acclaimed architect, the rotunda entrance hall is surmounted by a dome 54 feet high and 70 feet in diameter. Precedent for its floor plan is the Santa Costanza in Rome, and the dome interior reflects the influence of the Sacristy by Brunelleschi at San Lorenzo in Florence. As part of the recent redesign, the following quotation – from Ben Cameron, executive director of New York City's Theatre Communications Group – was scripted around the perimeter: "The theatre invites us to come together and view one another with curiosity and generosity."

and warm tones and the 505-seat Drury Theatre's cool blue palette, which are striped to accent the shape of the room.

A preliminary presentation to Dean Gladden and Michael Bloom led to a complete board meeting where everyone enthusiastically embraced the proposed color renovations.

With 6,000 subscribers set to attend the new fall shows, both classic and contemporary, the painting contract was bid and then let to The Long Painting Company.

"The Play House had a tight time-frame," The Long Painting Company President Gary Brueggemann says. "Their 90th anniversary gala event was coming up. Plus, prior events had been booked, so we persisted and were careful to work around them. The 'paint-by-number' guides that were created for each room by the design team helped immensely in speeding up the project."

Sherwin-Williams Duration interior latex paints, in variously formulations,



PRIMARY PLAYERS (Above left, l to r) Becky Ralich Spak, Dean Gladden and Karen Skunta stand in the foyer of the original Drury Theatre lobby. Also a key part of the team was Gary Brueggemann (above right), president of The Long Painting Company, who proudly displays his company's first place award for The Cleveland Play House renovation in the re-paint commercial category, as part of the national Painting & Decorating Contractors of America competition.

were specified and applied to provide a long-term durable finish.

According to Jeff Hoover, Sherwin-Williams sales representative/Professional Coatings, this included a dead flat finish paint for use in the promenade walkway where water damage created a bumpy surface.

"A satin finish coating would have highlighted the imperfections," he says.

Ralich summarizes the color selection process.

"The theater is a place to come and celebrate away from everyday lifestyle," she says. "Patrons come together in a special event. We wanted it to be special for the people coming there: radiant, exciting and stately appealing."

Adds Skunta, "We took full advantage of the architecture when applying our color palette. We were very respectful of the architectural details and took our cues from it. While it is an aggressive

palette, it is in concert with everything in the spaces and really works."

The team was able to take a lobby that was sterile and turn it into something that really comes alive, states Dean Gladden.

"The colors bring a new excitement into the lobbies," he says, "so that everyone who walks in immediately knows they are in a very special place where exciting theater happens." **P**

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It's Your Money

Proper maintenance steps lead to heating cost savings

By Louis Spilker

It is plenty warm now, but like it or not, another winter season will soon be upon us. We will once again be trying to find ways to keep heating costs more reasonable. Major equipment upgrade or replacement may be part of the answer, but it is likely not the only answer. In fact, it may not even be the best place to start.

The first step is to consider how to control the air leaking into and out of the area you are trying to heat (infiltration/exfiltration). This can include tuck pointing brick and stone foundations or walls, caulking door and window moldings, re-glazing window glass, replacing windows and/or exterior doors or adding storm windows or doors.



You should spend some time to have the heating "delivery" system checked out. Did you know that some studies have shown that the "average" forced air duct system can reduce overall system efficiency by up to 30%? Leakage in the duct system allows the air you have paid to condition to leak from the duct

or unconditioned air to enter. A system that is poorly balanced through design or set up is also a problem because it can cause air to leak through the building exterior.

There are three main causes of losses in a system utilizing ductwork. There is conduction loss through the exposed surfaces, air leakage and poor or improper air distribution.

Conduction and leakage losses are straightforward. By insulating the ductwork to at least an R-8 value you can significantly reduce the losses from conduction.

Finding air leaks in the duct and eliminating them using a good sealant will stop air leakage, the second major

cause of loss. The combined effort can yield a reduction in the heat lost of 50 to 60% or more.

The issue of system balance and poor air distribution is the more difficult to identify and correct.

I recommend professional help with all of these improvements, however the issue of system balance demands it. To illustrate what can happen when a system is out of balance, imagine a furnace return air grille in a closed room and a supply air grille in another closed room on the other side of the building. The return air is attempting to draw air from the closed room placing it in a

In finding ways to keep heating costs reasonable this year, major equipment upgrade or replacement may be part of the answer, but it is likely not the only answer. In fact, it may not even be the best place to start.

slight negative pressure (vacuum) and therefore pulling in unconditioned air through any leak paths to the outside. This can bring in moisture as well as hot or cold air and other pollutants. At the same time, on the other side of the building, the supply air is pushing into the closed room and forcing the conditioned air out through any leak paths that exist.

Unfortunately this simplified example describes a condition far too common in many residential and commercial ducted systems. Is this something you can feel? Hopefully it is not to that extreme. Is it happening? There is a better than even chance the answer is yes. To put the effect of duct leakage into perspective, think of it this way. At a duct pressure of 0.2 in. w.g. (blower operating), a one square inch hole in the duct can leak as



Industry Profile:

The Cleveland Plumbing Supply Company

Approaching its 75th year as a family owned business, The Cleveland Plumbing Supply Company is an unusual mix of good old fashioned customer service and today's technology as a "go to" place for the latest in plumbing, heating materials and fire protection. Established in 1932 as a plumbing supply company, it has grown to employ over 70 people as a major provider of pipe, valves, fittings, fixtures, fire protection supplies, water and steam heating boilers, hot water generators and more.

