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fax: 216.251.0064
www.propertiesmag.com

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

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by Todd Williams

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You Can Never Stop Learning



KEN KRYCH

Sometimes, things just come together and are not really planned and become a theme for an issue. This issue's main stories center around improvements on the campuses of a pair of area colleges – Kent State University and Cleveland State University – both of which I am very familiar.

My sister and brother-in-law both graduated from CSU in the late '60s so I would go there with my father to pick them up each evening at Fenn Tower. It was in a word "grim" even then, so I was amazed at the renovation of this facility (pictured on the cover of this issue) and how light and different everything has become. This project was a true accomplishment in terms of architecture and the skill of the craftsmen who gave this building new life.

Another project we feature this month is CSU's new recreation center and it is also quite beautiful and spacious. I remember the original building as well, which was designed by T.K. Zung Architects in the early '70. It was very unique for its time, or any time really, and held up well for over 30 years.

The third project for Kent State I also remember very well as I am an alumnus. I was there on May 4, 1970 and at the time of the shootings was playing a grand piano in a nearby church since piano composition was my second major in addition to my journalism major. Stopher and Johnson residence halls sat next to Taylor Hall where I took a great deal of my journalism classes so I was always there. The residence halls were recently demolished and rebuilt anew

while respecting the historical integrity of the site. The result is quite beautiful.

I am glad that these two colleges continue to improve both beautiful campuses and that we can share these stories with you.

This month, our special section is focused on Sustainable Design and Environmental Solutions. We are fortunate to have a variety of features from top experts in the field. This is one of two issues we produce a year on environmental topics that seems to be growing more and more each year. We trust you will find them informative and entertaining.

As we head into fall, I hope you will enjoy the change of seasons and appreciate the changes in colors in our many types of trees and plants.

Positively,

Kenneth C. Krych
Owner/Publisher

Letters

I received my July copy of Properties before I jumped on my plane to the United Kingdom and I had lots of fun looking through it. I thought I would let you all know that the article about Greenbrier Interiors was very professionally written. Thank you Ken for your interest in us. Jessica [Nelson] was a delight to work with and Mark [Watt] did a fabulous job with the design. What a great team of people. Thank you!

Carol Satina
Greenbrier Interiors

The [Cleveland Play House] feature [August 2006] turned out great! The article read nicely and the pull quotes and cutlines were very well done. We really appreciate your care and attention to detail. Looking forward to more terrific work in Northeast Ohio!

Karen Skunta
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Signs of Renewal

West Park establishments take advantage of Cleveland's Storefront Renovation Program

By Cindy Janis | Photos provided by Kamm's Corners Development Corporation

"I've been coming to this store for 50 years, and I have never seen it look so good!" "I haven't been in this store for over 17 years, but now I'm coming back because it looks more inviting." Whether you are a long time customer, a new customer or just driving down Lorain Avenue, you can't miss the major renovation of the building at the corner of West 158th and Lorain in West Park. With the assistance of the City of Cleveland Storefront Renovation Program (SRP) and Councilman Michael Dolan, owner Charles Eadeh invested \$54,000 in exterior improvements.

The SRP is administered by Kamm's Corners Development Corporation (KCDC) and offers a 40% rebate up to \$25,000 for exterior renovations. The project includes new shiny dark blue tiles applied to the bulkheads, and two simulated second-floor balconies to reflect the original balconies that



TOPPING OFF A bottle cap-shaped sign adorns the newly renovated storefront of Charlie's Beverage in West Park.

had been removed years ago. Burgundy canvas awnings were installed over the storefront windows, the balconies and the second floor windows along the side elevation.

Tim Barrett, design specialist with the city, and Signature Sign Company created the eye-catching signage. The projecting signs are in the shape of a giant bottle cap labeled with "Charlie's Beverage" and a piece of cloth monogrammed with "Mansour's Tailoring" that is draped over open scissors.

A concrete planter was installed around the corner parking lot and filled with a row of bushes and pink petunias. Also, hanging flower baskets accent the corner column of the building.

Charlie's brother-in-law, Mansour Nasser, owns the other business in the building. Mansour relocated his tailoring business to 15807 Lorain Ave. three years ago. A tailor for 25 years, Mansour specializes in leather, suede, and fur repairs and alterations, as well as clothes and uniforms. He also provides alteration services for several dry cleaners in the area, including Northern



DOUBLE TAKE This building (above left) on the corner of 158th and Lorain in West Park, home to Charlie's Beverage and Mansour's Tailoring, was recently renovated with the assistance of the City of Cleveland Storefront Renovation Program. Plans are underway for additional work throughout the neighborhood, including restaurants and street improvements.

Ohio and Service Cleaners located in Cleveland, and Westwood Cleaners in Lakewood and Fairview Park.

"Not a day goes by without someone coming in the store to shake my hand and thank me for making the neighborhood look so good," Eadeh says. "I want to thank all the neighborhood customers for their support of my business over the last 13 years. Without the customer support, and the assistance from KCDC and the city, I would not have been able to renovate my building."

KCDC presented a Community Improvement Award to Charles Eadeh at its Annual Town Meeting for the ren-

ovation and investment in the Kamm's Corners neighborhood.

Plans are underway for many more improvement throughout the neighborhood with more restaurants and street improvements.

Any day now, customers at West Park Station (17015 Lorain Ave.) will be able to enjoy outdoor dining on the patio. The new restaurant features an Irish, American and Italian menu.

Jason Salupo, West Park Station's proprietor, used the City of Cleveland Storefront Renovation Program to renovate the former Hastings Home Health Care location into a police and fire-

fighting themed restaurant, including historic photos of West Park. A red, white and blue projecting sign in the shape of a badge pinpoint the spot for good food and fun.

Construction is also underway for a new Irish pub and restaurant opening in the former West End Appliance location at 17119 Lorain Ave. Owner Patrick Campbell is also developing plans to add an Irish Dance Studio in the building. The SRP will provide design assistance and a 40% rebate up to \$25,000 for the exterior renovation.

Finally, construction will begin soon at the Far-Mor Café at 15809 Lorain Ave. New owner Joseph Coreno will use the SRP to restore the transoms and bulkheads, install simulated second floor balconies and add creative new signage for the business. **P**

Cindy Janis is the manager of commercial development for the Kamm's Corners Development Corporation. She can be reached at 216.252.6559 ext. 12 or by email at cindy.janis@kammscorners.com.

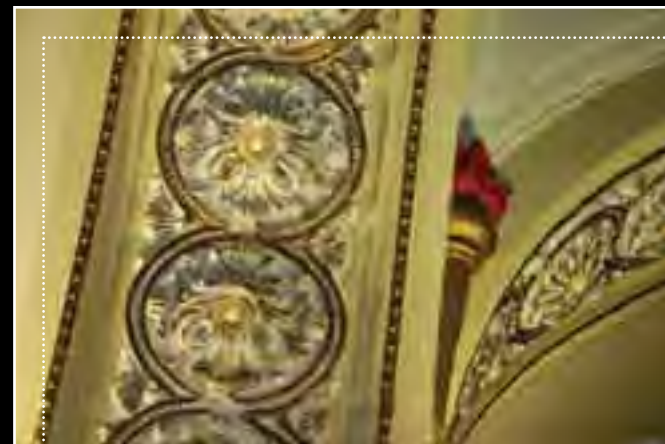
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July Construction Slips 3 Percent

The value of new construction starts retreated 3% in July to a seasonally adjusted annual rate of \$626.9 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Housing continued the downward trend that took hold in the second quarter, and nonresidential building also lost momentum. At the same time, nonbuilding construction (public works and electric utilities) rebounded from its June decline. For the first seven months of 2006, total construction on an unadjusted basis was reported at \$399.4 billion, up 4% compared to the same period a year ago.

The July statistics lowered the Dodge Index to 133 (2000=100), down from a revised 137 for June. After peaking at 151 in April, the Dodge Index has now fallen for three straight months.

"The overall level of construction starts is reflecting the slowdown by single-family housing," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "During the past two years, single-family housing comprised 48% of the dollar amount for total construction, compared to a 41% average share over the past 15 years, so right now a pullback by single-family housing will easily shape

the pattern for total construction. It's also worth noting that other parts of the construction industry continue to see expansion in 2006. Nonresidential building is showing further gains for such major project types as stores and schools, while both hotels and offices are registering healthy percentage growth. Nonbuilding construction is getting support from highways, water resource projects and electric utilities. In many ways the year 2006 resembles the midpoint of a traditional construction cycle, in which slower single-family activity is offset by continued growth from other sectors."

Residential building

Residential building in July dropped 7% to \$318.5 billion (annual rate). Since the start of 2006, residential building has fallen 17% in dollar terms, with much of the decline taking place from May through July. Single-family housing in July retreated 6%, which was due to this regional performance – the South Central, down 1%; the Midwest, down 4%; the South Atlantic, down 6%; the Northeast, down 8%; and the West, down 9%.

"In general, single-family activity in the South Central has fared comparatively well during 2006, while the

July Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on July 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	\$107,129,000	\$371,604,000	-71
Residential	\$105,149,000	\$156,926,000	-33
Total Building	\$212,278,000	\$528,530,000	-60

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

	2006	2005	Percent Change
Nonresidential	\$640,753,000	\$728,304,000	-12
Residential	\$735,206,000	\$862,853,000	-15
Total Building	\$1,375,959,000	\$1,591,157,000	-14

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

Northeast and the West have shown greater vulnerability to affordability constraints given their sharp run-up in home prices," Murray says.

The cost of financing continued to rise in July, as the 30-year fixed mortgage rate edged up to 6.8% from June's 6.7%; this series has since settled back in August to 6.5%. Multifamily housing in July dropped 9%, the third decline in a row after a very strong April. Even with reduced activity, the month of July included construction starts for six projects valued each at \$75 million or greater. These projects were located in Las Vegas, Nevada (\$144 million); Honolulu, Hawaii (\$115 million); Miami, Florida (\$104 million); Kapolei, Hawaii (\$97 million); Brooklyn, New York (\$88 million); and New Rochelle, New York (\$75 million).

"While there are mounting reports that condominium projects are being deferred or cancelled, there remain numerous large projects reaching groundbreaking at mid-2006, and a more pronounced slowdown for multifamily housing appears to be still a quarter or two away," Murray says.

Nonresidential building

Nonresidential building, at \$184.1 billion (annual rate), slipped 4% in July. The largest percentage decline was reported for hotel construction, which

dropped 70% from a June that included the start of the massive Encore at Wynn project in Las Vegas, Nevada. The first seven months of 2006 still showed hotel construction up a considerable 136% versus the same period a year ago. Substantial declines in July were also posted by transportation terminals, down 61%; warehouses, down 36%; and amusement-related projects, down 28%. For transportation terminals, the decline was relative to a June that included the start of two large airport terminal projects, and July saw contracting for this category return to a more typical pace.

On the plus side for nonresidential building, July featured a substantial gain for healthcare facilities, up 59%. Healthcare facilities achieved a record high in 2005, and this year has seen an up-and-down pattern, with July coming in as the second strongest month after May. Large hospital projects reported as construction starts in July were located in Elgin, Illinois (\$280 million); Milwaukee, Wisconsin (\$200 million); Wauwatosa, Wisconsin (\$117 million); and Camden, New Jersey (\$111 million). Store construction also had a strong July, rebounding 26% after a sluggish June to a level more consistent with the activity registered over the past year. Manufacturing plants in July were up 21%, reflecting a boost from the start of a \$300 million oil refinery

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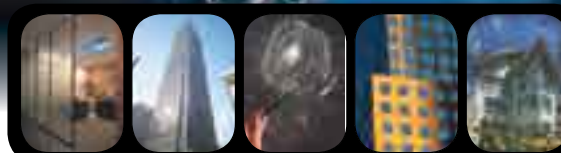
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in California and a \$95 million ethanol plant in Michigan. School construction, the largest nonresidential category by dollar volume, bounced back 17% in July as it provided more evidence that it remains on an upward track. Office construction in July grew 3%, helped by groundbreaking for a \$215 million project in Chicago, Illinois and a \$65 million project in Windsor, Connecticut.

"After its pause last year, office construction is once again seeing measured improvement relative to its very weak volume back in 2002 and 2003," Murray says.

July gains were also posted by two of the smaller institutional categories – public buildings, up 17%; and churches, up 1%. The 4% gain registered by total construction during the January-July period of 2006, compared to 2005, was the result of this behavior by sector – residential building, down 2%; non-residential building, up 15%; and nonbuilding construction, up 12%. By geography, total construction in the first seven months of 2006 was the following – the South Central, up 10%; the West, up 8%; the Midwest, up 4%; the Northeast, unchanged; and the South Atlantic, down 1%. **P**

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Selecting a Green Maintenance Provider

In selecting a green facility maintenance provider, there are a number of essential actions that can help you make the right choice.

1. *Educate yourself, and understand what it means to go green.* Know that going green is more than just switching from traditional cleaning chemicals to environmentally friendly products. A well-implemented, effective program takes a holistic approach, proactively involving the people who clean, the building occupants and visitors, and the indoor and outdoor environment.

2. *Determine your reasons for going green.*

Outline what you hope to accomplish, and keep those goals in mind throughout your selection process. Are you looking for safer working conditions, lower cleaning costs, reduced insurance rates and claims or increased property value? Knowing what you want to attain will help to identify the provider that will best meet your goals.

3. *Ask for an assessment.*

As part of the proposal process, request an assessment of your building. This should consist of a complete inventory of the facilities' current cleaning products and equipment. The maintenance company should provide guidance on which issues to address first and a timeline of when each item will be approached.

4. *Evaluate the provider's janitorial products.* Cleanliness is usually judged by outward appearances – what an area looks like after it has been cleaned. The products and processes your provider uses should make your building look clean, of course, but they should also address unseen issues including the prevention of indoor air pollution and reduction of toxicity and waste.

5. *Request proof that the provider uses third-party certified environmentally safe cleaning products.*

"Know that [green [maintenance] is more than just switching from traditional cleaning chemicals to environmentally friendly products."

Third-party certification processes, such as Green Seal, verify that products meet specific standards. This validation ensures that the products truly reduce risks to the health of users and building occupants, decrease environmental impact and work as well or better than conventional cleaning products.

6. *Investigate the provider's cleaning practices.* How a provider uses its products is just as important as the product itself. Ask questions regarding the janitorial staff's knowledge of the products and each one's intended use. Does the provider continually educate its employees on how to use the products, as well as new products and practices in green cleaning? Even with environmentally safe cleaning products, it's important to use them correctly.

7. *Make sure cleaning products match needs.*

Does the cleaning company train and supervise its janitors to make sure that they are correctly matching the cleaner to the job? A good facilities maintenance provider will efficiently use the right product, equipment and procedure for each

8. *Make sure your maintenance providers are using the right equipment.*

Your janitorial manager should select cleaning equipment that is durable, energy efficient and quiet. Energy efficient equipment promotes conservation, and quiet equipment reduces noise pollution, which creates a healthier environment for the janitorial staff and your tenants.

BOMA Greater Cleveland is proud to provide this space to our Associate Members so they can inform, educate and share their knowledge with property management professionals. This article was written by Don Monda, sales director for OneSource. Don has more than 40 years of experience in sales and management. He has been a BOMA Greater Cleveland member for 18 years and was selected as Associate Member of the year in 1997.

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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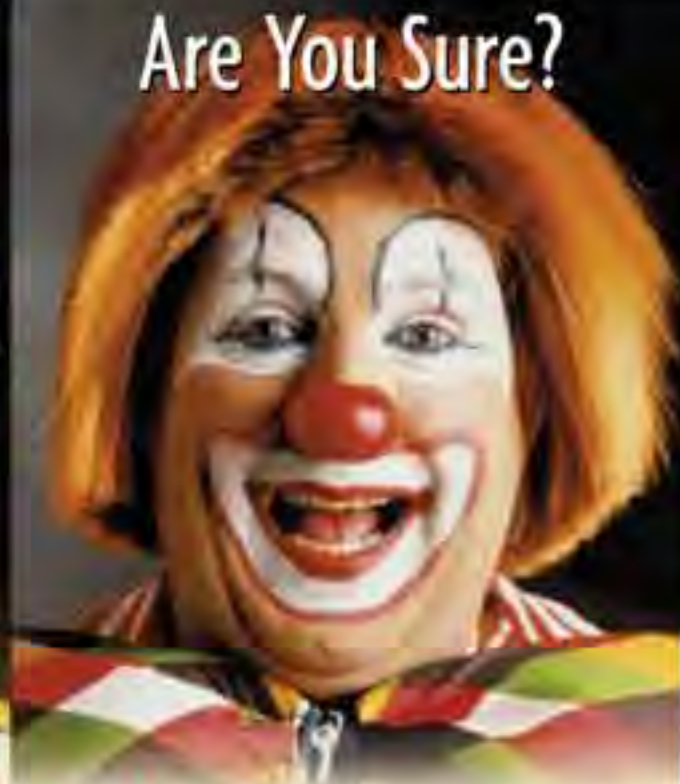
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Charming Renovation

The Shamrock Companies expands, updates Westlake headquarters

By Nancy Loyan Shuemann | Photos by Ken Krych

"As a child I can remember shamrocks displayed in the home of my paternal grandmother who was proud of her Irish heritage," says Neil Bennett, founder of The Shamrock Companies. "When seeking a name for my newly formed company, I thought why not Shamrock, the legendary good luck symbol of the Irish?"