In the mid-1980s the company outgrew the office space in Cleveland so today the company headquarters is in historic Chagrin Falls and has eight locations including Chagrin Falls, two in Cleveland, Elyria, Medina, Mentor, Middlefield and Wooster. Brown Western Reserve Supply Company was formed from the union of George A. Brown Plumbing Supply and Western Reserve Supply and is also a part of The Cleveland Plumbing Supply Company family.

The operation has grown by merging with other respected supply houses thereby gaining not only a location and inventory but also a wealth of knowledgeable and experienced people. This has created a deep pool of expertise in residential and commercial plumbing from well and septic systems to fire protection and large piping projects.

In addition to the rough-in plumbing that most of us never see, there is the "finish" side that is seen daily. The company has three showrooms strategically located in Chagrin Falls, Medina and Mentor. With over 7,000 square feet containing thousands of faucets, fixtures and accessories, a wide variety of products can be seen. As important as the material on display is the staff available to assist you in making the best selection. The showroom experts are formally trained for interior design or have years of working experience.

Between The Cleveland Plumbing Supply Company and Brown Western Reserve Supply, the company is confident that the best materials for any project, residential or commercial, large or small can be found through one of its showrooms.

As the boilers and water heaters became more complex with the move to higher efficiencies in recent decades, the company recognized the great need for more specialized expertise. Although the company had long provided water and steam boilers, a formal heating department was established in the mid 1990s. The heating department specializes in high efficiency water (Hydronic) and steam heating systems, including radiant, for space heating, snow melting and hot water production.

Dedicated to customer service and satisfaction, and to providing the finest in materials and the latest in information, The Cleveland Plumbing Supply Company is proud of its reputation as one of the premier suppliers in northern Ohio. Watch for its 75th anniversary celebration next year. —LS

All comments and questions on The Cleveland Plumbing Supply Co. are welcome. Please email to lspilker@clevelandplumbing.com or phone Louis Spilker at 440-247-2555.

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much as 25 times more air than the same size hole in the building exterior. A one square inch hole in the duct is about the same as a 25-square-inch hole (non-pressurized) to the outside.

A hot water or steam boiler system is perhaps a little easier to deal with, but suffers from similar delivery losses. For example a two-and-a-half-inch steel pipe without insulation and with 180°F water running through a 70°F space will lose about 184 BTUs of heat per hour for each one foot of length. Is it a big deal? A 60-foot run of pipe (only 30 feet out and 30 feet back) operating for half a day (12 hours) will lose over 900,000 BTUs in a week of operation. The losses for copper pipes, while less, are still significant. When you take into consideration the losses for all the piping in your building (don't forget your hot water lines) adding insulation to the pipes makes sense.

Next consider having your furnace or boiler inspected by a qualified HVAC technician. He or she will verify there is proper combustion air available and that the heat exchanger and burners are clean and properly adjusted. In addition, they will inspect the venting and check the draft. Too much draft "sucks" away your fuel dollars along with the combustion gasses. Too little draft and the flue gasses remain to contaminate the building.

Consider that any heat not delivered where and when you want it is of little value. In fact I believe excess heat, even when delivered within the building envelope, is wasted with regard to both comfort and cost. In reality we shouldn't have ignored these things before. Today we can't afford to. A little common sense and a small investment in materials can yield a large payback. **P**

Louis Spilker is a heating specialist with The Cleveland Plumbing Supply Company - Brown Western Reserve Supply and an HVAC trades instructor. He can be reached at 440-247-2555 or by email at lspilker@clevelandplumbing.com. All comments are welcome. For specialized training or to be notified of future training opportunities please email lspilker@aol.com.

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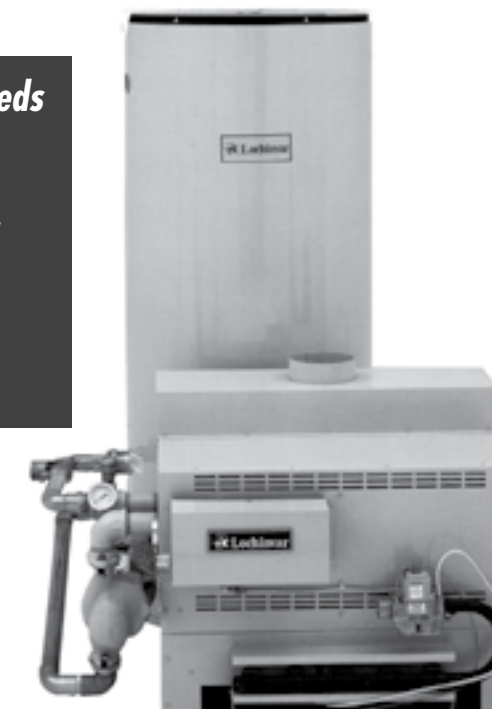
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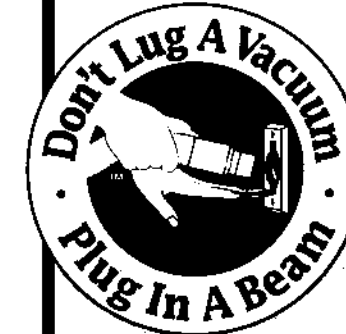
A proposed guideline from ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) is intended to assist building owners, managers and design professionals in analyzing what protective measures should be implemented in buildings to protect occupants and property from natural, accidental and intentional hazards.

ASHRAE Guideline 29P, Guideline for Risk Management of Public Health and Safety in Buildings, is open for public comment until August 28. It provides guidance for the practical evaluation, design and implementation of measures to reduce multiple risks in new and existing buildings. The guideline describes the risk management process and addresses some of the mitigation techniques that can be implemented to bring the risks within acceptable limits.

It addresses aspects of building performance that affect occupant health and safety, including egress; chemical, biological, and radiological protection; fire protection; smoke removal; filtration; air quality; entrance paths for contaminants; and building envelopes.

"ASHRAE recognizes that risk management must be carried out hand-in-hand with other design considerations, such as budgeting, customer satisfaction, indoor air quality, and environmental impacts," George Glavis, P.E., chair of the committee writing the guideline, says. "With this guideline, we are encouraging owners, managers and design professionals to take the next step and consider the value of the assets we are designing around – our people, our buildings and our continued business operations."

A draft of ASHRAE Guideline 29P is available only during the public review period. To obtain an electronic draft version of ASHRAE Guideline 29P during the comment period, visit www.ashrae.org/publicreviews.



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Heart of the Hospital

Cleveland Clinic enhances HVAC, emergency power capacity with new central plant

By John Elliott | Photos by Ken Krych

The Cleveland Clinic's Heart Center is quickly approaching completion. And to support the delivery of a truly world class service, the Clinic has constructed a state-of-the-art central plant facility. The new central plant, with significantly enhanced heating, cooling and emergency power capacity, can be characterized mechanically and electrically as the "heart" of the new heart center.

The planning and coordination of this \$19 million project is the story of a partnership between the Clinic and some of Northeast Ohio's key building and technology providers.

The central plant upgrade at the main campus included construction of a new, 18,000-square-foot, three-story structure attached to the existing campus central boiler plant. The new building houses new central chilled water equipment, emergency power generation and electrical

distribution equipment. A new steam boiler was included with the central plant upgrade and was installed in the previous boiler house.

The central plant expansion will service the Clinic's planned 900,000-square-foot heart center as well as a significant portion of the existing facilities. The heart center, one of the largest building projects in Cleveland's history, is currently under construction. It is scheduled to open in 2008.

"We had outgrown our capacity to support expanded heating and cooling requirements when we decided to build the new heart hospital," says Roland Newman, the Clinic's administrative director for facilities operations.

"The central plant chiller project was to support that [approximately] million square feet," he adds. "We had to expand the heating and cooling plant to support it. It's to support new construction and new additions."

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POWER PLACE The building houses new central chilled water equipment, emergency power generation and electrical distribution equipment.

Newman says that the plant, which is presently being brought online, supports the air conditioning, cooling and dehumidifying for the entire Clinic, including patient floors surgery rooms, labs and outpatient areas.

The new plant, a 16-month project, was an outgrowth of an energy management agreement between the Clinic and Siemens Building Technologies Inc. Siemens Building Technologies, based in Buffalo Grove, Illinois, is part of Siemens AG, an international provider of integrated infrastructure systems and solutions for industrial and institutional facilities.

The Clinic in 2005 entered into a 10-year agreement with Siemens to conserve energy for its main campus, including lighting and utilities, water and sewage. The Clinic eventually assumed responsibility for the central plant, but retained Siemens to manage the project. Siemens assumed design and installation responsibilities for the energy management project and development, design and management responsibilities for the new chiller plant.

Cost savings arrangement

The energy management contract involves a cost savings arrangement, Newman says. He characterized this as

KEEPING COOL Some spaces at the Clinic lost air conditioning during the 2003 blackout. The new system, including this emergency generator, is designed to prevent that from happening again.

a “performance” contract. The Clinic pays Siemens \$1 million per year, with cost savings that accrue to the Clinic. Siemens guarantees a certain amount of cost savings and makes up any difference.

The contract has included replacing most of the lights in the Clinic campus and much of the plumbing. For instance, 3.5- and 5-gallon toilets were replaced by 1.6-gallon toilets to reduce water and energy use. Variable frequency drives and major facility control applications were also completed.

To meet its increasing energy needs, the Clinic opted for a larger capacity boiler and large chillers instead of multiple unit systems.

“It’s a much more economical approach,” Newman says.

The large boiler was able to integrate with four existing boilers.

Paul Lajeunesse, mid-central district director of healthcare solutions for



Siemens Building Technologies Inc., says the new central heating and cooling plant, located directly across from the Taussig Cancer Center on East 90th Street between Euclid and Carnegie, is the culmination of discussions that began back in 2001.

Siemens provided the planning development, contract management and cost management as a turnkey solution for

the new chillers plant. Doan Pyramid, based in Bedford Heights, served as the electrical contractor while Cleveland-based Reliance Mechanical LLC served as the mechanical contractor.

From outside, the new building cannot be distinguished from the two buildings that it connects, the “T” building, which houses Radiation Oncology, and the “RR” building.

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ON THE GO The boiler was shipped via rail line from Nebraska, then transported to the Clinic on a trailer, and finally was lifted into place using a massive hydraulic crane.