More than luck has catapulted Shamrock from a specialty business forms firm, founded in 1978, into a multinational, diversified leader in the creative communications and management field. In addition to designing, printing and distributing business forms and labels, Shamrock has a graphics and creative services division (in-house studio, commercial printing, color imaging, point-of-purchase displays, awards programs for sales achievement, customer recognition gifts), a benefits enrollment services division, a medical solutions group, a promotional services division (awards, incentives, ad specialties, promotional products), fulfillment

services, data services, broadcast production services (multimedia, video and radio commercial production talents and capabilities), and information technology services.

To meet the challenge of an expanding client base and to prepare for future growth, in 1998 The Shamrock Companies moved its headquarters to 24090 Detroit Ave. in Westlake. It purchased the facility (formerly the vacant Motorola office/warehouse building), located just up the street from its previous offices, and designed and constructed a 10,000-square-foot addition for a total of 42,000 square-feet of office and warehouse space. This

consolidated all functions under one roof and enhanced the firm's teamwork approach and created a new infrastructure, geared toward the new millennium. The \$70 million firm also has offices in Columbus, Dayton, Chicago, Memphis, Dallas, Baltimore, St. Louis, and in Indiana, Massachusetts, New Hampshire and California.

In July of 2005, Shamrock began a 32,000-square-foot remodeling of its existing building.

"This included new exterior walls, complete new roofing, new electrical and mechanical, new walls, ceiling and flooring and extensive millwork, including cabinet tops, chair rails, crown mold,

wood bases, doors, frames and window trim, all out of premium grade red oak," says Thomas E. Resar, executive vice president of Gene Resar, Inc., explains. "Millwork matches existing millwork. The materials we used were very unique and a lot of specialties used. The firm went top-notch on everything. We had never installed such high-tech video and telephone systems before."



INSIDE OUT In 2005, Shamrock began a 32,000-square-foot remodeling of its existing building that was completed this summer. Today, the facility includes new offices, a new training room, a new conference room and a full-service kitchen.

The major remodeling occurred in what was plain warehouse space. Like artists working on a blank canvas, architects from Clark & Post Architects, Inc. converted the open space into specialized offices and communal areas, blending the space seamlessly into that of the existing building. Only a small warehouse area remains, a vestige of the past.

"The structure is unique in that it has a three-foot floor elevation change from the front office area to the former warehouse space, which necessitated integrating a ramp element in the space plan," says Ron Cocco, president of Clark and Post Architects, Inc.

Clark and Post was referred to Bob Troop, president of The Shamrock Companies, when the building was first acquired.

"It originally was a rather bland, nondescript and dated early 1970s structure with little redeeming architectural character," Cocco says. "Mechanical and electrical systems were modest and needed significant upgrading to convert and adapt the existing structure into

usable, contemporary office space. The site created problems also, due to the lack of usable area. As a result, all storm retention needed to meet local storm water management requirements was placed below grade in a tubular storage system."

New offices were created, walls faux-finished, floors re-carpeted and several skylights installed. Sections of the space are now devoted to company functions such as creative packaging, specialties, accounting, IT and HIPAA compliant data services with its own secure entrance. A training room for up to 50 clients and employee training features a podium system with two, nine-foot screens and viewers at each seat. Nearby is a full-service kitchen.

An open, social area with plush sofas offers space for company and cultural functions. A conference room, enclosed in opaque glass, offers flexible seating with a 60-inch plasma screen that becomes a white board for presentations.

Every room in the building is wired for technology and all rooms are equipped for teleconferencing.

A creative marketing area for brainstorming has a living-dining room setting with its own kitchen. A café has been created, complete with curved Corian-topped bar, for business and social functions. Built-in turquoise and black booths feature glass tile on the walls, have pendulum lights and are wired for technology. Embedded in the floors are decorative stainless steel inserts. Track lights illuminate hallways and

glass display cases highlight the firm's product mix.

"The Shamrock Companies, as an image conscience company, knew that the interior and exterior design of this facility needed to clearly make a statement about the quality of the organization, its belief in its mission statement and its vision for the future," Cocco says. "The design is intended to mirror the attributes that one can find in the Shamrock business model and the employees who are charged to execute that plan. The plan is layered in the manner that facilitates the flow of creative ideas, from inception to implementation. The interplay of spaces, accented by the injection of natural light in common areas, is meant to integrate the whole organization into a unified effort for the delivery of services to its clients."

The project was completed in May. "Since 1998 and its move to this facility, Shamrock has had significant business growth," Cocco says. "Clark & Post Architects, Inc. has been fortunate to be a part in the facility planning for that growth and the context in which it was to be represented. In addition, we have had the pleasure to witness one of the business gems in our region flourish as a leader in its industry, but more importantly, a company who serves its community in untold ways. If there is one thing we are most proud of about this project, it is the fact it successfully embodies the business spirit of this organization." **P**

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Industry Profile: Crystal Illusions

Cleveland studio provides versatile architectural art glass solutions

By Dave Larkin & Andrea Keener | Photos courtesy Crystal Illusions

Crystal Illusions, one of Cleveland's industry leaders in innovative glass, has been providing elegant and decorative glasswork for 25 years. Interior designers, builders and homeowners throughout Northeastern Ohio have relied upon the company's sophisticated design and innovative craftsmanship that far exceeds clients' expectations.

Art glass brings distinctive character to any interior or exterior design in an office or home whether stained, etched or cast. Applications range from simple to ornate, depending on the piece's application and the customer's style.

"Glass is very popular today in all its various types," says President Bill Klauser. "When you want to stylize glass, there are different methods for doing this. For example, etched glass is something many people are familiar with, and is one of the many processes we use for decorating our glass."



Sand carving is gradually supplanting the original acid-etching process that uses hydrofluoric acid to dissolve glass into a pattern. Sand carving involves altering the surface of glass with a gun-like blaster that sprays sand at a high velocity. Blasting allows the artist to carve more detail into the glass, thereby giving the images greater depth.

Cast glass is another option that is rapidly emerging in popularity. Cast glass will show more ripples and character-

istics, as compared with sand blasting which starts with a flat piece of glass. The glass is heated in a kiln to the softening point without melting the glass. Upon casting, the glass can then be tempered and surface polished.

Color-coated glass or back-painted glass brings a feeling of spaciousness to kitchens, baths and mirrors. The color of the glass is determined by the paint on the back of the glass, which means that the client can choose any color to suit the interior décor. Even a sparkling metallic and pearlescent can be added.

Crystal Illusions can design and fabricate a wide range of custom and functional glass products. The following list suggests just a few of its many products that can add aesthetic appeal to any medium:

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GLASS WORKS Examples of the company's designs include (opposite) a carved and color-coated art glass top and vessel, and (above) a leaded glass transom.

- leaded, cast & etched glass
- functional rails & balconies
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- contemporary sculptures
- art glass back splashes
- artistic glass sinks & vessels
- state-of-the art glass stairs & flooring
- corporate identification

The company's staff of 21 includes designers, artisans and technologists well versed in the art of producing custom, made-to-order glass designs.

To view additional samples of the company's broad-ranging capabilities, visit crystalillusions.info. **P**

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Live + Learn

Kent State razes, rebuilds historic residence halls

By Mark Watt | Photos by Scott Pease

In some of the old black and white photographs, the buildings can be seen beyond the throngs of students, members of the Ohio National Guard and arcing white trails of tear gas. Like a number of other architectural structures on Kent State University's main campus, Stopher and Johnson residence halls served as visual backdrops in photos capturing the infamous events of May 4, 1970 when four students were shot dead during the height of the war in Vietnam. This historical significance presented a key challenge when Kent State's Architects Office determined in 2002 that the two residence halls would need to be replaced.

"On this part of campus, any architectural project needs to be sensitive to the history of the May 4 site," says Tom Euclide, director of architecture and engineering for Kent State's Architects Office.

Originally constructed in 1949 and 1956 respectively, Stopher and Johnson were significantly outdated when the university began focusing on updates of its residential offerings in 2000. After initially considering a renovation of the existing buildings, the university's architects realized that such work would be

more expensive than razing the structures and building anew. But could newly constructed buildings not just meet the needs of today's students, but also respect the history attached to the original structures? That was the challenge.

Today, glancing south from the May 4 memorial plaza, the newly rebuilt \$34 million Stopher and Johnson residence halls do look quite similar to the two buildings they replace. The elevations are nearly the same, as are the colors of brick used and the sizing and placement of windows. But a closer look

reveals something different: two brand new, state-of-the-art residence facilities that, according to Kent State's Director of Housing Betsy Joseph, are arguably the best the university has to offer with wireless Internet connectivity, air conditioning, sizeable living spaces, numerous study/social lounges, fireplaces and access to laundry and kitchen facilities for 400 student residents.



DOUBLE DORMS The new Stopher (left) and Johnson residence halls, which provide housing for 400 students, are joined together by a second-floor bridge as well as a lower-level connector underground.

mately \$400 million. The first phase of that plan included constructing Centennial Court, a six-building residential development that opened in 2002. It also included refreshing a number of

existing residence halls, from mechanical and electrical updates to transforming large, shared "gang" bathrooms into smaller, private lavatories and shower rooms where possible.

The final project of the first phase was focused on Stopher and Johnson.

"In looking at Stopher and Johnson, we initially considered a renovation and began moving in that direction," Euclide says. "But as we evaluated the two buildings and the work it would take to bring them up to date, we reconsidered. The

residence services master plan in 2000, in which all the university's residential spaces were reassessed.


"We looked at how well our existing facilities were meeting the needs of the students and how they could be improved," Euclide says. "The vast majority of residence halls were built in the 1960s or earlier, and because of their age it was clear that significant work would be required."


The result of this effort was a 15- to 20-year plan to overhaul the residence hall system at a price tag of approxi-

Project history 101

"Universities are in a very competitive environment amongst themselves to attract students," says Tom Laird, vice president at the Cleveland office of Gilbane Building Company. "From a residential standpoint, students are just looking for more today: more room, more technology and more privacy."

Understanding this need to compete, Kent State initiated and completed a







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SUPPORTING HISTORY Concrete columns allude to the classical architecture of some buildings on the university's front campus.

hallways were narrow and the floor-to-floor heights would have made adding air conditioning close to impossible. The column spacing would have made enlarging rooms particularly difficult as well. It was going to cost more to renovate them than to tear them down and rebuild new structures in their place. Rebuilding was going to be the more economical solution."

With a decision made, the project began moving forward in 2002. The team would include Gilbane Building Company as construction manager, with Laird acting as project executive for the firm, and Toledo-based architectural firm The Collaborative handling design. Kent State's Architects Office (which oversees smaller architectural work on campus but brings in outside help for larger projects) acted as the owner's representative for the project.

Designs for two brand new buildings commenced under the direction of Partner-In-Charge Frank Beans and Project Manager Michael Muse, both with The Collaborative.

"Ultimately, what we were trying to do was present a design that honored the history of the May 4 site while simultaneously creating a modern, residential environment for the students," Muse says. "That was certainly the primary challenge and the solution involved working closely with Kent State and



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specifically the university's May 4 committee, identifying the negotiables and non-negotiables relative to the site and then developing a design that would serve the university's needs."

Stopher would be geared towards first-year students and would include a pair of classrooms for orientation and English classes. Johnson would become the new home for the university's Honors College, previously located in Van Campen Hall

"Ultimately, what we were trying to do was present a design that honored the history of the May 4 site while simultaneously creating a modern, residential environment for the students."

*Michael Muse
The Collaborative*

on the west end of campus. This would bring the Honors students to the center of campus and allow for new classrooms, a library and staff offices to be situated in a space connecting the two new buildings.

The existing buildings were demolished during the summer of 2004, Euclide says. Construction of the new structures, lasting about 18 months, took place through 2005 and finished by early April 2006, followed by landscaping work completed this summer.

Throughout the month of August, students moved into the new Stopher and Johnson residence halls – which total 140,000 square feet – just in time for the fall semester to begin.

A closer look

Although the northern facings of the three-story buildings display a design reminiscent of the original structures, the view from the south is quite different. As students approach the residence halls from the south, they are greeted with a more contemporary architectural design. The buildings, which were constructed with an economical mixture of light gauge structural steel, cast-in-place concrete and concrete plank, feature multicolored brick and EFIS (exterior finish insulation surfaces). Entrances are accented with metal panels and trellises that are supported by concrete columns, which allude to the classical architecture



RESPECTING THE PAST While the new buildings feature a contemporary architectural sensibility, they maintain features of the original structures to respect the site of the shootings. For example, the scale, shape and window spacing of the new Johnson hall's southern face (right) closely recall those of the original building, seen here (left) beyond a line of National Guardsmen on May 4, 1970.

of some buildings on the university's front campus. And while the original buildings, configured in an L-shape, were joined together by a connecting basement level, the new structures are also connected via a second-floor bridge.

"Because one key design requirement was that the north faces, especially of Johnson hall, would be similar to when the shootings took place in 1970 out of respect for the May 4 site, those sides of the buildings have the same institu-

tional look as the original structures," Euclide says.

One particular element that contributes to this institutional look to the north is the usage of flat roofs, which was a stipulation in the design of the new structures.

"While they were needed here to honor the history of the site, flat roofs are just not a very residential type of roofing and that presented a challenge," Muse says. "We dealt with this by subtly

transforming the design as it works around to the front, where using smaller, discrete elements such as gabled roofing over lounge spaces helped to accomplish our goals."

Although a variety of entry points are located around the perimeter of the buildings, main entrances are accessed from a pedestrian plaza that opens between the two residence halls. The connecting bridge above the plaza pro-

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CENTRAL THEME A mailroom and a series of administrative offices are located on the first floor of Stopher and service residents of both buildings. The design of these areas, like all common areas throughout the buildings, incorporates muted earthy color tones.

vides ample shade for students who may gather at the spot and can enjoy views toward Taylor Hall and the May 4 memorial to the north. Pavers at the students' feet are suspended on pedestals as part of a raised tile system attached to the roof of the Honors College, which is located partially underground because of the slope of the site. The Honors College can be accessed externally by a separate entrance at the bottom of a staircase curling down from the northern edge of the plaza.

"The stairs and plaza were worked into the original footprint but in a way that is not too obvious," Muse says. "The idea was to create a pedestrian-friendly path from The Commons (the open grassy area to the building's north where some of the May 4 events took place) and between the two buildings toward the southern end of campus."

From the plaza, students can enter each of the two residence halls. Both facilities include an entry lounge with a gas fireplace. Large cornerstones removed from the original Stopher and Johnson halls serve as design elements in these spaces, stacked on top of each other and recessed into the walls.

A total of 200 dual-occupancy suites are located throughout the two buildings. Each suite includes its own private bathroom with a toilet and shower – quite a difference from the "gang" bathroom style of yesteryear when one large bathroom was shared between all occupants of a particular floor. (Some suites offer handicap accessibility.) In the main space of each suite is a separate sink, allowing one student to brush her teeth, for instance, while her roommate showers.

A MicroFridge – a three-in-one microwave, refrigerator and freezer – is included as are wardrobes for each student. Stock in each room is flexible Brill furniture, which is comprised of a double bed, a desk and a dresser which can be stacked and organized in a number of different configurations. For example, a bed can be placed bunk-style atop both the dresser and desk, which is a default configuration that allows students the most free floor space, Joseph says.

"We've compensated for the fact that many students come to school these days with a TV, VCR, DVD player, alarm clock, hairdryer, two or three comput-

"Because one key design requirement was that the north faces would be similar to when the shootings took place in 1970, those sides of the buildings have the same institutional look as the original structures."

*Tom Euclide
Kent State University*

ers, scanners and so on," Euclide says. "Each room is wired heavily for power, including as many as 20 or 25 outlets to minimize the need for power strips. There are also telephone and cable jacks and Ethernet jacks as well, although wireless Internet connectivity is available from anywhere in the buildings."

Additionally, each room has its own heating and cooling controls, and windows are operable to allow fresh air inside.

Ceiling heights in the rooms vary by floor. Ceilings are at 11 feet on first floors, nine feet on second floors and nine-and-a-half feet on third floors.

All residential areas are secured and require key cards for entry.

A mailroom and a series of administrative offices are located on the first floor of Stopher and service residents of both buildings. The design of these areas, like all common areas throughout the buildings, incorporate muted earthy tones of maroon, olive, dark blue, grey and tan.

On the second floor of Stopher is a laundry room for residents as well as a kitchen featuring a range with an exhaust hood, stainless sinks and a refrigerator.