“It took a tremendous amount of planning on the part of the mechanical and electrical engineers,” says Chris Kaczmar, the project architect at Cleveland-based Kaczmar Architects Inc., which designed the new building. “It was so holistic in that so many other facilities were affected by the building.”

Key step: a new boiler

The pivotal construction task was installing the high-capacity boiler. Because of its size, a wall of the existing building had to be removed, allowing the boiler to be installed on the first floor of the existing facility. Once the

The pivotal construction task was installing a high-capacity boiler. Because of its size, a wall of the existing building had to be removed.

boiler was installed, it was “sealed in” by construction of the new building.

“We had to get the boiler in their first,” says Dave Cubero, senior project manager for MCM Company Inc., the Cleveland-based company that served as general trades contractor for the construction of the new facility. He says it took one day to bring the boiler in, one day to install it and a third day to remove the eight-foot-high steel ramp that was used to install it.

The boiler was shipped via rail line from the manufacturer, Nebraska Boiler in Lincoln, Nebraska. It was then trans-



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TOWER OF POWER Chiller heat is rejected to a roof-mounted cooling tower farm consisting of two four-cell, crossflow axial fan cooling towers with each cooling tower capable of 4,400 tons.

ported to the Clinic on a large trailer. When it arrived, it was necessary to lift it over the pedestrian bridge that connects the building to the Taussig Cancer Center since it wouldn't fit beneath it. To do this, the shipping company had to assemble a 650-ton hydraulic crane on-site to set it onto a three-foot-high steel structure in the building that houses it.

The boiler is a water tube type unit that has a membrane in the front and rear wall that reduces nitrogen oxide

emissions. It also features "zero refractory," meaning there are no ceramic parts that can come loose inside the boiler.

New chillers added

Once the boiler was installed and the building foundation and structure completed, the new chillers were added. The installation required extensive piping, installed by Reliance Mechanical LLC. All of the pipes, some of which are

36 inches wide in diameter, were welded on-site.

"It was an incredible piping job," Cubero says.

"That's a very, very tight space to work in," says Bill Vadikin, the project manager from Siemens. "The boilers and chillers are in close proximity to the existing boiler plant. There was no other access available. The contractors did an excellent job."

The installation itself was done from 6 p.m. to 3 a.m. to accommodate the Clinic's work schedule. The construction team did not want to disrupt the Clinic's normal activity in any way.

The first floor of the new plant houses four 1,840-ton Trane centrifugal chillers and a 1,440-ton steam absorption chiller.

Anna Sterle, project manager at Reliance Mechanical LLC, says all of the pipes were custom designed for the project.

"You're trying to tap into an existing system that's working," she says. "Accuracy was important."

The big, curved chiller pipes positioned throughout the open space in the first floor resemble the interior of a "Flash Gordon" space ship or a Jules Verne submarine.



AIR FOR THE AREA The power plant, which is presently being brought online, supports air conditioning, cooling and dehumidifying for the entire Cleveland Clinic campus.

The center is staffed 24/7 by licensed boiler operators.

Project supports other buildings

Russ Saghy, the owner's representative on the project, says the center is part of a master plan to replace aging equipment and to house an emergency power generator for not only the plant itself, but also other campus buildings.

"It's one of the bigger undertakings we've had," he says. "We were able to bring up to five emergency generators online and supply emergency power throughout the campus. The clinic is continually expanding."

Saghy says the big power outage that struck much of the Northeast and Midwest three years ago alerted the Clinic to the need to have extra emergency power. While the existing system was able to keep the Clinic operating, some of the spaces lost air conditioning.

Saghy says the loading dock and fuel tanks that previously occupied the site where the new plant was built were relocated to East 89th St.

The expanded plant provides 8,800 tons of cooling capacity, and a 100,000-pound-per-hour of steam capacity.

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"It's the biggest boiler that's gone in the city of Cleveland in years," Lajeunesse of Siemens says.

The center also includes a new 2,200-kilowatt emergency generator that will provide emergency power to meet the heart center's chilled water and steam requirements. Upon completion, the expanded plant will replace nine existing chillers.

The project is currently generating \$2.3 million annually in saved utility cost savings for the Clinic, which is being used in part to pay for energy improvements, Lajeunesse says.

Most of the lighting and water fixtures were replaced with more efficient technologies, and the campus energy management systems were extended and refined.

"We've gained savings from that and we expect to see more," says Tom Shepard, director of facilities engineering for the Clinic's main campus.

Shepard points out there are annual reductions in various types of emissions: CO2, 62 million pounds; NO2, 150,000 pounds; and SO2, 454,000 pounds.

"It was very good for the environment," he says.

"It was a very complicated project,"

The project is currently generating \$2.3 million annually in utility cost savings for the Clinic, which is being used in part to pay for energy improvements, says Paul Lajeunesse, of Siemens Building Technologies Inc.,

Siemens' Lajeunesse says. "Limited space, integration with existing systems, sensitivity to patient and staff and the dynamic nature of the campus made for some real challenges."

New, improved aesthetics

The Siemens/Clinic team decided to place it in an area that housed medical wastes and fuel oil tanks. The construction of the new central plant actually served to improve the aesthetics of the area while supporting the desired aesthetic impact of the new heart center.

Equipment originally intended to sit on top of the heart center was located in the central plant, allowing for a cleaner roofline.