Lounges and study rooms are located throughout the facilities. Varying in size and accommodations, these spaces are soundproofed and generally outfitted with plush furniture, worktables and expansive windows looking out across



COMFORT ON CAMPUS Lounges and study rooms are located throughout the facilities. Varying in size and accommodations, these spaces are soundproofed and generally outfitted with plush furniture, worktables and expansive windows looking out across the campus.

campus. Although most of the rooms are quite transparent with interior windows opening to hallways, a few are private with interior windows limited to reveals. Larger lounges feature gas fireplaces, included primarily for aesthetics.

One particularly notable lounge is located in the middle of the bridge connecting the second floors of the two residence halls. In this space, the hallway opens up to a sizeable space furnished with window seating, a fireplace and a large-screen television.

Six classrooms are located throughout the two facilities. Two of these spaces are located on the first floor of Stopher and were primarily designed for use by Quest,

a program offered to freshmen at Kent State on a first-come, first-serve basis. (Termed a "living learning community," the Quest program was designed to accommodate first-year students with academic and residential spaces situated in the same building.) Each of the classrooms seats 24 students and features A/V capabilities with a ceiling-mounted projector and a drop-down screen.

In the lower level of Johnson are more classrooms, including a room that can be subdivided into three smaller spaces using slide-out screens.

From this lower level is a sloping corridor leading into the Honors College situated beneath the pedestrian plaza



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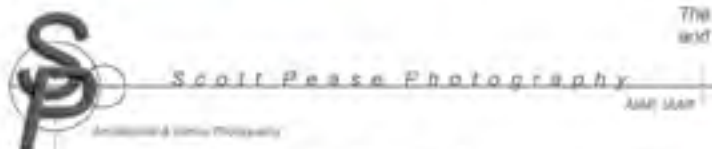


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BUILT BELOW The Honors College is located within an underground connector between the residence halls.

above. Located here is a library with computer kiosks, a large reception lobby with a front desk and a study area, a workroom and a number of offices for the Honors College administrative staff.

Behind the scenes, the maintenance staff utilizes break rooms, service rooms and trash rooms located on the ground floors of the buildings and a mechanical room is situated in the basement of Johnson.

Both residence halls include bike storage rooms with rack systems attached to the walls.

Parking for the two facilities is limited to a small turnaround and drop-off point to the southeast of the buildings. While there was originally an L-shaped parking lot to the southwest of the buildings that matched the shape of the two residence halls, it was removed to provide a more pedestrian friendly space between Stopher and Johnson and two adjacent residence halls, Lake and Olson, which together form a square configuration of buildings known as The Quad.

"The hope is that by getting vehicles out of the core, it creates a safer environment that will also become much more alive with students," Muse says.

Passing the test

Now that the fall semester has begun at Kent State and students have settled into their new homes, the project team

LEARNING SPACES Upon entering the Honors College from Stopher Hall, students are met with a spacious reception lobby that includes a front desk and an informal study area. Nearby are administrative offices, a library and a corridor leading to Johnson Hall.

is enjoying the completion of a successful project.

"Gilbane is very proud of the finished product," Laird says. "What made the project succeed from our vantage point was the great working relationship between [Gilbane Building Company], Kent State and The Collaborative. And I like to think that the process was enjoyable for Kent State, as it was the university's first experience with [the] construction management [delivery method]. Because we worked to represent Kent State in contracting out trade packages and then managing those contractors, we were able to take some of the burden off of the college's in-house staff."

Euclide concurs and notes he feels the residence halls will quickly become the choice on-campus living spaces.



"I think the residence halls turned out perfectly," Euclide says. "The students seem to love the location and the look so far, as well as how each of the bedrooms have turned out."

Joseph says that early response has been great but that the real test will be after a few weeks, once the students have acclimated to the environment.

"We're excited because the students are going to let us know how these build-

ings are going to be used," Joseph says. "What's nice is that we can be very flexible in how we do things around here."

"All in all, the fact that the students can live and learn in the same buildings like this really should create the kind of environment where they can succeed. Helping the students is our mission, after all." **P**

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Physical Support

Cleveland State bolsters offerings with state-of-the-art recreation center

By John Elliott | Photos by Mort Tucker Photography

When students arrived at Cleveland State University this fall, they found a comfortable and engaging university environment, thanks in large measure to a new recreation center at East 24th Street and Chester Avenue. The university's first dedicated recreation center is sure to enhance CSU's reputation as an urban campus that can offer students as many if not more amenities as a private school.

The new 135,000-square-foot building replaces the geodesic intramural sports dome, a longtime landmark at East 24th Street and Chester Avenue. It includes basketball courts, racquetball and squash courts, weight training and fitness areas, an indoor track, locker rooms, multi-purpose rooms, a 50-space underground parking garage and an adjacent 400-car parking garage.

Students will be able to access any of the many recreation facilities by following the signs that are placed throughout the massive space, which is amply lit

thanks to massive curtainwall windows and an atrium. Recreation center users will also have direct access to two pools in the university's natatorium.

The major circulation through the building is a three-story corridor atrium space laced by bridges that connect this new facility to the rest of the campus via the existing skywalk system.

Anyone who needs to go anywhere on campus will have an easy time once they enter the new building from the main entrance on East 24th Street or any of the other two entrances. All entrances to the rec center are close to the "Inner Link," also known as the Interior Connector, which connects many buildings on campus by a second floor corridor, making travel during the winter and inclement weather easier for all. The linking corridors are marked with yellow dots along the baseboard.

The new center is part of a campus master plan to conserve materials and energy. The building makes ample use of

natural daylight, along with sun shields to protect certain areas from overheating.

The first recreation center

The center marks the university's first official recreation department. The previous facilities housed in the landmark geodesic dome included locker rooms, offices, weight and fitness training rooms and a basketball court. However, the recreation department was only a division of student athletics instead of having its own independent status.

"We've never ever had anything remotely like this before," says Jack Boyle, CSU's vice president of business affairs and finance. "It's a spectacular facility."

Boyle says that the rec center and the new Fenn Tower dormitory are both part of the first phase of a master plan that includes several new buildings, all of which will make CSU more competitive.

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"We're striving to become more of a regional university," he says. "The facilities we provide are very important to [students] in making their decisions, besides the academic program."

In 2003, CSU selected Kent State University's Urban Design Center to develop a master plan for the university.

That same year, Boyle said Brailsford & Dunlavey, a Washington, D.C.-based planning and program management consultant serving educational institutions, public agencies and non-profit clients, was selected to provide a detailed market analysis, financial analysis and program concept development to a proposed student fee referendum.

The university wanted to increase opportunities for student involvement on campus and to add a significant recreation component to the physical education and athletics programs.

R. Douglas Myers, staff architect for the university who served as the owner's rep on the project, says the university eventually formed a group consisting of student services, athletics, business affairs in addition to the architect division to study other schools' rec departments. Myers attended functions of a group called the National Intramural Recreational Sports Association and met with recreation officials from different schools.

"We really wanted to design a building that would be adapted to different management styles," Myers says. At the outset, the school did not know who would be managing the center, or how they would manage it. "We didn't have a true user," he says.

The school eventually decided to hire a professional management company, Washington, D.C.-based Centers LLC.

"We wanted to provide a whole new recreation center that hasn't been provided," Myers says.

They also wanted the center to be accessible via the Inner Link, and be LEED (Leadership in Energy and Environmental Design) certified. LEED is a green building rating system, a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

A new campus hub

"This is going to be a real hub as you circulate through the campus," Myers says. "When you're moving in the space,

you're going to know you're in an active space."

Weber Murphy Fox of Cleveland, the lead architect on the project, decided early on to tap the services of an academic design specialist: Watertown, Massachusetts-based Sasaki Associates. Douglas Hoffman, a principal at Weber Murphy Fox, says Sasaki has done more than 130 recreation centers.

"We felt it was important to team with a nationally recognized firm," Hoffman says.

The two architectural firms recommended that a recreation center be built north of the physical education building but separate from the existing student center. Hoffman says the physical education department had good intramural facilities, such as a pool, a gym and lockers, so it made sense to allow students to utilize them through the recreation center.

The phys ed center, however, is only available to students involved in certain activities at certain times. One goal was to seamlessly merge the two functions.



Separating the recreation center from the student center was another goal. Hoffman describes the student center as a campus living room.

Still another goal was to allow for new functions as they come online in the future. Hoffman says the university has plans to add more amenities, but it wants to have its student center, rec center and phys ed function all centrally located.

"They needed to improve their student center and they needed a rec center,"

CLEAR USAGE One goal of the design was transparency, such as the use of glass windows that allow passersby to see people exercising.

Hoffman says. They formally recognized these as separate activities.

Street-level entrances

The design team also wanted the new center to be easy for students to find their way around in. One way to do this was to make sure the entrance was at street level. It was decided

that the main entrance would be at East 24th Street and Chester Avenue.

The courtyard outside the main entrance on Chester Avenue features a grove of birch trees with various perennials, ground cover and lawn.

The design team realized that many people would be accessing the entrance for other reasons, such as going to the student center or one of the parking areas.



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"We wanted to refocus 24th Street as a north-south axis," he says.

One way to make it easy for students to find the center was to make the rooms as transparent as possible, Hoffman says. The glass windows allow passersby to see people exercising.

"We've made [the interior spaces] very open," he says.

Once people are inside the building, they can view the exercise activity.

"It allows people at the juice bar to see into the racquetball courts," Hoffman says. "We have transparency on the inside."

To make it easy for people to find what they're looking for, there are signs directing visitors to the different activities.

"It's an outgrowth of the function and the need to ID the areas," Hoffman says.

Easy access to buildings

Sal Canciello, a project designer for Sasaki Associates, says passersby can walk along the Inner Link and never actually enter the rec building.

More importantly, the accessibility to the Inner Link is obvious to anyone looking for it.

In the past, visitors often had to search for the link.

"This is the first time that link is directly accessed," Canciello says.



BRIGHT IDEA Energy savings at the recreation center are assisted by the use of ample daylight through glass exterior walls.

Canciello notes that the clerestory lighting throughout the building, along with the open spaces and the soft colors, creates a sense of simple space.

"It doesn't have the maze-like character," he says. "Even the locker rooms are visible."

Myers, the university architect, notes that "it was a big issue not to feel like you're in a basement." He agrees that the atrium and clerestory windows helped accomplish this.

The interior carries a strong air of informality, supported by geometric shapes of the floor patterns and earth tone colors (yellow, brown, orange). Several floors on each level are staggered so that passersby can view exercise activities on one

level yet at the same time be separated by an intervening walkway.

The main entrance on the ground floor greets visitors with an earth tone, porcelain tile floor. Visitors enter through a series of security checkpoints. Once inside the main lobby, they can visit a snack and juice bar before deciding which hallway to follow.

There are men's, women's and family restrooms along the hallway facing the squash and racquetball courts. The courts are separated by glass windows and are accessible by a stairway.

Other rooms on the ground floor include the towel exchange, a conference room with an audio-visual projector and indirect lighting.

The main floor is accessible by three separate entrances. There are halogen ceiling lamps in the main hallways.

The multi-purpose gym features two basketball nets and a volleyball net, and is surrounded by a series of small lockers.

Second floor houses main gym

The second floor houses the main gym, which has two full-size basketball courts. The perimeter of this gym is bordered by the indoor track, which is a tenth of a mile long and has a protective rail.

Additional exercise rooms surround the main gym, including one dedicated to aerobics, complete with sound panels, wall-length mirrors and a balance beam.

The running track that circles the gym from above is accessed on the third floor, which also features additional training areas. The weight room on the south side of the building has a balcony overlooking both the first and second floors.

One end of the track gives runners a beautiful view of Chester Avenue just west of Public Square. Runners can also see the bridge connecting the third floor of the rec center to Stillwell Hall, as well as the landscaped oval in front of the building's entrance.

LEED designation sought

The design team wanted the LEED designation from the get-go. Hoffman notes that all of the glass in the building has low emissivity, allowing natural light in and reducing both the solar heat gain and the ultraviolet rays.

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CAPABLE COURTS A multi-purpose gym features two basketball nets and a volleyball net.

An anticipated 30% savings in energy cost for this building is achieved by use of ample daylight, a very open floor plan and exterior wall, window and shading systems chosen for their high-energy performance as well as endurance and beauty.

In specifying materials such as steel, carpet, wood flooring, sports flooring, countertops and ceilings, the goal was to include criteria about recycled content, location of manufacturing, and sourcing wood from certified forests.

Low-flush urinals, dual flush toilets, front-loading laundry machines, sensor faucets and low-flow showers have been employed to lower water usage.

This recreation center is intended to promote lifelong healthy habits. The building itself will demonstrate the value of long-term investment in the health of the environment.

Almost 95% of the materials from the demolished dome, including the concrete foundation and aluminum structure, were recycled, and much of the dome's lighting and equipment was salvaged for future use.

The site design includes reduction of the existing rate and quantity of rainwater runoff by over 25%, as rainwater is captured from the rooftops and stored underground to be used for site irrigation for native plant species. Heat island effects are minimized by the elimination of surface parking and the combined use of vegetated and high albedo (highly heat reflective) roof areas.

The building, which is all about health and fitness, will support travel via bus, light rail, foot or bike.

Special materials used

Jeff Hutchison, project manager for Gilbane Building Company, the Providence, Rhode Island-based con-

struction management firm whose Cleveland district office acted as construction manager on the project, says the sports floor includes rubber flooring and two hardwood floors.

He is particularly proud of the rubber floor in the multi-purpose gym that features DD Linotop, a material imported from Germany. Hutchison explains that is composed of five layers: a vapor barrier, padding, two layers of sheet metal (one aluminum and one stainless steel) and linoleum on top.

He further notes that the glass curtain-wall on the main entrance is "fritted" – it has a silk screen that creates a checkered pattern and breaks up the incoming sunlight.

He adds that the weight-training areas are not grouped in one part of the building. Instead, weights and exercise machines can be found dispersed throughout the building.

"That kind of helps give you the daylight views," he says. "The openness of the building is what makes it interesting. There is a ton of natural light that comes into this building."

Being an urban campus created its share of construction challenges, Hutchison notes.

"The physical location of the building didn't allow for any 'lay down' of materials," he says. "We did a lot of sequencing in our schedule ahead of time."

The building was completed in three major bid packages, Hutchison says: first, demolition and excavating; second, structural steel and concrete construction; and third, finishes and mechanical, plumbing and electrical work.

The structural steel was first installed on the eastern end, followed by similar work on the western end. Once the foundation was established, they built the interior. The central air conditioning system uses forced air. The bridge to Stillwell Hall was set as one piece.

There are three elevators in the building, one of which can be for servicing the building.

The roof over the main gymnasium and running track features a large upward sloping monitor that integrates structure with clerestory glazing to bring in natural daylight without distracting glare. The new building includes a total of about 1,100 tons of steel, Hutchison says.

He notes that his company used as many environmentally friendly materi-

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Going Green

Cleveland State University projects target LEED certification

By James G. MacMillan, PE, LEED and Summer Smith

Cleveland State University's recent completion of the new Recreation Center and the current construction of the Parker Hannifin Administration Center and Parker Hannifin Hall (formerly Howe Mansion), mark the first phase in the University's commitment to environmentally friendly construction and high performance building operation. Cleveland-based Karpinski Engineering has been a partner with the University in seeing that CSU meets its environmental performance goals. In order to assist in the accomplishment of these goals, Karpinski served as engineering consultant to the architects on these three projects.

All three projects were designed to fulfill the LEED requirements for Silver certification level and will be submitted for certification through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. LEED is a high performance building rating system, a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

In developing a LEED certified project, the University, architect, engineers and contractors must work together in the accomplishment of the successful completion of the project goals. In designing a high performance building, the project must be viewed from a holistic perspective to optimize the efficiencies of coordinated systems. For example, the selection of the building glass and wall construction has a direct impact on the amount of energy used as well as the size of the heating and air conditioning equipment. A high performance building envelope will reduce the first costs and operating costs of the mechanical systems. The window and skylight placement designed along with the lighting systems and interior room layout allow for the use of natural daylight for interior space lighting.

Each building utilizes paints, carpets, and other finishes that minimize the emission of contaminants and chemicals into the occupied spaces. The use of products with recycled content is another key feature in the sustainable construction process.

Specific high performance systems designed for the Recreation Center include the following features:

1. The capture of rainwater for use in landscape irrigation, thus minimizing the use of city water.
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5. The use of low water consumption plumbing fixtures results in the reduction of projected water consumption in the building by 20%.
6. The Construction Manager has documented recycling of significant amounts of construction waste which diverts the waste from landfills.
7. A high performance roof is used to minimize the impact of the sun on the building cooling systems. This roof also minimizes the environmental impact by minimizing the heat build-up that occurs in a typical dark low performing roof.

An emphasis on indoor air quality and occupant health within the building is a major priority in all these projects, which demonstrates CSU's commitment to the health and welfare of its students, faculty and staff. Preventative measures are taken during the construction process to protect the air distribution systems from contamination by construction processes, rainwater or debris. At the conclusion of the project, the indoor air quality is tested to verify that the contaminants that exist in new construction are minimized.