"Our mission is to optimize the performance of our client's facility in terms of reliability and operating efficiency," Lajeunesse says. "The Clinic should be commended for its foresight with regards to investing in facility improvements that serve to improve patient comfort while containing utility expense."

A Siemens building automation system provides sophisticated control

strategies for the new plant, including chiller optimization and controlled run-time. It also monitors and controls valves, dampers and associated controls to ensure energy efficiency and optimum temperature control throughout a significant portion of the Clinic campus.

Campus-wide conservation improvements have been designed to reduce electrical and natural gas costs, as well as lower water and sewer costs.

Facility improvements included decommissioning the existing chillers, implementing lighting retrofits, upgrading older pneumatic HVAC controls with microprocessor-based controls, and installing variable flow controls on existing pumping equipment.

Water conservation measures will be implemented to reduce potable water usage and associated sewer and water cost.

The former steam distribution system was upgraded, including repairs to steam condensate return system and steam traps, as well as upgrades to burner controls and economizers. Siemens also will provide preventive maintenance and ongoing support to optimize the performance of the central plant and the campus-wide improvements over a 10-year period.

Steam upgrades added

Karpinski Engineering provided mechanical and electrical engineering services in support of Siemens' overall strategy.

Karpinski provided design services for the chillers, generators and central steam upgrades that included a new, dual fuel water tube steam boiler with stack economizer piped to the boiler feedwater system, says Frank Eisenhower, an associate with the firm who served as mechanical engineer.

Eisenhower says the boiler also included the installation of a 3,520-gallon deaerator/feedwater package and a 3,630-gallon surge tank package.

Boiler steam is connected to the existing campus steam distribution manifold. The condensate return system is piped into the existing condensate system such

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that existing and new systems are connected.

The central chiller plant is capable of producing approximately 3,300 tons of cooling when operated under emergency back-up power.

"It all operates as one large system," says Wayne Thomas, another mechanical engineer for Karpinski who worked on the project.

Chiller heat is rejected to a roof-mounted cooling tower farm consisting of two four-cell, crossflow axial fan cooling towers with each cooling tower capable of 4,400 tons.

Chilled water is distributed by a variable speed pump package consisting of five 250-horsepower variable speed pumps and is designed as a variable primary flow distribution system. The five pumps include one standby unit.

Condenser water is circulated by means of a pump package consisting of five 150-horsepower variable speed pumps, including one standby unit. The absorption chiller included a dedicated



BIG BACK-UP The central chiller plant is capable of producing approximately 3,300 tons of cooling when operated under emergency back-up power.

75-horsepower chilled water pump and can be operated in either series or parallel flow configuration.

Fuel tanks relocated

The existing fuel oil tank farm located adjacent to the new plant site was old and had insufficient capacity to serve the Clinic's future emergency power needs. The old tank farm was removed under the central plant contract. As an integral component of the master plan, the

Clinic built a new, state-of-the-art fuel oil tank farm.

The fuel oil system included installation of four 20,000-gallon underground storage tanks and associated fuel oil transfer pumps, day tanks, leak detection and distribution equipment with sufficient capacity to serve steam and emergency power systems as required within the central plant.

The boilers can operate on natural gas or, if needed, oil. The Clinic has contracts with oil suppliers to ship additional oil during an extended power outage.

System meets variable power loads

The emergency distribution system for the central plant consists of four 2,250-kilowatt, 11.2-KV generators. The generators are all interconnected together via a parallel switchgear. The generators may be used to serve essential power to more than 3 million square feet of inpatient areas of the campus.

The parallel switchgear is divided into three sections. The two essential sections are split to allow for two generators to serve the life safety and critical loads and maintain the code requirement to start and be online within 10 seconds.

Once all generators have come online to both sections of the essential switchgear, a tiebreaker is closed between the sections to allow all the generators to serve the essential load and to provide redundancy should any one generator fail.

The normal section of the parallel switchgear system serves the non-essential chiller and associated chiller system pump packages.

The generator plant was designed to support one centrifugal and one absorption chiller (3,300 tons) under an essential power requirement. This amount will provide enough cooling for the new heart hospital.

In addition to providing the essential cooling, the normal parallel switchgear

has also been designed to serve the entire 8,800 tons of chilled water load in the central plant. This has been done to allow more chilled water under emergency power to serve other areas of the campus.

This feature is contingent on the demand of the essential system having enough spare capacity to run another chiller and associated pump packages.

The normal parallel gear also has the capability to pick up the entire 8,800-ton chiller plant under normal power operation to allow the Clinic to peak load shave their electrical demand.

"It synchronizes the generators together," says Rocco Gallo, the electrical engineer for Karpinski. "It also monitors the load that's needed."

Fire protection upgrades

Karpinski also oversaw the fire protection system, which taps the main campus water loop. The new building is "sprinkled" with standpipes in the stairwells, says Eisenhower. In addition, the electrical and generator rooms were sprinkled with a pre-action fire protection system.

Unlike a traditional "wet" system, the pipes are filled with air. When a sprinkler head breaks, the galvanized steel pipe releases air and causes it to fill with water. The system is activated by strategically positioned heat detectors.

"It's one more level of protection," Eisenhower says.

"We tag-teamed the design effort," Eisenhower says of the coordination of the design team and the Clinic's facilities engineering group.

"Communication and the overall coordination of how the job went without affecting any of the operations was pretty amazing," says Shepard from the Clinic's facilities engineering group.

Once the heart center opens in 2008, Cleveland will boast an even more enviable medical facility. Thanks to the expanded capacity of the central plant, the Clinic campus will continue to offer state-of-the-art research and hospital care. **P**

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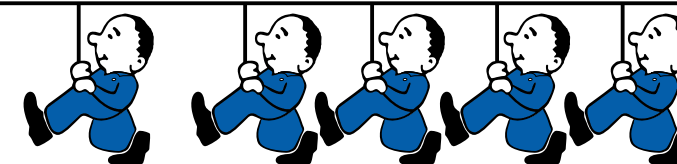


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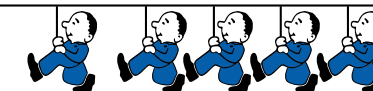
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POLICE STATION PN-R0726029
Russell Township, OH (Geauga Co.)
ESTIMATED AMOUNT: \$1,200,000 - 1,750,000
CONTRACTING METHOD: Public Bids
STATUS: Owner is considering sites; planning is underway.
OWNER: Russell Township - Geauga Co.
 8501 Kinsman Road
 Novelty, OH 44072
 (440) 338-8912
ARCHITECT: Larsen Architects Inc.
 12506 Edgewater Drive, Suite 10
 Lakewood, OH 44107-1679
 www.larsenarchitects.com
 (216) 221-2350 FAX (216) 221-5670
DETAILS: 5,500 SF new police station with a 1,400 SF, four-bay garage; sitework; demolition; landscaping; concrete; masonry; glass and glazing; wood & plastics; steel doors/hardware; drywall; painting; plumbing; HVAC; electrical; lighting.

CONTRACTING METHOD: Public Bids
STATUS: Architectural/engineering services RFP's due August 11, 2006 at 4:00 PM.
OWNER: Akron Metropolitan Housing Auth. - Constr. Dept.
 100 W. Cedar Street
 Akron, OH 44306
 www.akronhousing.org
 construction@akronhousing.org
 (330) 376-9761 FAX (330) 376-9924
DETAILS: Comprehensive renovations of Martin Lauer Apartments and Saferstein Towers II to include painting, electrical, HVAC, vinyl floor coverings, carpet, lighting, plumbing fixtures.
 Note: Additional details to be determined.

MUNICIPAL COMPLEX PN-Q0324012
Avon, OH (Lorain Co.) Detroit Road
ESTIMATED AMOUNT: \$5,000,000
CONTRACTING METHOD: Public Bids
UPDATE: Announcing estimated amount; bidding possible in the fall of 2006.
OWNER: City of Avon
 36080 Chester Road
 Avon, OH 44011
 www.cityofavon.com
 (440) 937-7800
ARCHITECT: RWL Architects - Elyria
 5320 Hoag Drive #C
 Elyria, OH 44035
 (440) 322-7616 FAX (440) 934-1111
DETAILS: 17,000 SF; police station, city hall and possible post office; former Our Lady of the Wayside property; concrete; masonry; structural steel; various wood and plastics; thermal & moisture protection; drywall; painting; plumbing; electrical; lighting; HVAC; landscaping.

SERVICE CENTER PN-L0316010
Orange Village, OH (Cuyahoga Co.) Lander Road
ESTIMATED AMOUNT: \$1,000,000-1,500,000
CONTRACTING METHOD: Public Bids
UPDATE: Architectural RFPs have been received; owner is reviewing proposals and will make a decision shortly.
OWNER: Village of Orange
 4600 Lander Road
 Orange Village, OH 44022

APARTMENT RENOVATIONS PN-R0725013
Akron, OH (Summit Co.)

(440) 498-4400
CONSULTANT: City Architecture Inc.
 3634 Euclid Avenue, Suite 100
 Cleveland, OH 44115
 www.cityarch.com
 (216) 881-2444 FAX (216) 881-6713
CONSULTANT: Northstar Planning & Design
 10 West Erie Street
 Suite 201
 Painesville, OH 44077
 (440) 352-9222 FAX (440) 352-9196
DETAILS: Expanded/renovated service center on six acres; concrete; masonry; structural steel; miscellaneous metal; wood & plastics; roofing; doors/hardware; finishes; painting; electrical.

PN-R0120010
COLLEGE OF EDUCATION
Cleveland, OH (Cuyahoga Co.)
ESTIMATED AMOUNT: \$35,000,000
CONTRACTING METHOD: Public Bids
UPDATE: Announcing architect; bid schedule has not been determined.
OWNER: Cleveland State University Architect
 1802 E. 25th Street
 Cleveland, OH 44114
 www.csuohio.edu/facilities/architect/home.htm
 (216) 687-5121 FAX (216) 687-9227
ARCHITECT: NBBJ
 1555 Lakeshore Drive
 Columbus, OH 43204
 www.nbbj.com
 (614) 224-7145 FAX (614) 224-0945
DETAILS: New building for the College of Education, minimum of 115,000 SF; a garage may be included under the building to replace approx 80 surface parking spaces (150,000 SF with garage); project will also include landscaping and site development of adjacent properties including the rework of the Plaza to the east of Fenn Tower and

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north of Physical Education, the entry to Health Sciences and the Mather Mansion garden as appropriate to address the relationships of these spaces to the new building; an enclosed atrium may connect the building to the Fenn Tower.