A commissioning process is used to ensure that the building systems are operating correctly prior to the contractor leaving the site. The engineer, contractor and University personnel all observe the verification of systems operation and sign off on properly operating systems. When deficiencies are discovered, a correction plan is immediately implemented.

als as possible on the building, which features a brick veneer exterior, glass curtainwall windows with metal panels, and a thermo plastic membrane roof. The white-colored surface minimizes heat absorption.

Almost 20% of the materials were sourced from within a 500-mile radius.

"We had a very aggressive schedule," he notes.

Hutchison notes that there were a total of 14 prime contractors and a bigger number of subcontractors. There was a total of as many as 125 people working on-site at any given time. The project totaled more than 260,000 man-hours.

"What they had before was very functional but not modern," Hutchison says. He notes that several other Ohio colleges, including Baldwin Wallace, Ohio State University, Cincinnati State and Hiram College have made similar improvements in recent years.

CSU previously had no indoor track, no squash or racquetball courts, no administrative offices, no multi-purpose fitness rooms, and no wood floors in the dome.

"They were looking at this bigger picture," Hutchison says. "This is the new kick off of the master plan."

A source of campus pride

"It's an incredible plus for CSU to be able to offer this level of a facility for their students," says Clare Rahm, the assistant vice president of campus support services. "It really takes another step forward for offering more of a collegian atmosphere."

Rahm says the LEED certification will be a big feather in CSU's cap as well.

Myers, the university architect, notes that the cooperation was great among the prime contractors.

"I think we were able to invest the funds we had available the best way we could," he says. "We came right in on the button."

In the meantime, the master plan continues to unfold around the new building. Future plans call for a 5,000-square-foot day care center and a rooftop green area.

The overall campus master plan calls for more housing, retail outlets, green space and parking garages on the university campus, as well as more interaction with the surrounding community.

"We still have room to grow," Myers says. **P**



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Higher Learning

Cleveland State restores Fenn Tower, preserves its proud, elegant past

By John Elliott | Photos by Todd Williams

A new chapter began for Cleveland State University this fall with the opening of Fenn Tower as the school's second student residence. The recently opened dormitory preserves much of the grandeur of the one-time private club on Euclid Avenue at East 29th Street, complemented by all of the modern amenities of contemporary dormitory living.

The new 438-bed student residence includes fully furnished single, double and quad suites, offering private and double bedroom accommodations, in apartment style units with full kitchens.

The \$30 million renovation features a student recreational center, banquet ballrooms, a conference center, group

study areas, a business office, a computer center, a 60-seat theater, retail space, lounge areas, community kitchens, fitness areas, student storage, wonderful views and more.

The 179,500-square-foot, 21-story building doubles the university's residential housing availability, a further step in the university's plan to draw students from a broader geographic area.

"It doubles the number of beds we have on campus," says Jack Boyle, CSU's vice president of business affairs and finance. "It's going to be an extremely valuable recruiting tool."

The project included historic restoration of the first floor main lobby that has a new movie theater and the restoration

of an existing ballroom on the third floor, now used for meetings and special events. The basement of the building includes a laundry room, study room and workout facilities.

Work on the second floor included restoring a large portion of the existing historic trim, including chair rail, crown mold and window casing that was incorporated into the new dorm rooms and restored to match the existing trim details. The elevators were retrofitted in the existing shafts with new equipment and elevator cabs, and the existing frames were re-clad.

The project was completed on schedule, including an additional \$3 million worth of owner-requested changes.

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Sandvick Architects, Inc. is a firm with a mission of assisting the revitalization of downtowns and inner-city neighborhoods large and small.

Fenn Tower was built in 1929 by architect George Post as The National Town and Country Club. The club went bankrupt during the Depression after hosting just one event and the building was purchased by Fenn College in 1937.

Fenn College traces its roots to the downtown Cleveland YMCA, which began offering classes at night in 1870. This educational arm of the Y grew into a degree-granting institution with schools of engineering, business and arts and sciences. It was christened Fenn College in 1930 in honor of benefactor Sereno Peck Fenn, a co-founder of the Sherwin-Williams Co., and nicknamed the "campus in the clouds" once it moved to Fenn Tower.

At the time, Fenn College was only the third university in the country to boast a skyscraper, joining the University of Pittsburgh and Northwestern University's downtown Chicago campus. It consisted of classrooms, dormitories, administrative offices, a swimming pool, a ballroom and a gymnasium.

A big step for CSU

"Fenn Tower and the rest of the campus master plan are important not just for changing the infrastructure of the campus, but also because these developments are critical in attracting and retaining our best and brightest students," says CSU President Michael Schwartz. "We know that students who live on campus become more engaged with the University and that they are more likely to persist toward their degrees. And that is something this state desperately needs – more individuals with baccalaureate degrees."

Fenn Tower is the cornerstone and first building completed as part of CSU's \$179 million campus master plan. Fenn has been brought back to one of its original uses: student housing. It boasts two



ONE GIANT STEP Fenn Tower, at 21 stories tall and 179,500 square feet, is the cornerstone and first building completed as part of Cleveland State University's \$179 million campus master plan. It has been brought back to one of its original uses: student housing.

fully restored ballrooms (one paneled in walnut), art deco accents and beautifully restored iron railings throughout.

The renovation was managed by American Campus Communities (ACC), the Austin, Texas-based student housing management and development company that now runs the facility. The building is staffed by a full-time residence director and 10 student resident assistants, plus a full-time security staff.

ACC selected Cleveland-based Sandvick Architects Inc. as designer and Turner Construction Co. as general contractor as partners in the project in the bidding stage back in 2003.

"We would have these big design sessions," recalls Julie Dornback, project manager for Sandvick. "It really made us appreciate how complex a dormitory design is."

For the design team, working with different constituents was a challenge.

Renovation presents challenges

The fact that the goal was to reuse the existing building presented both advantages and disadvantages to the construction and design team. On the plus side, the team had original drawings to work with. At the same time, there was a lot of manual cleaning required.

"We really didn't have any lay down area where we could bring things in and set them down on site," says John Long, a project engineer at Turner Construction. "We tried to schedule deliveries on an as-required basis."

The interior was gutted completely, except for the elevator and stair shafts.

Installing the new plumbing, HVAC and electrical systems was challenging, given the building's footprint. Each

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NEW LOOK Situated off of the lobby, a theater space features a modern entertainment center with rows of comfortable, cushioned chairs and state-of-the-art A/V equipment.

individual dorm room needed its own heating and cooling units.

Removing the pool and basketball courts on the sixth floor was also a challenge, given the tight space the construction team had to work in. In addition, new floor slabs had to be installed at the pool area to create new floors for student housing.

"[The pool] just couldn't be removed," says Randy Painter, project executive for Turner Construction on the project. "It had to be removed partially with temporary structural steel supports

installed that would maintain the structural integrity of the building's exterior wall until the new floor slab steel could be installed."

A big sheet metal pan was found in the floor beneath the pool, into which water had leaked and had deteriorated the existing plaster ceiling. Painter said this pan was removed and the plaster ceiling on the floor below (the recreation center) was restored to its original condition.

"That room was at risk," agrees Dornback from Sandvick. "That

[restored room] is a beautiful piece of craftsmanship."

Rust was found under almost every parapet, Painter says. Hence, the timing of the renovation was fortuitous.

"This was a good time for renovation," he says. "The condition of the structure was not known until all the ceilings were removed."

Painter notes that wood joists were cast in the floors in some areas that had to be removed. These floors had to have concrete poured in.

Historic ballrooms preserved

The third floor also presented a host of challenges, since the design team wanted to preserve the two old ballrooms and convert them to student activity rooms.

And while the team had original drawings to work with, the drawings weren't always correct, notes Long from Turner Construction.

The building was made part of CSU's chain of connecting buildings by cutting out an entrance on the east side, allowing lobby access from both east and west sides. Once inside the lobby, the sense of history is overwhelming. Besides the terrazzo original floor, the lobby stairway has its original iron rails with a leaf motif.

The mahogany wood lobby pillars still have the plastic molding on top with the old art deco design. The original plaster ceiling has also been restored.

Old merges with new as you enter the theater, which has been converted into a modern entertainment center with rows of comfortable cushioned chairs and

state-of-the-art audio/visual equipment. Pictures of the art deco design from the lobby pillars are mounted all along the walls.

An adjacent room contains the sound-proofed computer lab, allowing residents to study in quiet.

Modern heating & cooling system

Students can enjoy the virtues of modern heating and air conditioning, thanks to the water source heat pump system with cooling tower and steam heat exchanger. Installing this modern marvel in a 1920s-style building was no easy feat, however, as work space was extremely tight and floor-to-floor heights were shallow.

"The building certainly was not built for air conditioning," says Mike Denk, a principal at Cleveland-based Denk Associates Inc., which acted as mechanical, HVAC and plumbing contractor. "We certainly filled the ceilings and walls with pipes."

The building originally had window air conditioning units and steam heat, Denk says.

New stacks of sanitary and cold and hot water lines were installed, and new



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LIVING ROOM Fenn Tower features single, double and quad suites, offering private and double bedroom accommodations, in apartment style units with full kitchens.

steam bundles were used on existing storage tanks.

"Once you pull something out that big and put in something else, it doesn't make any sense," Denk says.

The lobby is monitored by a staffed, full-time security desk. All visitors must sign in, and they must use their ID cards to get to the elevators.

The desk has full view of the main stairway, which is located a few feet away.

The original wainscoting has been restored in the stairwell.

Security features paramount

The security system includes ID cards, a computerized key system, surveillance cameras and a staffed entrance.

Under this state-of-the-art system, all doors can be locked from a central location, notes Dale Simmons, director of fire prevention and security. The ID card system integrates with the video camera surveillance system, explains Simmons.

Simmons first introduced new security measures to Viking Hall, the college's other residence hall, three years ago. He is expanding the security capabilities to all buildings on campus, beginning with the new construction.

Dornback at Sandvick notes the whole design team was proud of the fact that a TV news team found that Viking Hall was the only Cleveland area dormitory that the investigative team could not gain access to in a stealth manner. This was prior to the Fenn Tower renovation.

If someone tries to use an unauthorized card to gain access, the system will automatically alert the security staff, which can then review the videotape of who was using the card at the time.

Fenn Tower and the new recreation center are the first two buildings to be part of a new "voice over fiber" fire protection and disaster prevention system that will encompass all buildings on campus, according to Simmons, who is also an alarm engineer. A new fiber optic loop will connect all the buildings with command centers so that everyone in the buildings can be alerted to fires and other disasters. This is a new emergency notification system.

"We're linking all the fire alarm building systems to two voice command centers," Simmons says.

Speakers are attached to the fire alarm system that allows the command center to alert people in the building to evacuate.

"We can take control of those circuits from command centers and talk through those circuits," Simmons says. "I don't know anybody who's doing that yet."

"Fenn is a very well designed building from a fire protection standpoint," Simmons adds. "We were going to be putting money into the fire alarm system anyway. We are being very proactive in our planning. We're not 'piecemeal-ing' stuff."

Security concerns had to be accommodated along with the design team's goal of supporting the aesthetics of an open campus.

"The university architect wanted to maintain an open feel," Dornback says.

A program-driven design

The first seven floors have four-person suites with kitchenettes, two bathrooms and a common living area, while the upper floors feature two-person suites. The interior doors to each suite are wood while the exterior doors are metal. Every room has a closet with a sliding mirror door.

"It was a very program-driven design," Sandvick's Dornblack says of the dorm rooms.

The program emphasizes equal amenities for the different age groups; lower classmen (freshmen and sophomores) get one set of amenities while upper classmen get another.

The rooms on the north side of the buildings have a view of the spacious, landscaped commons area between Stillwell Hall and the new recreation center, both of which are in proximity to Fenn Tower.

Master Plan Encompasses Numerous Buildings

Much more than bricks and mortar, Cleveland State University's master plan is about building relationships with the community and partnerships that will impact the future of the University and Northeast Ohio. The plan includes:

Student Recreation Center

The center connects to the Physical Education Building, which houses Woodling Gym and Busbey Natatorium. The state-of-the-art facility contains basketball courts, weight training and fitness areas, an indoor jogging track, locker rooms, multipurpose rooms, a 50-space underground parking garage, an adjacent 400-car parking garage and more.

Krenzler Field

The home of Cleveland State soccer has been converted to a facility capable of hosting events year round. An all-purpose playing surface was installed for last fall's home games, with a removable air-supported dome that can be removed during the summer months.

Parker Hannifin Hall/Parker Hannifin Administration Center

Renovation of the former Howe Mansion (now Parker Hannifin Hall) into a new home for the College of Graduate Studies is underway, as is construction of the Parker Hannifin Administration Center next door. An outdoor plaza will link the two buildings, scheduled for completion this winter. The buildings were named in recognition of a \$4 million gift to the University from the Parker Hannifin Corporation.

In addition, a parking master plan, which includes a five-story garage adjacent the new recreation center, will support the new construction, improve the number and quality of the parking space inventory, and free up University-owned space for more efficient use.

For more info, please call Cleveland State's department of marketing and public affairs at (216) 687-2290.

The third floor is the most interesting floor with the restored ballrooms. The lobby between the two ballroom entrances features a large window overlooking the East 24th Street campus entrance. The wood was restored in the ceilings, Turner Construction's Painter notes, but new wood was added in spots. Both of the ballrooms have their original ceilings intact, along with the original mahogany pillars and walls, complemented by new lighting and safety sprinkler systems. Both are accessed by dual sets of doors.

Extensive ballroom renovations

"The plaster repairs in the ballrooms were quite extensive," says John Hochberg, project manager at OCP Contractors Inc., the Willoughby-based specialist that handled all of the column and plaster restorations in addition to the interior partitions and acoustical ceilings throughout the building.

Hochberg says the design moldings were covered with an inhibitor base product that creates a template mold. Plaster is then poured into the mold, creating a duplicate of the original piece.

He says there was a lot of hand touch-up to the new molds.

The only dorm floor to have original woodwork restored was the second floor, notes Joe Sohutskey, senior project manager for Chagrin Falls-based Gleeson Construction, which did most of the carpentry work. He says the other dorm floors, floors four through 19, were completely gutted. His company installed new doors in these floors.

Gleeson Construction also resurfaced the wood on the first and third floors, much of which features ornate wainscoting. The resurfacing included a fair amount of patching. Craftsmen used Homasote®, a composite fiberboard about half an inch thick, to protect the wood.

"You don't know what you're going to get into until you actually do the repair work," Sohutskey says.

The main ballroom resembles the original one, thanks to photos that have been placed on the walls that were taken of the original ballroom in use as a dance hall. One of the photos features a magnificent chandelier that has since been removed.

Sandvick's Dornblack characterizes the restored design as art deco, but noted that the architecture popular when the building was built was more of a mishmash of concepts.

Original design was eclectic

"Eclectic was all the rage back then," she says. "It's kind of all over the map. Those ballrooms are almost neo-Renaissance. [The original architects] were having some fun mixing it up."

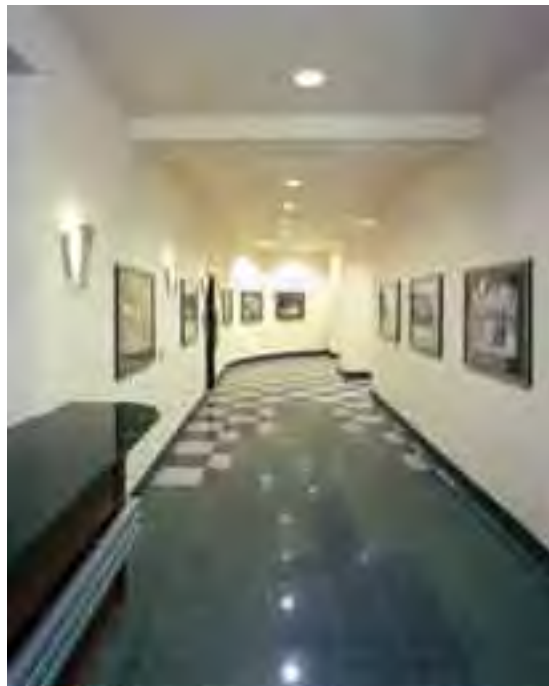
The silver front sign on the west entrance carries the neo-Renaissance style, she says, while the sign on the east entrance is similar but more of an art deco style.

Sixth River Architects did most of the resurfacing of historic features, such as light fixtures, along with the color and furniture selection.

"There was so much already there to work with," says Jill Lung, an interior designer with Sixth River Architects.

A small kitchen is located adjacent to the main ballroom, as well as a conference room and a set of restrooms.

The second ballroom has been converted into a modern recreation room,



HALL OF DAYS PAST Inside the main lobby is a hallway with photos from the '30s and '40s showing past activities and students who have gone on to do good things.

room in an oblong shape. The fireplace also retains its handcrafted plaster frames. Several of the doors and windows have curved mirrors above them and a curved plaster molding. The near wall-length windows overlooking East 24th Street also have plaster arches.

The basement houses the modern laundry room and a fitness room with an air-conditioned study room in between. These rooms are separated by walls, but windows allow viewing of all three rooms at once. Students can either study or exercise while watching their laundry.