PN-R0614070

NEW POLICE DEPARTMENT

Chagrin Falls, OH (Cuyahoga Co.)
CONTRACTING METHOD: Public Bids
UPDATE: Announcing consultant; consultant is conducting needs assessment.
OWNER: Village of Chagrin Falls
21 West Washington Street
Chagrin Falls, OH 44022
(440) 247-5050
CONSULTANT: Horne & King Architects
7219 Sawmill Road, Suite 106
Dublin, OH 43016
www.horneandking.com
(614) 766-6711 FAX (614) 766-6713
DETAILS: SF to be determined; offices; dispatch area; restrooms and locker rooms; site-work; concrete; masonry; HVAC; doors and hardware; glass and glazing; electrical; drywall; toilet and bathroom accessories; lighting; painting; floor coverings.

PN-R0721079

SENIOR APARTMENTS

Garfield Heights, OH (Cuyahoga Co.) Cranwood Drive
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
STATUS: Plans are preliminary; owner seeking planning commission approval.
OWNER: St. Timothy's Church
4341 E. 131st St.
Cleveland, OH 44105
(216) 581-9856
ARCHITECT: Berardi Partners Inc.
369 E. Livingston Avenue
Columbus, OH 43215
www.bpiarch.com
(614) 221-1110 FAX (614) 221-0831
DETAILS: Three stories; 40-unit apartment building; 34,000 SF; concrete; sitework; drywall; masonry; wood and plastics; glass and glazing; doors and hardware; painting; electrical; HVAC; plumbing; fire protection; elevator; floor coverings.

PN-R0517009

WATERFRONT CONDOMINIUMS

Cliffs on Rocky River Lakewood, OH (Cuyahoga Co.) Sloane Avenue
ESTIMATED AMOUNT: \$20,000,000
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
UPDATE: Drawings are in design development; phase one bidding possible August/September 2006.
DEVELOPER: Foran Group
19537 Lake Road

Rocky River, OH 44116
(440) 331-2700
DEVELOPER: Montlack Realty Company
13211 Larchmere Boulevard
Cleveland, OH 44120
(216) 421-8400
ARCHITECT: City Architecture Inc.
3634 Euclid Avenue, Suite 100
Cleveland, OH 44115
www.cityarch.com
(216) 881-2444 FAX (216) 881-6713
DETAILS: 46-unit riverfront condominium featuring a steep design from city street level to the Rocky River riverbank; it will be carved into 90' of bedrock rising from the former Krumreig Marina to Sloane Avenue; site-work; site utilities; concrete; masonry; structural steel; wood and plastics; roofing; insulation; caulking; drywall; painting; plumbing; HVAC; electrical; lighting.

PN-R0706030

NORTH POINTE MEDICAL BUILDING

North Ridgeville, OH (Lorain Co.) Lorain Road
CONTRACTING METHOD: D/B Subcontracts (By Invitation Only)
UPDATE: Planning is underway; owner seeking planning commission approvals; construction possible in the fall of 2006.
OWNER: Cleveland Clinic Foundation
10465 Carnegie Ave.
Cleveland, OH 44105
(216) 444-2200
DEVELOPER: S. P. Brady Construction
35223 Riegelsberger Rd.
Avon, OH 44011
(440) 937-6255
D/B: Star Builders
46405 Telegraph Road
Amherst, OH 44001
(440) 986-5951 FAX (440) 986-3360
DETAILS: 24,000 SF two-story medical building; sitework; site utilities; concrete; masonry;

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structural steel; wood & plastics; roofing; doors/hardware; painting; drywall; plumbing; HVAC; electrical; lighting; acoustical ceiling.

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: Bidding possible fall 2006.
OWNER: Cleveland Clinic Foundation
10465 Carnegie Ave.
Cleveland, OH 44105

(216) 444-2200
DEVELOPER: New Plan Excel Realty Trust Inc.
1120 Avenue of the Americas
New York, NY 10036
(212) 869-3000 FAX (212) 869-3989
D/B: Marshall-Erdman Associates
P.O. Box 5649
Madison, WI 43705
(608) 238-4230 FAX (608) 238-6535
DETAILS: 34,000 SF, two-story medical arts building; seven acres; granite, glass and stainless steel-paneled exterior; sitework; concrete; masonry; steel; glass and glazing; plumbing; electrical; mechanical; HVAC; drywall; acoustical ceilings; painting; interior fin-



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RTA DEVELOPMENT

Brook Park, OH (Cuyahoga Co.) Brookpark Road
ESTIMATED AMOUNT: \$8,000,000-10,000,000
CONTRACTING METHOD: Public Bids

UPDATE: Design stage will take 12-18 months; construction possible in 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

ARCHITECT: Kaczmar Architects, Inc.

400 Western Reserve Building
1468 West 9th Street, Suite 400
Cleveland, OH 44113

(216) 687-1555 FAX (216) 687-1558

DETAILS: Construct new rapid station; SF to be determined; sitework; site utilities; concrete; masonry; structural steel; roofing; doors/hardware; finishes; drywall; painting; HVAC; plumbing; electrical; lighting.

PN-R0120011

STUDENT CENTER

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; bid schedule has not been determined.