Those who choose exercise have access to modern weight and cardiovascular machines, and three TVs.

The basement also has a lounge that is adjacent to a private classroom with a roll-down projector screen. There are also storage rooms.

The roof is made of a 36-inch-wide membrane. Interior insulation slopes

featuring billiards, wall-mounted TV screens, and comfortable furniture. The walls have been painted in a light blue, beige and tan design to provide a more festive atmosphere. But several traces of the room's historic use remain evident.

The 14-foot high ceiling was removed and replaced with a plaster molding that encompasses the entire length of the



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downward, allowing runoff water to get to the drain.

Students appreciate renovation

Students appreciate the new accommodations, according to Rochelle Tate, director of residence life and an employee of American Campus Communities (ACC). Tate recently assumed this position after working in a similar role at Messiah College in Grantham, Pennsylvania and having previously worked in student housing at the University of Akron. As a veteran student life administrator, she's excited about what CSU has done with Fenn Tower.

Tate says that at the opening ceremony, people who had lived there when it was a student residence of Fenn College came to see what was done with the building.


"They came back and have a sense of awe," she says. Everyone likes the fact so much history has been preserved. "It's part of their history," she notes.


But the tower has been built with everything students need in mind.

"They designed everything with students in mind," she notes. "It just really has 'what works well for students' written all over it. It's an upscale kind of place to live."

"Fenn Tower is a historic landmark in Cleveland," says Bill Bayless, ACC chief executive officer. "American Campus is pleased to have been chosen for this exciting redevelopment, which when completed will provide high-quality on-campus housing while preserving the historical value and cultural significance of such an important structure."

American Campus Communities is a fully integrated, self-managed and self-administered equity REIT with expertise in the acquisition, design, finance, development, construction management, and leasing and management of student housing properties. The company owns and manages 23 high-quality student housing properties, containing approximately 14,600 beds. Including its owned properties, the company manages 42 student housing properties, representing 25,900 beds.

"The team always worked well together," Painter from Turner Construction says. 



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Carlisle SynTec Incorporated, a leading manufacturer of single-ply roofing systems, recently announced new sheeting formats featuring Factory-Applied Tape (FAT). Applied in a factory controlled setting, FAT is designed to provide uniform adhesive width and thickness, reducing the risk of human error during seam installation.



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Donations Sought for Deceased Painter's Family

Frank Perrotti, a 36-year-old father of three, was involved recently in a debilitating accident. A painter for Mike McGarry & Sons, he was working on a job in Twinsburg when he fell from scaffolding and sustained injuries to his head and back.

He passed away shortly after but he was still able to help people one last time. Frank donated his organs and two people have already received his kidneys.

Perrotti had been a key contributor in his community, donating his time and services to the Willoughby City School System as well as the Willoughby Fire Arts Association. He had played

a very active role in the lives of his three sons, Ronnie, 10; Joey, 8; and Paul, 6.

In addition to the tragic accident the family also suffered losses from the recent flooding that affected the Lake County Area.

An account was set up at US Bank for the purpose of accepting donations. The account is in the name of Frank Perrotti.

Donations can be made at any US Bank location, the account number is 13108588489.

So far these companies have donated time and support to help with Perrotti's house: Mike McGarry & Sons (new appliances, painting of the house and moral support); KAY Construction (labor of replacing roof and windows);

Window Factory of America (donated double hung windows); Lake Cabinets (flooring); D&W Goods/Therapeutic (new beds); Kennball Fabricating (labor and donations); Petronic Construction Company (labor and materials); Apollo Supply (roofing materials); Willoughby Supply (shingles for the new roof); and Cleveland Glass Block Inc. (donation and installation of new glass block windows).

Please feel free to contact Sandra Dill, a close friend of the family at 216.410.0855 for any questions or inquiries.

New Single-Family Home Sales Down

The pace of new single-family home sales dipped

4.3% in July to a seasonally adjusted annual rate of 1.072 million units, the U.S. Commerce Department reported recently. The sales pace was down by 21.6% from the record monthly high set last July. On a year-to-date basis, actual new-home sales were down 14.2% compared with the first seven months of 2005.

"Builders have been offering sales incentives and slowing their production as demand cools and inventories rise, and our surveys suggest that the downward correction in sales from last year's record pace still is underway," says National Association of Home Builders (NAHB) President David Pressly.

"The current downswing in home sales reflects both falling affordability and a pullout by investors/speculators that were a major factor behind the unsustainable pace of new home sales last year," says NAHB Chief Economist David Seiders. "We've seen an inevitable mid-cycle correction of housing market activity from the records posted last year."

Two of four regions across the country posted decreases in the pace of new home sales in July.

Sales were down in the Midwest by 21.3% and in the South by 8%.

The sales pace in the West was up by 11.7% and up in the Northeast by 1.8%.

All regions reported substantially lower sales on a year-to-date basis.

The inventory of new homes for sale rose to 568,000 units at the end of July, a 6.5 months' supply at the current sales pace.



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Units that were permitted but not yet started represented slightly more than 18% of the inventory level; units still under construction were more than 57% of the inventory; and completed homes for sale were about 24% of the total.

The median length of time that completed homes for sale were on the market was 3.8 months in July, compared with 3.7 months a year earlier.

Coral Co. Introduces New Team Members

Urban real estate development firm The Coral Company recently announced the following appointments and promotions:



Leanne van Beers-Werneke

Keith Gehrlich joins as director of construction for The Coral Company's Residential Cincinnati Division. Gehrlich will oversee the day-to-day construction, management of contractors and ensure the

timely closing of all sold homes at Wyoming Glen and Goldenview Townhomes.

Leanne van Beers-Werneke has been promoted to director of marketing. Werneke will oversee and coordinate all aspects of Coral's residential and commercial marketing initiatives. She will also serve as Coral's media liaison and public relations contact person.

Nicole Raia has been promoted to marketing associate. Raia will be responsible for day-to-day marketing duties, such as database entry and maintenance, web trends tracking and other various marketing reporting.

She will also assist the construction department in the timely distribution of hom-

owners' kits at the time of closing.

Nicole Kaselak has been appointed director of sales for Westhampton at Crocker Park, The Coral Company's newest residential community at Crocker Park in Westlake. Kaselak will be responsible for the sales of the 116 homes in this new Westlake neighborhood.

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The Real World, Episode 2



ALEC J. PACELLA

Last month, we took a bit of a different turn in this column and discussed an actual investment deal in which I was involved. Although I thought my war stories could be of interest to some, I received a surprising number of “tell me more” phone calls and emails. Never one to shy away from spinning the wool, this month we will discuss another deal with a whole different set of issues that needed to be overcome. Again, in an effort to protect the innocent, actual names of the parties involved will not be used, nor will the property be identified. With that out of the way, on with the show.

The deal

The sale of a multi-tenant retail strip center. The property was well tenanted,

well located and in good condition. Considering this and the fact that retail properties were being valued at a premium, the asking price was aggressive but defensible.

The deal behind the deal

The primary obstacle for this property was the fact that there was financing in place that a new buyer would have to assume. This is a common scenario that many owners have discovered as they explore the potential sale of their properties. In the late 1990s and early 2000s, securitized debt became very common as owners either purchased new properties or refinanced existing ones. The good news about securitized debt includes rock solid lenders and competitive interest rates and loan terms, not to mention

a lack of personal recourse back to the owner in the event things turn sour. But the bad news is that it is often very difficult if not impossible to pay the debt off prior to the note maturing. We will get into the conceptual “whys” in a future column, but in this instance it would have been prohibitively expensive for the owner/seller to pay the loan off early. Sometimes, an assumption is not necessarily a bad thing as the debt is solid, it is non-recourse and it is already in place. The problem in this case was that the debt level was approximately 30% of the value of the property. Therefore, instead of a buyer being able to utilize positive leverage with debt equal to 75% to 80% of the property’s value, they would have a high level of equity in the property. This dramatically reduces the investor’s cash-on-cash return, which you may remember is a key ratio to consider.

The solution

In this particular deal, we needed to find a way to bridge the gap between the existing debt level and the desired sale price of the property. One way to bridge this gap was to find another lender to provide a second loan, or mezzanine, to a potential buyer. This is good in concept but many lenders are not keen on being in a second position and the ones that are willing typically charge a premium in terms of interest rates. A second way is

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The best of times Lakepoint, the trophy east side office building, is being sold for \$185 per square foot. This is a lofty benchmark for the office market and illustrates the price investors are willing to pay for stabilized properties characterized by high levels of occupancy.... **The worst of times** 1717 East 9th Street (the former East Ohio Gas Building) is being sold for \$30 per square foot. This is a dubious benchmark for the office market and illustrates the price investors are willing to pay for turnaround properties characterized by low levels of occupancy. —AP

to have the seller provided a mezzanine loan. This is also good in concept but many sellers want or need to totally cash out of a property at closing. Fortunately, in this instance the seller was willing to “hold paper” in a second position for the right purchaser. This made the task much easier. One last word of caution. Lenders that are in the first position will sometimes prohibit any type of second loan from being placed on the property. In this instance, there was no such language but if there were, the property may well have not been marketable.

The result

With the seller willing to be a part of the solution, the task turned toward finding a buyer. In the end, an out-of-state buyer was procured. They were a

solid entity, so the existing lender was comfortable with assigning the loan to them and the seller was comfortable providing them with a second mortgage.

The only wrinkle was the fact that the interest rate of the first mortgage was over market, with a rate exceeding 8%.

However, the seller was willing to offset this by offering the second mortgage at a below market rate, which resulted in the blended rate being right at market.

The buyer was happy in that they were able to purchase an attractive property with minimal hassles associated with procuring a new loan.

The seller was happy in that they received an acceptable overall sale price for the property.

And the lender was happy in that their loan remained in place and undisturbed.

That concludes the “war stories” segment of the program. Next month, it is back to the books, with the first of a two-part discussion on legal documents and their role in real estate sales. **P**

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

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Commercial Index Maintains Uptrend



JOLYN BROWN

The Commercial Leading Indicator for Brokerage Activity shows an improvement in commercial sectors will continue into 2007, according to the National Association of Realtors (NAR). NAR notes that during the second quarter, the Commercial Leading Indicator for Brokerage Activity was at an index of 119.4, up 0.4% from a reading of 118.9 in the first quarter. The index is 2.5% above the second quarter of 2005 when it stood at 116.5. The second quarter index was the fifth straight quarter of growth.

According to David Lereah, NAR's chief economist, the commercial leading indicator has risen in 11 out of the last 12 quarters, meaning the recovery in commercial real estate will be sustained well into 2007.

However, Lereah also notes that we are seeing a deceleration in the rate of growth – apparently in response to

higher oil prices and interest rates – so the expansion in net absorption and commercial construction should continue, but at a slower pace.

NAR's commercial leading indicator is a tool to assess market behavior in the major commercial real estate sectors. The index incorporates 13 variables that reflect future commercial real estate

activity, weighted appropriately to produce a single indicator of future market performance, and is designed to provide early signals of turning points between expansions and slowdowns in commercial real estate.

The second quarter index suggests net absorption of space in the industrial and office sectors will improve over the next six to nine months, with overall completion of retail, office, warehouse and lodging structures expected to grow.

Net absorption in the office and industrial sectors in the fourth quarter is projected to be 70 million to 90 million square feet, with an estimated \$300 billion to \$310 billion in new commercial construction activity, higher than the \$296 billion of new construction recorded in the second quarter.

The indicator suggests a 2.5% increase in leasing and sales activity for commercial real estate practitioners in the fourth quarter in comparison with the same period in 2005. **P**

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

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Don't Let Wetlands Dampen Your Development

Six points to consider when selling, buying undeveloped properties

By Stephan W. Ryder | Photo courtesy Atwell-Hicks

Let's face it. There just isn't as much prime and rolling pasture-land to develop as there was in the good ol' days. To make things worse, remaining lush green acres may contain hidden water hazards sure to sink more than your Titleist. You know what I'm talking about – those annoying wet areas. Go ahead and say it: wetlands.



Although it's hard for developers to stomach, the word "wetlands" has found its way into our industry vernacular, along with "hydrophytic vegetation," "hydric soil" and "hydrology." While our friends at the Environmental Protection Agency (EPA) promote the ecological importance of wetlands for their abilities to naturally purify water, provide wildlife habitat and prevent flooding, it is hard to "feel the love" when another real estate deal goes south over a ditch full of cattails.

As a wetland consultant, I do understand their importance. Forests, waterways and wetlands not only provide aesthetic quality, but also economic value. We are fortunate to live in a region with abundant fresh water resources, but we also pay for it when such features overlap with prime real estate.

State and federal agencies struggle to find the balance between preservation,

regulation and economic progress, often drawing the line in the sand differently on a project basis. Developers and consultants are still required to seek relevant ecological permits to advance any land development project and anticipate the time frame needed to obtain them.

So what can we do as this hot topic evolves? With an ever-changing regulatory climate, the best chance for project success lies in "the plan." Obviously, projects are most likely to meet schedules when wetlands are completely avoided. If you must impact wetlands, prepare a bulletproof mitigation alternative that fits within your budget. When it comes to dealing with wetlands, plan for challenges, plan for changes, and plan for success.

Before selling or buying your next undeveloped or unmanaged property, consider the following points:

- Landowners should perform a wetland delineation prior to selling their property. (A wetland delineation conducted per the Army Corps of Engineers guidelines provides baseline information needed to apply for a Section 404 permit including wetland location and size.) Having a jurisdictional determination (JD) from the Army Corps to certify the findings is ideal.

The JD is a confirmation that the findings in the wetland delineation are consistent with the Corps guidelines. The JD is valid for five years and can be passed on from the seller to the buyer.

By performing the delineation, you'll save your buyer months of coordination time, firm up the transaction and positively position your site relative to other options on the market.

- If you own dry land, keep it dry through regular property maintenance. Clean out cluttered ditches and culverts. Mow old fields. If the property is currently farmed, keep it up. Don't take down big trees, as they act as natural sump pumps keeping the upper soil layer dry. Your consultant can create a maintenance program for such efforts with minimal effort on the owner's part.

- When looking to purchase undeveloped property, invest in a site walk with your wetland consultant. This is cheaper than a wetland determination and provides valuable information regarding the quantity, size and quality of wetlands on the site.

This information can assist you with pre-acquisition decision-making, other due diligence activities and pre-project planning.

- Pick a site that suits your proposed project by knowing the limiting factors of the prospective sites prior to design.

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Determine if you can avoid impacting wetlands through the site planning process. Often wetlands can be preserved in areas not affected by buildings and/or infrastructure.

Consider purchasing extra land upfront to accommodate on-site mitigation if necessary to minimize the required ratio.

- Don't design in a vacuum. So often site planning occurs before a wetland delineation has been conducted resulting in scaled-back versions of the proposed project and lower yields. Your engineer should also incorporate low-ratio grading, retaining walls, setbacks and other features where possible to avoid and minimize impacts.

- Employ an educated team of engineers, planners and ecological consultants who know the drill and are informed on the changing regulations.

Team strategy and communication are crucial in today's market when the plan is changing as you navigate your way through the red tape. **P**

Author Stephan W. Ryder is an environmental specialist in Atwell-Hicks regional office in Solon. He can be reached at 440.349.2000 or sryder@atwell-hicks.com for more information.

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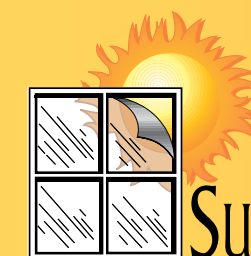
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Industry Profile: Monica Green
Associate Principal, Westlake Reed Leskosky

Interview by Mark Watt | Photos by Kevin Reeves

Monica Green, AIA, CSI, CCS, associate principal of Cleveland-based architectural firm Westlake Reed Leskosky, was the first individual in Ohio to be designated as a LEED accredited professional by the U.S. Green Building Council (USGBC). Among a variety of other green projects in Northeast Ohio, she was involved in the sustainable design of Idea Center (*Properties*, October 2005) in downtown Cleveland, which recently became one of the first projects in Ohio to achieve LEED-CI (Leadership in Energy and Environmental Design - Commercial Interiors) Silver certification from the USGBC.

Green recently took time to discuss with *Properties* her involvement with the Idea Center project, the state of green building in Northeast Ohio and the benefits of sustainable design.

Properties: It seems that many developers may like the idea of building green in principle but feel it could be cost prohibitive. Is this a misconception?

Monica Green: My first response to building green costing more is, "costing more than what?" What are the base building requirements being used as the metric for measure and what increased performance is the goal? There are multiple factors to consider such as location, climate, building codes, local materials and resources, planning requirements, utilities, building type, quality of materials and project team experience that need to be considered in order to answer the cost prohibitive question.

That aside, the goal is that the buildings pay for themselves by reducing operating costs, which is an idea that makes a lot of sense particularly to long-term building owners such as hospitals and government entities. But another thing to consider is the benefit of reduced liability through green building practices – indoor air quality has surpassed asbestos as far as dollar value of litigation, for example.

P: The LEED rating system was introduced in the spring of 2000 and has essentially become the national standard for measuring the performance of green buildings. Can you briefly explain the purpose of the LEED rating system and how it works?

MG: LEED is a green building rating system designed to guide and distinguish



over 500 LEED certified projects and thousands of projects registered to pursue certification.

P: What are some of the tax advantages of having a project certified under the LEED rating system?

MG: The programs in Ohio are directly related to energy efficiency and renewable energy. Ohio Department of Development is a good resource to find out what financial incentives are available for a specific project. Also through my work with the Idea Center and the Cleveland Foodbank, I became aware of other funding sources in the form of foundation grants that are specific to projects pursuing LEED certification and other energy related building systems.

P: Speaking of the Idea Center, that project was part of the Green Building Council's LEED-CI pilot program, which introduced green building techniques to the commercial lease space real estate marketplace. How did it become part of this pilot program?

high performing commercial and institutional projects with a focus on office buildings. It was developed and is currently administered by the U.S. Green Building Council. The system is based on credits divided into the following categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality and innovation in design. Points are achieved in each category with the compliance of the credit requirements. Points add up to a Certified, Silver, Gold or Platinum level of certification.

The growth of this program is amazing. In 2000, there were 12 pilot projects certified under the initial LEED rating system and just six years later there are

MG: The objective of the LEED-CI pilot program was to test the practical use of criteria for green tenant improvements. The USGBC announced a call for participants and we [at Westlake Reed Leskosky] presented this opportunity to ideastream, Playhouse Square and Turner. We, as a group, thoroughly reviewed and compared the LEED requirements to the current project scope and determined

Photo by Bradford Nelson



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that with minimum additional efforts, it was feasible to participate and pursue certification for the project.

P: And what was your role in the project?

MG: My role in the project started as the specification writer. In that role I was able to integrate LEED requirements into the contract documents so that it was not considered something extra added to the project – it was the project. I also considered myself in the role of coaching the team through the LEED process. During the duration of the project, the mechanical engineer, construction manager and the project's lead designer also became LEED accredited professionals, so we had a strong knowledge base of the rating system from multiple disciplines.

P: How difficult is it for a building to earn Silver certification and what was the key to achieving it with the Idea Center project?

MG: The degree of difficulty in achieving certification is really dependent on the experience of the design team with the LEED rating system. Even if the strategies to support certification are integrated into the project design and documents, there is a learning curve involved with the collection and docu-



GREEN BUILT With the help of Monica Green of Westlake Reed Leskosky, Idea Center at One Playhouse Square recently achieved LEED-CI Silver certification from the U.S. Green Building Council.

mentation of all verifiable data that the USGBC requires for review.

The key factor to successfully achieving LEED certification for this project was that all the project partners – ideastream, Playhouse Square, Turner and the entire design team – kept it as a goal throughout all project phases and this factor alone minimized any barriers. Project costs are always a factor and at one point during a value engineering [VE] exercise there was a suggestion to delete some tenant utility metering for a dollar value totaling not even one half of one percent of the tenant improvement costs. The directive from the owner was that VE suggestions that would diminish LEED credit opportunities will not be considered... period!

P: How do you think the success of the Idea Center project has impacted the surrounding community?

MG: As one of the few major downtown projects under construction at the time, the Idea Center is an ideal model for urban reinvestment and has a significant

impact on the continued revitalization of the city. One of the project's original objectives was to create a transparent facility that promotes community participation and that will enhance the community. Observing the activity of the theater district indicates that this objective was achieved.

The project has also offered many educational opportunities to all construction related industry professionals with the release of the *Designed to Perform* DVD (see sidebar), a Cleveland Green Building Coalition case study program, and numerous building tours to groups interested in green building practices.

P: Interest in green building techniques appears to have steadily grown in recent years on a national scale. From your perspective, what's the state of green building in Northeast Ohio?

MG: I believe that the state of green building in Northeast Ohio is in transition from dialogue to implementation. Although, when you think about it, green building practices are always in transition with the development of alternative construction materials and new building system technologies.

There is a strong coalition of local organizations that are supporting the implementation of green building in this area. It will be interesting to follow the development of the Cuyahoga County Administration Building and the goal of LEED certification for the project. This will be a high profile example of what level of green can be accomplished here, especially with the Commissioner's interest in energy efficiency and renewable energy sources.

P: Besides Idea Center, what are other notable examples of recent local projects using green techniques and technologies?

MG: The Howard M. Metzbaum US Courthouse is an exemplary model that integrates sustainability and preservation and correlates LEED certification criteria with the Secretary of Interiors Standards for Rehabilitation. It is in

Free DVD Highlights Green Building Practices at Idea Center

Last year, as the result of a unique partnership that was the first of its kind in the nation, WVIZ/PBS and 90.3 WCPN ideastream and the Playhouse Square Foundation transformed the first three floors of Cleveland's landmark One Playhouse



Square building into Idea Center (*Properties*, October 2005). Earlier this year, the technology-rich, multi-use space received high honors from the U.S. Green Building Council (USGBC) after a lengthy certification process through its Leadership in Energy and Environmental Design (LEED) program: as a model project for the USGBC's Commercial Interiors pilot program, Idea Center became the first in Ohio to receive LEED-CI Silver certification.

The story of the design and development of Idea Center is the focus of *Designed to Perform: High Performance Commercial Offices Buildings*, a new DVD package recently released for developers, bankers and other professionals considering green building practices. Created by Currere, Inc. and ideastream with funding provided by the BP Fund for Business Growth of The Cleveland Foundation, the 19-minute video highlights opportunities for green design in the commercial lease space real estate marketplace, using the development of Idea Center as an example of leading practices.

"As a media company, we tend to avoid talking about ourselves too much, but the Cleveland Foundation convinced us that there was a story to be told here," says Gene Sasso, communications director at ideastream. "The idea was to show and tell people what we did here and how they might take advantage of high performance, sustainable techniques in their own buildings." –MW

Limited quantities of the DVD are available for *Properties* readers who are interested in learning more about Idea Center and/or high-performance building techniques overall. For a complimentary copy, please direct requests to ideastream at 216.916.6100 or info@ideastream.org.

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GROWING UP "Idea Center is an ideal model for urban reinvestment and has a significant impact on the continued revitalization of the city," Green says.

the first group of buildings listed on the National Register of Historic Places to achieve LEED-NC certification. The commitment to rehabilitate this national treasure and one of the most significant buildings in Cleveland supports the philosophy of sustainability. Green strategies include building and materials reuse, use of low emitting materials, significant amounts of construction waste diverted from landfill disposal, carbon dioxide monitoring, humidity control, reclaimed energy sources, water saving plumbing fixtures, enforced indoor air quality standards during construction, and building flush-out prior to occupancy.

P: What other green projects are you involved with at the moment?

MG: I am just completing documentation for the Salem Community Hospital's new Central Plant. The Central Plant project prepared the hospital for a new surgery addition, just breaking ground and participating in the Green Guide for Health Care pilot program.

I am working with the GSA to pursue LEED for existing buildings certification for the Celebrezze Federal building in downtown Cleveland and the Peck Federal Building in Cincinnati.

Also, I am currently serving as a LEED consultant to a design/build firm con-

tracted for projects for the U.S. Navy in Livorno, Italy.

P: Can you tell us a little about your background and how you became the first LEED accredited professional in Ohio?

MG: In a general sense, I've been interested in respecting the environment ever since my days in summer camp with the Girl Scouts [of America] as kid. But professionally, I would say that a big factor in developing my focus on green building techniques was through our firm's work with the GSA [General Service Administration]. When the LEED accreditation initiative was first offered through the USGBC in 2001, I saw the importance of it and went after it. Today, though, there are many, many LEED accredited professionals throughout Ohio.



P: What is the most challenging aspect of your work?

MG: The most challenging barrier to overcome is the misconception that the green building adds cost to a project or that it is a piece of equipment or building material when it is really a process.

Each and every design decision affects the total building performance. Especially now, buildings are comprised of numer-

SEEING IT THROUGH "One of the [Idea Center] project's original objectives was to create a transparent facility that promotes community participation and that will enhance the community," Green explains. "Observing the activity of the theater district indicates that this objective was achieved."

ous interconnected engineered systems, each designed by a specialty consultant. So the second challenge is to foster collaboration among the disciplines in a seemingly compressed time schedule.

P: Finally, what inspires you to promote green building?

MG: It is not an option, in my opinion. I consider promoting green building practices a responsibility for all design professionals. **P**

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Sink or Swim

Supreme Court ruling may limit federal wetlands regulation, but what will it mean for Ohio developers?

By Leslie G. Wolfe | Photos courtesy Walter & Haverfield LLP

It all started when the developer noticed that the site for his single-family residential development contained some marshy depressions and a few old drainage ditches leading to a nearby lake. The ditches were man-made and had been used to drain the fields back when the land was used for farming. No standing water was visible, and the ditches carried flowing water only after a heavy rain.



Three years later, the developer is still wrangling with federal regulators over whether the property contains “wetlands” that are covered under the federal Clean Water Act (CWA).

If the property does contain such “wetlands,” the developer will be required to obtain a permit from the Army Corps of

Engineers before discharging any dredged or fill material into the disputed area and may be required to offset any unavoidable wetland losses resulting from the development by creating or restoring an existing wetland. And even if the wetlands are exempt from federal regulation, the developer may still need a permit to fill under Ohio law.

If all this sounds time-consuming, complicated and expensive, you’re right. However, developers armed with just a few important tips can successfully navigate the murky waters of wetlands regulation.

Federal jurisdiction under the Clean Water Act

The CWA prohibits dumping or filling in “navigable waters” without a permit from the U.S. Army Corps of Engineers (see 33 U.S.C. §1251, et seq.). “Navigable waters” is defined as “the waters of the United States, including the territorial seas” (33 U.S.C. §1362[7]). However, the term means more than just waters capable of being navigated.

Under federal regulations interpreting the CWA, it also means interstate wetlands, lakes, rivers, streams, mudflats and ponds, as well as tributaries to those waters, temporary or “ephemeral” streams and “adjacent” wetlands (33 C.F.R. §328.3[a][3], [5] and [7]). Even wetlands that are separated from “waters of the United States” by manmade dikes or natural river berms are covered under the CWA (33 C.F.R. §328.3[c]).

Over time, the Corps has adopted an expansive interpretation of both “tributaries” and “adjacent” wetlands. It has asserted jurisdiction over a surprising range of typically dry or semi-wet channels, such as intermittently flowing storm drain systems and culverts, man-made ditches, and “washes and arroyos” through which water courses only during periods of heavy rain.

Wetlands have been regulated as “adjacent” to jurisdictional waters simply by lying within the 100-year floodplain, by having a “hydrological



What is a “Wetland”?

Under Ohio law, “wetlands” means “those areas that are inundated or saturated by surface or ground water at a frequency and duration that are sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” In short, “wetlands” are areas which contain soils that are saturated or inundated at a frequency and duration sufficient to give rise to hydric soils and/or contain water-loving plants.

connection” to covered waters, or even by their physical proximity to covered waters.

The Rapanos/Carabell opinions

In June, the U.S. Supreme Court issued a decision that many hoped

would end this trend of expansive federal regulation under the CWA. The decision involved two cases of Michigan developers who wanted to fill in wetlands on their properties.

The lead case, *Rapanos v. U.S.* (126 S. Ct. 2208 [2006]), involved three wetlands near or connected to drains that emptied into a series of creeks leading to Lake Huron. The developer backfilled the three sites without a permit and was found criminally and civilly liable for violating the CWA.

In the consolidated case *Carabell v. U.S.*, the developers went to court after being denied a permit to fill in a wetland bordering a series of ditches flowing into Lake St. Clair. The wetland was separated from the ditch by an impermeable man-made berm.

In both cases, the Sixth Circuit Court of Appeals (which covers Ohio federal courts) held that the wetlands were covered under the CWA because they were “adjacent” to “tributaries” of navigable waters.

In reviewing the cases, the Supreme Court issued, in essence, a “split” decision. While five justices agreed to reverse the Sixth Circuit’s rulings because it had



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applied the wrong standard in determining whether the wetlands were covered under the CWA, they split 4-1 as to what the correct standard should be.

Four justices argued for a stricter interpretation of "waters of the United States," which would include only relatively permanent, standing or continuously flowing bodies of water such as streams, oceans, rivers, and lakes, but not ordinarily dry channels through which water flows only periodically. Under this strict view, wetlands that connect to "navigable waters" via tributaries could be regulated only if: 1) the tributary is a relatively permanent body of water connected to traditional interstate navigable waters and 2) the wetland has a continuous surface connection with the tributary, making it

Steps to take if your property contains potential "wetlands"

- Never break ground or take any steps which might constitute dumping or filling in a wetland without obtaining the appropriate government authorizations or permits.
- Before developing or improving the property, hire a professional wetland consultant to conduct a preliminary site inspection for potential wetlands.
- If the property arguably contains wetlands, consult with an experienced wetland consultant to assess the costs and ramifications of applying for a permit under federal or state law.
- If you decide to go forward with the project, submit a wetland delineation to the appropriate agency.
- If you disagree with the agency's identification of regulated wetlands on your property, you have certain legal rights and remedies that require timely action.

difficult to determine where the water ends and the land begins.

The fifth justice disagreed that the CWA should be more strictly interpreted. Instead, he argued for a case-by-case

determination into whether a particular wetland bears a "significant nexus" to traditional navigable waters. Finally, the four dissenting justices agreed with the Corps' decision to regulate the sites as wetlands "adjacent to" covered waters, despite the lack of any continuous surface connection between the wetlands and the neighboring tributaries.

Impact on Ohio developers

Since the Court failed to reach a majority in *Rapanos/Carabell*, none of the separate opinions provides clear direction to the Corps or the lower courts. Many expect the Corps to revise its regulations

to reflect a stricter interpretation of "waters of the United States" in light of the Court's decision. Any regulatory changes are sure to be accompanied

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by legal wrangling as the lower courts deal with the Supreme Court's fractured decision.

It is important to note that real estate developers in Ohio may not benefit from this anticipated easing of federal jurisdiction over wetlands. Ohio law already requires developers to obtain a permit before filling in certain isolated, wholly intrastate wetlands (see O.R.C. §§ 6111.02 to 6111.027). Thus, even if a particular wetland is exempt from regulation under the CWA, it may be covered under the state law of Ohio.

According to Rostyslaw Caryk, senior ecologist at Shaw Environmental and Infrastructure, the big question is whether Ohio will enact new legislation to regulate tributaries and streams that might fall outside of CWA regulation if the Corps retracts the scope of its jurisdiction.

"Currently Ohio has no stream law, so the real issue is what will happen to all the connecting streams, ditches and other tributaries of isolated wetlands that may become unregulated under federal law," Caryk says.

Until these issues are clarified, anyone planning to develop, improve or even landscape property containing wetlands should consult with a competent wetlands expert or legal advisor. Failure to obtain a permit to fill in state or federally protected wetlands could result in a stop work order, financial penalties or even criminal proceedings. **P**

If you have any questions about this article or if you need to speak with a legal expert concerning a wetlands issue, contact Leslie G. Wolfe at Walter & Haverfield LLP (216.781.1212). Founded in 1932, Walter & Haverfield LLP (www.walterhav.com) is a firm of 50 lawyers serving the legal needs of a broad range of Northern Ohio, national, and international corporate, individual, institutional and public clients in the practice areas of business, international trade, government litigation and relations, health care, litigation & employment law, public law, taxation, mergers & acquisitions, estate planning & wealth management, and probate administration. The firm's headquarters is located in the Tower at Erieview, 1301 E. Ninth St., Suite 3500, Cleveland, OH 44114-1821.



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NAIOP Book Addresses Commercial Demand for Green Development

More than half of the world's 500 largest corporations issuing sustainability reports in 2005 say that they want to build and occupy real estate that reflects their values, according to *Developing Green: Strategies for Success*, a new book published by the National Association of Industrial and Office Properties (NAIOP).

Developing Green: Strategies for Success, authored by Jerry Yudelson, PE, MS, MBA, LEED AP, focuses on the practice, marketing and trend toward building green. Included are seven keys to successful green marketing, making the business case for green buildings, validating their full incremental costs, incorporating green features into each development project and understanding today's movement toward widespread green development.

The publication is designed as a resource for professionals engaged in financing, designing building and marketing projects with green features. It illustrates the practice of marketing and selling green developments and includes case studies of exemplary projects and companies that are transforming the building and development industry.

In addition to the case studies, narratives and materials outlined in the book, each *Developing Green: Strategies for Success* is accompanied by a bonus CD featuring "sustainably" designed private real estate and "at risk" projects from across the country. **P**

Developing Green: Strategies for Success (\$89.95) may be obtained online at www.developing-green.com or www.naiop.org/bookstore.



Improving Your Bottom Line, One Flush at a Time

By Scott Blitzer

Property managers face what seems to be an uphill battle in controlling one of their biggest variable expenses – water. Municipal water and sewer rates continue to rise each year and our communities aren't getting any younger. It is not uncommon in Northeast Ohio for monthly water bills to average \$45 per unit, or 6-8% of monthly rents. Bathrooms account for 70% of the water consumed within an apartment unit. The biggest user of water and often the biggest culprit of water waste is the toilet. Toilets comprise 40% of the total water consumed within a unit, but we have measured toilets with serious leaks to be wasting 4,000 gallons per day.