OWNER: Cleveland State University Architect
1802 E. 25th Street
Cleveland, OH 44114
www.csuohio.edu/facilities/architect/home.htm
(216) 687-5121 FAX (216) 687-9227

ARCHITECT: Braun & Steidl Architects - Akron
1041 West Market Street
Akron, OH 44313
www.bsa-net.com
(330) 864-7755 FAX (330) 864-3691

DETAILS: Student Center Phase 1B-Main Classroom Building, Plaza Level Build-out-\$14,925,000
Approx. 60,000 SF build-out located primarily on the Plaza level of MC; the area being constructed will house administrative and/or student activity space, as well as the renovation of an existing auditorium and restrooms.

Student Center Phase II-New building and demolition of existing building-\$42,500,000

Demolition of the existing University Center Building and construction of new smaller Student Center on the site; demolition will include the bridge to the Main Classroom Building on the east side of the structure and partial demolition of the bridge to the Music and Communications Building to the west which will be re-used; approx. 120,000 SF Student Center

Building to include full service kitchen, server and dining areas, street side pub, bookstore, atrium and new offices and meeting rooms for Student Life Programs; the new construction will include a new bridge and associated building modifications to the Main Classroom Building, re-work of the existing bridge to the Music and Communication Building and connections to the newly renovated plazas to the north and east; the project will be designed with respect to the CSU Campus Master Plan and integrated with the Euclid Corridor Project.

PN-N0811004

NURSING HOME EXPANSION

Bay Village, OH (Cuyahoga Co.) Bradley Road

ESTIMATED AMOUNT: \$7,000,000

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

UPDATE: Planning commission has voted to allow the expansion project; planning is underway; bid date has not been determined.

OWNER: Bradley Bay Health Center
605 Bradley Road
Bay Village, OH 44140
(440) 871-3474

ARCHITECT: C.A. McGettrick Architects, Inc.

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Rocky River, OH 44116

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DETAILS: Two stories for 32 independent-living apartments, 23 private nursing home rooms and a 23-room Alzheimer's unit; brick and siding; wood frame; shingle roof; windows; plumbing; electrical; HVAC; painting; drywall.

PN-R0714010

SKILLED NURSING FACILITY

The Weils of Bainbridge
Bainbridge Township, OH (Geauga Co.)
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
STATUS: Owner seeking rezoning; plans are preliminary.

OWNER: The Montefiore Home
 27080 Cedar Rd.
 Beachwood, OH 44122
 (216) 910-2200

ARCHITECT: Dorsky Hodgson Parrish Yue Architects
 23240 Chagrin Boulevard, Suite 300
 Cleveland, OH 44122
 www.dorskyhodgson.com
 (216) 464-8600 FAX (216) 464-8608

AGENCY: Weils of Bainbridge
 16695 Chillicothe Road
 Chagrin Falls, OH 44023
 (440) 543-7856

DETAILS: 49 acres; 21-bed nursing home; SF to be determined; sitework; concrete; masonry; drywall; plumbing; electrical; insulation; doors and hardware; HVAC; roofing; glass



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and glazing; wood and plastics; lighting; specialties; floor coverings.

PN-R0203076

DATA PROCESSING CENTER

Medina, OH (Medina Co.)
CONTRACTING METHOD: Public Bids
UPDATE: Announcing architect; bid schedule has not been determined.

OWNER: Medina County Commissioners
 144 N. Broadway
 Medina, OH 44256
 www.co.medina.oh.us
 (330) 722-9208 FAX (330) 722-9206

ARCHITECT: Domokur Robinson Edwards Architects
 4651 Medina Road
 Akron, OH 44321
 www.dre-inc.com
 staff@dre-inc.com
 (330) 666-7878 FAX (330) 666-6061

DETAILS: Relocation and construction of a data processing center and ancillary office space; drywall; painting; insulation; electrical; floor coverings; finishes.

PN-Q1202006

JAZZ FACILITY

Oberlin, OH (Lorain Co.)
CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Announcing architect; drawings will begin design phase.

OWNER: Oberlin College
 173 W. Lorain Street
 Oberlin, OH 44074
 www.oberlin.edu/
 (440) 775-8121

ARCHITECT: Westlake Reed Leskosky
 925 Euclid Avenue, Suite 1900
 Cleveland, OH 44115

www.wrldesign.com
 (216) 522-1350 FAX (216) 522-1357

DETAILS: New jazz facility; SF to be determined; concrete; masonry; doors and hardware; sitework; utilities; glass and glazing; thermal and moisture protection; electrical; mechanical; HVAC; floor coverings; plumbing; painting; wood and plastics.

PN-R0711004

COLLEGE OF BUSINESS ADMIN. FINANCE LAB

Akron, OH (Summit Co.)
ESTIMATED AMOUNT: \$228,000
CONTRACTING METHOD: Public Bids

STATUS: Architectural/engineering services RFQ's due August 1, 2006 at 2:00 PM; Attn: Eugene Stephens, Director, purchasing department.

OWNER: University of Akron
 100 Lincoln St., Room 209
 Akron, OH 44325
 www.uakron.edu/bids/legalnotices.htm
 (330) 972-7340 FAX (330) 972-5564

DETAILS: Project No. 06018
 High technology resource for undergraduate and graduate finance courses; furniture; furnishings and equipment; mechanical; electrical; audio-visual technology; advance multi media and multiple display capabilities; select demolition of existing office area.

POC: Mr. Eugene Stephens, Director, purchasing department.

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