There are several factors to producing a strong flush while improving toilet efficiency.

Quality components

By replacing all of the inefficient, leaking hardware on your old toilets, you can not only save money on water expenses, but reduce your maintenance calls and costs too.

Flapper

The majority of toilet leaks are caused by faulty or worn flappers. Over time, the flapper at the base of the tank can become brittle, worn, dirty or misaligned with the flush valve seat and simply will not seal properly. Symptoms include the need to jiggle the tank handle or having the tank refill itself even when the toilet is not in use. A quality flapper is the most important component in stopping toilet leaks.

The material used in making a flapper will have a big impact on its effectiveness and life span. Flappers made from neoprene tend to deteriorate rapidly from harsh chemicals found in the water. The give-away is fingers will blacken when a worn neoprene flapper is touched. Polypropylene flappers are an improvement over neoprene, but they tend to harden and curl over time with exposure to chlorine. The best flapper material, as determined by an exhaustive study by the City of Phoenix in the 1980s, is Kraton. It's an expensive material and difficult to mold, so they are not common but their quality and longevity make them worth the differential.

The shape of the flapper also has a big impact on how well it works. Flappers with a bulb-shaped protrusion

that extend below the rim of the flapper can be a major problem in areas with high water pressure (70 psi and higher). This is a concern as parts of Northeast Ohio have water pressures exceeding 100 psi. A flapper with a protruding bulb struggles to close with high pressures and appears to bobble just above the flapper seat. This can greatly increase the amount of time until closure and the amount of water used per flush.

Ballcocks

We are all familiar with leaky ballcocks. Their silent leaking is not annoying to residents and invariably never gets detected or reported. If this

is not addressed, water continues to be wasted every day, all day long. In addition, sometimes the refill tube is pushed deep in the overflow tube, and this can cause continuous siphoning with certain ballcocks. It's best to replace ballcocks with Fluidmaster 400A fill valves that are detectable when they operate.

Handles

Handles in poor condition can cause havoc with toilet performance. Loosened or rounded off spud nuts can position the handle arm to "half-mast." This can cause excessive chain length that can rest under the flapper and prevent it from sealing. Similarly, the chain may



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snag on the hook that attaches the chain to the handle, holding the flapper off the seat. Finally, if the handle is installed without jamming it into the top, it is possible to rotate the entire assembly upward if someone hits the handle down forcefully; if the chain is tight to begin

with, the upward rotation will pull the flapper up off the seat.

All of these problems result in tremendous water usage. Handles that are bent or corroded should be replaced with high quality handles that have brass arms and nylon spuds.

Components conclusion

To have an effective and efficient toilet, high quality components are essential. The water savings achieved by using high quality components will far exceed their additional cost.

Setting up the toilet

True optimization of the toilet can be done with an adjustable flapper plus the ability to adjust the amount of water sent to the bowl during the refill. A perfectly balanced and efficient toilet will have the flapper timed to close right after a strong vortex has formed and the bowl refilled to the top of the trap level. The tank level should be set as high as possible to initiate a strong flushing action, and the rim holes should be unclogged to fully utilize this pressure.

A word on showerheads

Inexpensive showerheads with removable restrictors are routinely gutted by residents, quickly turning them from water savers to fire hoses. Be sure to invest in quality showerheads that cannot be gutted.

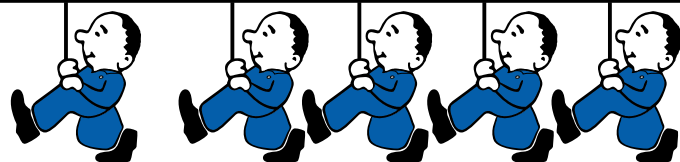
Final thoughts

While we certainly are not able to control resident water consumption habits, we can effectively improve the water fixtures within the units. Doing so will make them perform better, more efficiently and improve resident satisfaction. In the process, property managers will be able to better control their water and maintenance expenses while improving the profitability of their community. **P**

Author Scott Blitzer is a regional sales manager with the Cleveland regional office of Minol, a national utility and financial management partner offering water conservation and utility expense recovery solutions. Minol is a division of Minol International, the second largest utility expense recovery company in the world, operating in 28 countries and providing service to more than 11 million meters annually. For more info, visit www.minolusa.com, email sblitzer@minolusa.com or call 866.526.4665.

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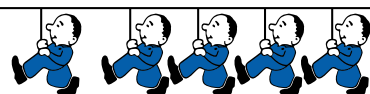
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New EPA Final Rule Effects Property Buyers, Sellers

By Barry A. Cik

"For the first time since the enactment of CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] in 1980, a person may purchase property with the knowledge that the property is contaminated without being held potentially liable for the cleanup of the contamination." —U.S. Environmental Protection Agency (www.epa.gov/swerosps/bf/aail/compare_astm.pdf, page 1, October 2005)

The new EPA Final Rule on "All Appropriate Inquiries" (AAI) goes into effect November 1, 2006. With this Final Rule, buyers can now be protected against contamination caused by prior users of the property.

The underlying principle until now has been that if you buy the property, you buy the contamination. No more.

You can now buy property that's contaminated and not be the liable party.

In order to be protected, the buyer must do a Phase I/All Appropriate Inquiry (AAI) prior to taking title. The AAI must be done per the required protocol and, if the property is contaminated, must demonstrate that any and all contamination at the property occurred prior to taking title. Also, the new owner may not be affiliated (whether personal or business) with any entity that is responsible for the contamination.

Limitations

The new liability protections only apply to hazardous substances as defined by the EPA's CERCLA. Specific exclusions include current facilities under the jurisdiction of the Resource Conservation and Recovery Act (RCRA), wetlands

(under Corps of Engineers jurisdiction), petroleum underground storage tanks (under Ohio Bureau of Underground Storage Tank Regulations [BUSTR] jurisdiction), other Ohio EPA issues, and private environmental issues (e.g. toxic torts).

Continuing obligations

The liability protections are available to any buyer of commercial property, subject to properly following the AAI guidelines. However, the liability protections do not relieve the new property owner from various continuing obligations.

For example, the new property owner who followed AAI guidelines may not be liable for any cleanup costs of the contamination caused by prior users of the property. However, as a simplistic

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example, that obviously doesn't mean that the new property owner can invite the neighborhood kids to come play in the contaminants!

As such, the basic continuing obligations of any protected commercial property owner include taking reasonable steps to stop ongoing or continuing releases, preventing or limiting exposure to previous releases, and complying with any preexisting land use controls, notice requirements, etc.

New Phase I Environmental Site Assessment Standard

The Phase I that buyers obtain when purchasing commercial property has been revised. With the U.S. EPA Final Rule on "All Appropriate Inquiries," the ASTM Phase I has been revised and now complies with that rule (subject to certain parameters).

The Phase I standard of practice is now better defined and enables buyers of commercial real estate to qualify for the landowner liability protections for CERCLA hazardous substances which were released at the property prior to taking title by the new property owner.

Does the New Phase I/AAI require more intensive investigation?

Yes. However, the additional steps are mostly incremental and do not fundamentally change the procedures of a Phase I. For example, historical research must now go back to first use of the property. Government records searches have been expanded. Local government records must be searched. (Previously, only state and federal records were mandatory.) Institutional controls, engineering controls and recorded environmental cleanup liens must be searched. Property inspection requirements are expanded. More interviews of the property users are required.

Are Phase II's required?

No. The U.S. EPA Final Rule on All Appropriate Inquiries (AAI) states that Phase II's are not a requirement to obtain the landowner liability protections. However, Phase II sampling and analysis may be necessary depending on

the circumstances. For example, if the new property owner will be conducting manufacturing operations that could release contaminants to the subsurface, it would be advisable to perform Phase II sampling and analysis in order to be able to demonstrate that all contamination occurred prior to the new owner obtaining title.

Environmental professionals

Under the old ASTM Phase I protocol, there was no clear definition of who could be an environmental professional. That will now change dramatically. The EPA AAI Final Rule provides minimum educational and experience requirements, encourages the use of state licensed Professional Engineers and Professional Geologists, and requires Environmental

As a courtesy to readers of *Properties*, a limited number of copies of the *Governmental Institutes Guidebook on ASTM Phase I and U.S. EPA's "All Appropriate Inquiries"* will be provided FREE by calling G.E.M. Testing & Engineering Labs at 216.781.4120 or 1.800.9.GEMTESTING.

Professionals to make certain declarations as to their qualifications.

Changes in the real estate marketplace:

- Buyers of commercial real estate can now reduce environmental liability risks, which in the past could have caused an investment to crash.
- Buyers will be more inclined to invest in and redevelop older industrial "Brownfields" sites.
- Banks will be pleased with buyers who protect themselves against environmental liability and present Phase I's that are AAI compliant.
- The interests of buyers are no longer necessarily the same as the interests of sellers. Buyers may now want to demonstrate that any and all contam-

ination was caused by earlier users of their properties prior to taking title. Sellers will not necessarily share that objective.

- Buyers will no longer simply accept reliance letters from sellers, because in order to be protected from CERCLA hazardous substances liability, buyers must undertake the Phase I/All Appropriate Inquiry.

Government Institutes has published a guidebook to the revised ASTM Phase I and the U.S. EPA "All Appropriate

Inquiries." It focuses on how buyers of commercial property can maximize their protection against CERCLA hazardous substances environmental liability. The author of the *Government Institutes guidebook* is this writer. **P**

Barry A. Cik is a member of the ASTM Committee responsible for the Phase I standard, and a member of the subcommittee that drafted the new Phase I environmental site assessment revisions. Cik is chief engineer with G.E.M. Testing & Engineering Labs in Cleveland.



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Dollars and Common Sense

A look at the real cost of a Phase I Environmental Site Assessment

By Fraser K. Hamilton

The Phase I Environmental Site Assessment (ESA) is often the first, and perhaps only, contact that a business has with an environmental consultant. This entry point into the world of the EPA (Environmental Protection Agency) can be a shocker in more ways than one to a potential buyer of commercial real estate. Typically performed whenever a loan is being secured by commercial real estate, the Phase I ESA is a study to evaluate the presence or absence of "recognized environmental conditions" at the property. RECs are indications of a past, present or future release of hazardous substances or petroleum products to the environment.

The scope of work for a Phase I ESA is defined by one of two sources. First, the American Society of Testing Materials (ASTM) has issued a standard for the performance of Phase I ESAs. Secondly, many lenders have established their own standards, which usually include all of the ASTM requirements plus more.

There is also an All Appropriate Inquiry (AAI) standard promulgated by

the US EPA that will likely become the de facto standard by the end of 2006.

Typically, there is no sampling of soil or groundwater associated with a Phase I ESA. Some clients may request that the consultant perform an assessment of the property for mold, lead paint, lead in drinking water and/or asbestos at the time of the Phase I ESA, but these items are all beyond the scope of the ASTM

and the AAI standard. The Phase I ESA provides a buyer, and by extension the lender, with protection from Superfund liability for the sins of others.

The Phase I ESA includes four primary components. First, a site visit. This should include a systematic reconnaissance of the entire property with notation of any areas that were excluded from observation and the reasons they

were excluded. Second is a review of the site history. This is accomplished by the review of readily available aerial photographs, maps, city directories and other similar sources. Third are interviews. The current owner as well as others familiar with the site should be interviewed to review the potential for current site practices to result in a release to the environment. Fire department, health department, engineering and other similar public officials are also interviewed. Finally is a review of regulatory (EPA and similar agencies) files. This is typically accomplished using a commercial database service. A review of permits and other regulated environmental activities at the site and surrounding sites helps the assessor better understand the potential for impact to the site from these operations.

At the present time there is no certification or license needed to perform a Phase I ESA in Ohio and any surrounding states (Ohio requires that a person be licensed as a certified professional to perform Phase I ESAs under the state's Voluntary Action Program, but this is a different scope of work). The AAI standard sets minimum standards for persons performing Phase I ESAs. And there are various "private" certifications issued by different organizations nationwide.

The Phase I ESA first came into being in the late 1980s and early 1990s. Banks found themselves repossessing or foreclosing on properties that oftentimes had environmental issues that posed a greater liability than the outstanding note, or property, was worth. Over the next decade or so the original ASTM standard was developed, which has been revised since.

When banks first started requesting Phase I ESAs the cost started in the \$5,000 area and were often double that. Part of the reason for this cost was the fact that no one really understood the process and the model was the US EPA RCRA (Resource Conservation and Recovery Act) Site Assessment. As the scope of work became better defined the cost came down. At the same time, the marketplace became flooded with individuals and firms with minimum

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- ECL is prepared to meet the expanded records review requirements (including review of Tribal information when needed)
- ECL has access to data regarding institutional and engineering controls
- ECL will meet the requirements for filling data gaps

ECL has performed 100s of environmental site assessments, following ASTM, RCRA and other standards. Sites have ranged from 40 foot by 40 foot cell phone sites to 800 acre soybean fields to petroleum refineries. We have the experience and knowledge to help!

In addition to ESAs, ECL provides environmental permitting and compliance, UST, training and other environmental, health and safety services. ECL can also help with your hazardous material shipping or environmental emergency response needs with our 24/7 environmental emergency response service.

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experience offering Phase I ESAs. The combination resulted in the Phase I ESA becoming a commodity with average pricing closer to \$1,500 to \$2,500 depending on the nature of the site. This is where the market is today, with some firms still offering Phase I ESAs for \$1,000 or less.

While it is not expected that a dramatic (or any) increase in Phase I ESA pricing will result from this article, the author feels it important to provide some education regarding the level of effort that goes into a Phase I ESA. In preparing this article we polled some of our competitors and asked them how many hours it would take to complete a given Phase I ESA and how much it would cost. The results of this informal survey indicate that the level of effort is fairly consistent, as are costs (Table 1).

The example used to generate this table was a 50,000 square foot industrial building that is vacant. It is located on a five-acre parcel in an industrial/commercial neighborhood approximately 25 miles from the office. What becomes apparent from this analysis is that \$1,500 is not enough to pay for this service and

TABLE 1: SUMMARY OF EFFORT TO COMPLETE A PHASE I ESA

TASK	HOURS TO COMPLETE						Average
	Firm A	Firm B	Firm C	Firm D	Firm E	Firm F	
Site reconnaissance (including travel)	4	4	4	4	4	4	4.0
Research (site history)	10	8	8	3	8	4	6.8
Reporting	10	24	8	20	10	10	13.7
Project Management	2	4	2	2	2	1	2.2
QA/QC	2	Included	2	3	2	2	2.2
Production (copies, secretarial, etc.)	10	Included	2	1.5	2	1.15	3.3
Accounting	2	Included	1	1.5	1	1.15	1.3
TOTAL HOURS	40	40	27	35	29	23.3	32.4
PROPOSED COST	\$2,000	\$2,500	\$2,500	\$2,200	\$1,500	\$1,950	\$2,108
EXPENSES							
Mileage	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Professional Liability Insurance	\$82.47	\$82.47	\$55.67	\$72.16	\$59.79	\$48.04	
Subcontracted database report	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	
Salary - AAI qualified professional	\$1,212.37	\$1,731.96	\$1,039.18	\$1,385.57	\$1,125.77	\$909.28	
Salary - secretary/accountant	\$294.00	\$ -	\$73.50	\$73.50	\$73.50	\$56.35	
Misc costs (copies, postage, etc.)	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$101.00	
Rent, certifications, training, software, telephone, etc.	\$474.23	\$474.23	\$320.10	\$414.95	\$343.81	\$276.24	
Cost of money (90-day pay and 10%) \$58.45	\$64.09	\$44.09	\$55.53	\$46.95	\$39.15		
ACTUAL COST	\$2,396	\$2,628	\$1,808	\$2,277	\$1,925	\$1,605	
Profit Margin	-17%	-5%	38%	-3%	-22%	21%	2%
Average hourly rate (Cost)	\$59.91	\$65.69	\$66.95	\$65.05	\$66.37	\$68.89	\$65.48
Average hourly rate (Charged)	\$50.00	\$62.50	\$92.59	\$62.86	\$51.72	\$83.69	\$67.23

\$2,500 may (or may not) be too much. As in anything, the buyer has to review the assessor's qualifications and make a decision regarding value and cost.

In developing this analysis ECL considered that most assessors would have costs associated with the following:

- Professional certifications (PE, PG, Asbestos, Lead)

- OSHA Compliance (Hazardous Waste Site Operations annual refresher, respirator fit tests, annual medical monitoring)

- Rent, computer hardware and software upgrades, digital cameras, utilities, telephone expense and advertising

The average rate being paid, including all expenses appears to be about \$67.23. This does not include any profit, which based on the reported proposed prices for a Phase I from the survey respondents would be about 2-3%.

What does one get for this \$67.23 per hour? Consider that the US EPA's AAI standard sets criteria for qualified professionals. To meet these criteria, the assessing professional has to meet one of the following:

- Be a professionally licensed engineer or geologist and have at least three years experience (which means they

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have five years experience after getting a degree), or

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- Have at least 10 years experience

This highly qualified individual comes equipped with a digital camera, computer with up-to-date software, a subcontracted database report, a cellular telephone, landline telephones, internet service, email, a heated office, reliable transportation and usually the ability to be available to the client almost any time day or night. In our example, the professional is making \$60,000 per year.

By comparison consider that in the August 28, 2006 issue of *The Plain Dealer*, a local Cadillac dealership was offering salaries of \$30 per hour for technicians (this is about \$60,000 per year). Further, this author recently paid \$97 per hour for a technician to work on his six-year-old Ford at a local dealership. This auto repair rate does not include the \$100 charged to connect to the diagnostic computer. Nor does it include any parts (which are usually marked up 100% or more), nor does it include the "environmental disposal" fee or shop supplies.

This comparison to the auto repair industry is made only to point out the value that is received with a Phase I ESA. It is often said that there is little value to the bottom line from environmental consulting services (unlike vehicle maintenance!). But consider that if you were to ignore the need for a Phase I ESA and there was a problem the liability could easily be more than the property is worth. **P**

Fraser K. Hamilton, PG is the principal consultant at EARTH Consulting, Ltd. a Cleveland area environmental consulting firm. Hamilton has more than 16 years experience and has worked on Phase I ESAs on sites ranging from vacant, wooded lots to complex petrochemical manufacturing plants. More information is available at www.earthconsulting.biz. Hamilton would like to thank H2W Environmental Consultants, PM Environmental, Consolidated Consulting Group, Access Environmental and another environmental consulting firm wishing to remain anonymous for their feedback.

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Industry Profile: Chemtron

Avon firm offers complete environmental, abatement services

By Dave Larkin | Photo courtesy Chemtron Corporation

Chemtron Corporation, headquartered in Avon, Ohio, is a full service part-B permitted treatment, storage and disposal facility. Together with a state-of-the-art laboratory and in-depth technical department, the company offers unique, turnkey solutions to complex environmental problems.

Chemtron Corporation's palette of services include:



- Hazardous and non-hazardous waste disposal
- Environmental remediation
- Site decontamination and restoration
- Mercury, lead & asbestos abatement
- Industrial cleaning—a fleet of trucks and large array of equipment are maintained to “get the job done”.
- Turnkey lab pack services—small containers of various chemicals


are inventoried, categorized and packaged for proper transport and disposal.

- Consumer commodity management—complete product and raw material disposal programs
- Laboratory services—waste analysis and identification
- Comprehensive compliance services—OSHA, RCRA and DOT training programs
- 24-hour emergency response—ranging from containment and clean-up of the smallest chemical release to a major over-the-highway spill.



ROAD READY Chemtron Corporation offers comprehensive waste transportation services. Its focus is on providing safe, reliable service at competitive prices, says Vice President Mike Guenther.

The company has recently sharpened its services to commercial property owners/managers, banks and institutions by providing property assessment/mitigation services — Phase I, II and III, and analytical testing & identification.

In total, Chemtron's experienced staff of more than 100 people represents a single source for complete environmental services. The family-owned company has been in business since 1972, and prides itself on providing fast response with a “small company” service mentality. For more information, visit Chemtron Corporation's website at www.chemtron-corp.com. 



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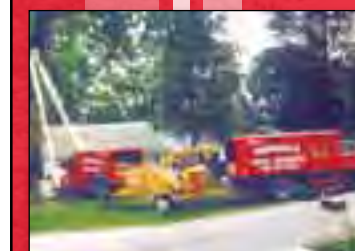
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No More Money Down the Drain

Regulatory compliance and the economics of spill prevention

By Chris Hilty | Photo courtesy ENPAC Corporation

Spill protection is more than just a good idea; it is good business sense. It's a fact that spills and workplace accidents cost business and industry in the United States hundreds of millions of dollars annually. The average hazardous material spill and the average lost time from a workplace accident totals approximately \$30,000 per incident. The property management of a business entity of ANY SIZE within an EPA-designated "Urbanized Area" can no longer avoid either compliance or verification of exemption from the requirements of Pollution Prevention.

These realities are just now becoming an important part of how most of the country thinks about property management operations. The regulatory story begins in the 1970s with the creation of the Clean Water Act of 1972 and the promulgation and formation of the Environmental Protection Agency (EPA). Since then the Resource Conservation Recovery Act (RCRA) and the creation of the Superfund in the 1980s, plus the development of EPA containment regulations, has been followed by other equally important regulatory developments.

The Spill Prevention, Control and Countermeasure (SPCC) regulation is just one example. The 1990s brought enhancements to the Clean Water Act, in two phases (also referred to as "The Storm Water Regulation"), and the SPCC. The terrorist attack in 2001 brought more enhancements to security regulations and huge changes to the insurance exposure of each person and organization in the United States.

It is estimated that the revisions to the regulations of the 1990s now affect 500,000 business enterprises that were previously below the level of regulatory concern. For example, the revised Clean Water Act now actively seeks to reduce the remaining source of surface water contamination: "non-point-source pol-



lution," i.e. contamination carried to surface water in storm water run-off. This represents pollutants of various types and from a myriad of less-than-obvious sources such as petroleum residue on roadways and parking lots, sediment from erosion, and trash or debris.

The Storm Water Regulations (National Pollutant Discharge Elimination System [NPDES] EPA 40CFR122.26) require Minimum Control Measures to be put into place by activities in affected Urbanized Areas (UA). There are 405 Urbanized Areas listed in Appendix 6 of the 2000 U.S. Census. These are not necessarily cities, but also include suburbs and other nearby areas to the point where all business enterprises within these areas are affected.

The NPDES requires all affected activities to develop a program to manage storm water discharges from their facilities and properties. This management program includes, among others, the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), identification of potential sources of pollution and exposed materials, including a history of past spills and leaks, plus controls such as spill prevention and containment.

Phase II of the Storm Water Regulation affects Construction Activities and Municipalities. For example, municipalities are required to take responsibility for implementation and education within their jurisdictions. For the first time, local government is evaluating compli-

ance at the individual business level in order to meet the federal mandate to control pollution of surface water supplies by storm water run-off generated within their boundaries.

The SPCC (Spill Prevention, Control and Countermeasure EPA 40CFR112) is the national oil spill regulation. This regulation, originally published in 1974 under the authority of the Clean Water Act, was amended in 2002. The regulation is intended to prevent oil discharge into navigable waters and related areas, rather than to address a cleanup after a spill has occurred. It generally affects all facilities with at least 1320 gallons of aboveground storage capacity. The SPCC requires affected properties, operations and facilities to prepare and file an action plan that includes operating procedures to prevent oil spills; control measures to prevent spilled oil from entering surface water; and countermeasures such as secondary containment for spills.

In post-9/11 United States, even a topic as potentially mundane as proper container closure is getting new attention because of public safety concerns, particularly the security of dangerous and harmful materials. Container closure is important to public safety, especially for those involved in the transport, handling, and disposal or reclamation of hazardous materials. The impact to facilities and property management programs is potentially far-reaching.

Businesses today need practical solutions that bring value to their operation beyond compliance. The solutions most sought after are those that directly benefit the organization by helping to increase productivity and performance to offset the additional cost of doing business, like accident prevention and damage to the environment. **P**

Author Christian Hilty is vice president of sales and marketing with ENPAC Corporation.

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-R0307006

ADMINISTRATIVE OFFICE COMPLEX
Cleveland, OH (Cuyahoga Co.) East 9th Street and Euclid Avenue

ESTIMATED AMOUNT: \$100,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Prospective architectural firms will present their plans to owner late August 2006.

OWNER: Cuyahoga County Commissioners Office of Procurement & Diversity
112 Hamilton Avenue, Annex Bldg.
Cleveland, OH 44114

www.cuyahogacounty.us

(216) 443-7200 FAX (216) 443-7206

OWNER: Cuyahoga County Planning Commission
323 Lakeside Avenue, Suite 400
Cleveland, OH 44113
(216) 443-3700

ARCHITECT: To be selected

AGENT: Cuyahoga County Central Services
1642 Lakeside Ave.
Cleveland, OH 44114

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ENVIRONMENTAL CONSULTANT: Stephen J. Sebesta & Associates

6777 Engle Road, Ste.

Middleburg Heights, OH 44130

(216) 781-0060 FAX (216) 781-0024

DETAILS: Convert the former Ameritrust Building complex for use as a new administrative office complex for the Cuyahoga County Board of Commissioners; selective demolition; concrete; masonry; finishes; wood and metal framing; drywall; painting; plumbing; mechanical; electrical; lighting.

PN-Q0520075

CHURCH EXPANSION

Cleveland, OH (Cuyahoga Co.) 840 E. 222nd Street

ESTIMATED AMOUNT: \$2,000,000

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

UPDATE: Announcing estimated amount; planning is underway; bid schedule has not been determined.

OWNER: St. Christine's Church

840 E. 222nd Street

Cleveland, OH 44123

(216) 261-1410

ARCHITECT: City Architecture Inc.

3634 Euclid Avenue, Suite 100

Cleveland, OH 44115

www.cityarch.com

(216) 881-2444 FAX (216) 881-6713

DETAILS: Approx. 18,000-20,000 SF, brick building; atrium, parish offices, meeting rooms, chapel, kitchen, social hall; concrete; masonry; brick; miscellaneous metal; wood & plastics; thermal & moisture protection; finishes; mechanical; plumbing; electrical; lighting.

PN-R0530048

COURTHOUSE IMPROVEMENTS

Medina, OH (Medina Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; planning is preliminary; bid date 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: Bialosky & Partners/Mulle & Assocs., JV

1130 Chester Avenue

Cleveland, OH 44114

(216) 861-5155

DETAILS: 22,000 SF new space; 6,000 SF renovations; sitework; concrete; masonry; structural steel; thermal and moisture protection; finishes; drywall; painting; plumbing; HVAC; electrical; lighting.

PN-R0811057

CENTER FOR THE HISTORY OF PSYCHOLOGY

Akron, OH (Summit Co.) 239 East Mill Street

ESTIMATED AMOUNT: \$6,843,000

CONTRACTING METHOD: Public Bids

STATUS: Architectural RFQs due Thursday, September 7, 2006.

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. 06017

Renovation of the former Roadway Building for use as the Archives of the History of American Psychology; renovation will include a museum and related spaces on the first floor, education/seminar facilities, receiving & appraisal areas, archival storage areas, research/reading areas, a library area, as well as visiting faculty office areas.

PN-R0811044

NEW TOWN HALL

Richfield Township, OH (Summit Co.)

ESTIMATED AMOUNT: \$875,000

CONTRACTING METHOD: Public Bids

STATUS: Owner will seek a November 2006 bond issue; project is conceptual at this time.

OWNER: Richfield Township - Summit Co.

4410 W. Streetsboro Road

Richfield, OH 44286

(330) 659-4700

DETAILS: Approx. 4,500 SF multi-purpose building that could serve as a public rental facility and parks & recreation administration site; property being considered is located in Rising Valley Park.

PN-M0924003

MIXED-USE DEVELOPMENT

Greenbrier Crossings

Parma Heights, OH (Cuyahoga Co.) Pearl Road at West 130th Street

ESTIMATED AMOUNT: \$60,000,000

CONTRACTING METHOD: To be determined

UPDATE: Owner to seek planning commission approval; planning is underway; tenants to be announced shortly.

OWNER: McGill Property Group

30575 Bainbridge Road, Suite 100

Solon, OH 44139

(440) 914-4300



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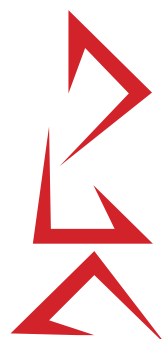
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DEVELOPER: McGill Property Group
30575 Bainbridge Road, Suite 100
Solon, OH 44139
(440) 914-4300

ARCHITECT: GSI Architects, Inc.
1240 Huron Road
Cleveland, OH 44115
www.gsiarchitects.com
info@gsiarchitects.com
(216) 363-0000 FAX (216) 363-1990

DETAILS: 87,000 SF grocery store, 14,000 SF of retail space; possible clusters or townhomes; sitework; demolition & clearing; landscaping; concrete; masonry; structural steel; miscellaneous metal; wood & plastics; thermal & moisture protection; finishes; drywall; painting; plumbing; HVAC; electrical; lighting.

PN-Q1213030

RECREATION CENTER
Cleveland, OH (Cuyahoga Co.) 16300 Lake Shore Boulevard

CONTRACTING METHOD: Public Bids
UPDATE: Announcing architect; owner seeking resident input.

OWNER: City of Cleveland
601 Lakeside Avenue, Room 128
Cleveland, OH 44114
www.city.cleveland.oh.us
(216) 664-2628 FAX (216) 664-2177

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

DETAILS: New recreation center to be constructed on the former Big Lots site.

PN-R0804049

FACILITY EXPANSION
Ravenna, OH (Portage Co.)

CONTRACTING METHOD: Public Bids
STATUS: Planning is preliminary; architect to be selected shortly.

OWNER: Maplewood Career Center Board of Education
7075 SR 88
Ravenna, OH 44266
www.maplenet.sparcc.org/
(330) 296-2892

DETAILS: SF to be determined; addition to existing facility; new vocational laboratories and classrooms; alleviate drainage problem on property; driveway; sitework; concrete; paving; masonry; steel; roofing; finishes; electrical.

PN-R0808008

SKILLED NURSING FACILITY
Westlake, OH (Cuyahoga Co.)

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

STATUS: Owner seeking rezoning; bid schedule has not been determined.

OWNER: Westlake Village
28550 Westlake Village Drive
Westlake, OH 44145
(440) 892-4220

ARCHITECT: Perspectus Architecture
13212 Shaker Square
Suite B204
Cleveland, OH 44120
(216) 752-1800 FAX (216) 752-3833

DETAILS: 37,750 SF; two stories; to be constructed at the northeast corner of owner's property; 53 additional parking spaces; sitework; concrete; masonry; metals; structural and misc. steel; drywall; insulation; electrical; plumbing; painting; HVAC; floor coverings; lighting; doors and hardware; glass and glazing.

PN-R0501095

BUILDING RENOVATIONS
Cuyahoga Falls, OH (Summit Co.)

CONTRACTING METHOD: Public Bids
UPDATE: Announcing architect; bid schedule has not been determined.

OWNER: Summit County Educational Service Center
420 Washington Avenue
Cuyahoga Falls, OH 44221
(330) 945-5600 FAX (330) 945-6222

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

DETAILS: Analysis and development of a facilities master plan; addition of a second-story office space in the former auditorium/gymnasium; specific services may include facility assessment, design, engineering, development of construction specifications and supervision of work; scope of project to be determined shortly.

PN-K0107126

NEW POLICE STATION
Strongsville, OH (Cuyahoga Co.) SR 82 (Royalton Road) & SR 42 (Pearl Road)

ESTIMATED AMOUNT: \$15,000,000
CONTRACTING METHOD: Public Bids
UPDATE: Owner to seek November 2006 bond issue.

OWNER: City of Strongsville
16099 Foltz Industrial Parkway
Strongsville, OH 44136
www.strongsville.org/
(440) 238-5720

CONSULTANT: Wilson Estes Police Architects
5999 Broadmoor Street
Shawnee Mission, KS 66202
(913) 384-2292

DETAILS: Approx. 54,000 SF; new police station, city jail and courthouse; possible location behind the new city Recreation Center on State Route 82; site work; site utilities; concrete; masonry; structural steel;

miscellaneous metal; wood & plastics; thermal & moisture protection; metal doors & frames; metal studs; drywall; painting; plumbing; mechanical; electrical; lighting.

PN-R0803068

RETAIL FACILITY
Brunswick, OH (Medina Co.) Industrial Parkway South

CONTRACTING METHOD: D/B Subcontracts (By Invitation Only)

STATUS: Owner seeking rezoning
OWNER: The Great Escape
300 West Armory Drive
South Holland, IL 60473
www.shopthegreatescape.com
(708) 339-6060

D/B: Geis Companies
10020 Aurora-Hudson Rd.
Streetsboro, OH 44241
(330) 528-3500 FAX (330) 528-0008

DETAILS: 48,800 SF single-story retail facility; nine acres; sitework; concrete slab; masonry exterior; skylight panels above entrance;

metal flashing; glass and glazing; curtain walls; plumbing; electrical; HVAC.

MIKE BASS MAZDA DEALERSHIP
Sheffield, OH (Lorain Co.)

CONTRACTING METHOD: G.C. Bids (Invitation Only)
STATUS: Planning is underway; bid date has not been determined.

OWNER: Mike Bass Ford
P.O. Box 844
Lorain, OH 44052
(440) 934-6591

DETAILS: 36,500 SF new Mazda dealership to be located west of existing Ford dealership; sitework; concrete; masonry; structural steel; wood & plastics; roofing; glass & glazing; acoustical ceilings; painting; drywall; painting; electrical; plumbing.

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