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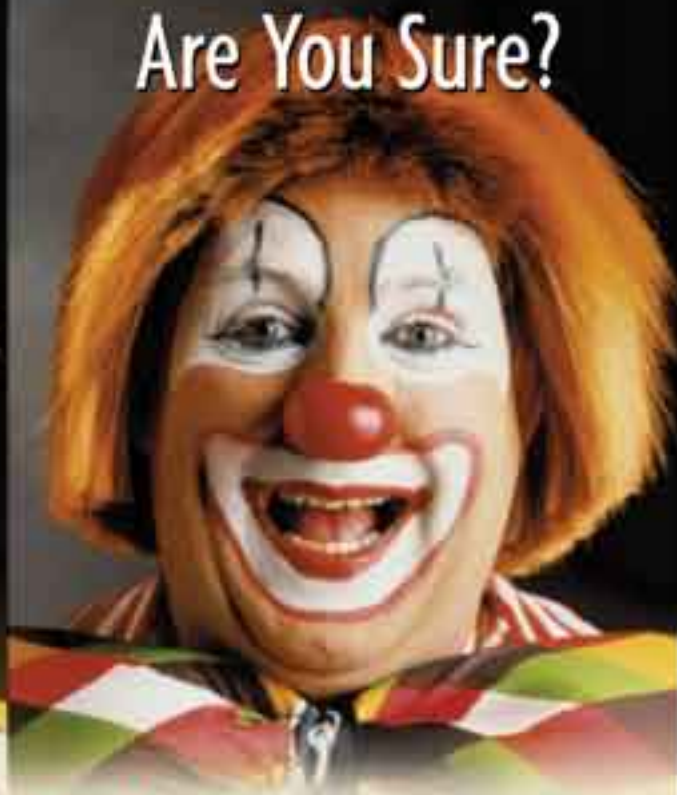
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Photo by Scott Pease

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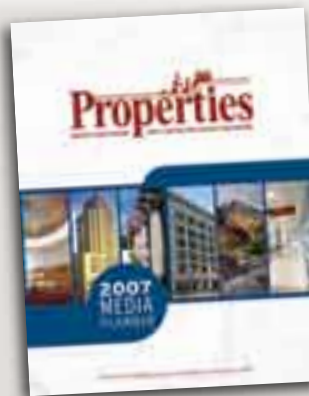


KEN KRYCH

Five years after 9/11, security continues to be a central issue for property owners. Just look around and compare the number of surveillance cameras and other security technologies going into today's new construction projects with those of a decade ago. With that in mind, we have focused much of this month's issue on the topic of security and fire prevention. We welcome some of the best local experts in these industries who share with us some of the latest trends and techniques in their fields. From stories on automated gate systems and fire protection plans to campus security and lightning protection, we've collected information and advice pertinent to anyone who owns or operates a property in Northeast Ohio.

On a related note, we also take a peek at a new project that is certainly fitting with this month's theme. Soon there will be a new museum in Cleveland honoring the history of firefighting in the Cleveland area. It is a building many of us have passed by at the base of the Lorain Carnegie Bridge, but one that perhaps went unnoticed. For many years, though, this structure was the center hub of fire control for the City of Cleveland and is now being transformed a historic site that will house artifacts dating from the late 1800s to today.

For this month's cover story, we visited Summa Health System's new Ann and David Brennan Critical Care Facility in Akron, which was designed by Hasenstab Architects, of Akron, and built by Turner



Media Planner 2007

This time of year we receive a great deal of calls from individuals and companies who are planning their budgets and strategies for the upcoming year. We have included our new 2007 Media Planner in this issue as a convenience for you to review, regarding both editorial and advertising opportunities for the coming year.

Construction, of Cleveland. The expansion project dramatically enhances the hospital's intensive care offerings and provides a handsome new front door for its campus.

Next month we will focus on the new Cleveland Heights-University Heights Public Library that recently opened, plus the first phase of Battery Park, a new residential community being built on the Westside of Cleveland. We are also working on a complete feature on the new YMCA in Lakewood.

Enjoy the change in seasons and its many colors.

Positively,

Kenneth C. Krych
Owner/Publisher

SEEKING READER INPUT

In our December '06 issue, *Properties* will be commemorating our 60th anniversary. We urge our readers that if you have any anecdotes about the magazine that you would like to share, please call us at 216.251.0035, write us at *Properties Magazine*, P.O. Box 112127, Cleveland, Ohio 44111 or email me at kkrych@propertiesmag.com and we will be happy to publish them. —Ken Krych



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PROPERTIES PEOPLE

Highlighting notable industry events



- 1 Exotic acrobats amuse event attendees.
- 2 Mr. & Mrs. **Paul Volpe**, City Architecture
- 3 **Mark Dodd**, long term friend and firm partner, introduces **Paul Volpe**.
- 4 A dancer entertains the crowd.

Pandemonium '06

Cleveland Public Theatre recently honored Paul Volpe of City Architecture as the recipient of the 2006 Pan Award. Volpe was recognized for his contributions to the arts and his passionate dedication to the revitalization and growth of Cleveland's neighborhoods including the Detroit Shoreway Area. The evening offered a wide variety of food from local restaurants, dancers, acrobats and much more. **P**



- 1 **Charles A. Mockbee**, CAM Inc., and **Brian M Owendoff**, VP, Duke-Weeks Realty Corp.
- 2 **David Bowen**, Richard Bowen & Associates, and **Susanne M. DiGennaro**, Roetzel & Andress
- 3 **Joel Javich** and **Rebecca L. Bixby**, Clayton Group Services, Akron
- 4 A view of the docks from the second floor balcony
- 5 **Bob and Lori O'Neill**, O'Neill Marking Strategies Inc., of Chagrin Falls

Inaugural NAIOP Clambake

The Northeast Ohio chapter of National Association of Industrial and Office Properties (NAIOP) recently hosted its inaugural clambake event at the Cleveland Yachting Club in Rocky River. On a beautiful evening, attendees enjoyed dining, taking in the lake scenery, and dancing to the music of the Eugene Ross Band. NAIOP plans to make the clambake an annual event. **P**



Stonebridge Development Update

K&D Development's Doug Price and Bob Corna recently unveiled phases five and six of an eventual 12-phase plan for the single largest residential project in Cleveland in 97 years. In total, nearly 2,000 housing units will make up the project. An additional 650,000 square feet of commercial and retail space will also be included with buildings being connected with glass skyways. **P**

- 1 **Robert Corna**, Architect and **Doug Price** of K&D Development address the crowd unveiling their future plans.
- 2 A cityscape view from a balcony at Stonebridge.

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Taking Shape

Clarence Court Townhomes will offer innovative design, affordable living in Tremont

Civic Builders, LLC recently broke ground on a five-unit townhouse development, the Clarence Court Townhomes that will add to the housing and neighborhood revitalization occurring within the Tremont neighborhood and the city of Cleveland. Clarence Court, located at the intersection of Brayton Avenue and West 9th Street, offers efficient and innovative townhome designs, with prices starting at \$199,900.

"Clarence Court offers stylish, contemporary design that is pushing the envelope of new construction housing in Cleveland," says Keith Brown, president of Progressive Urban Real Estate, the brokerage that is marketing the townhomes. "The façade features angled walls, contemporary materials such as corrugated metal siding, many energy-efficient features, and fourth floor roof decks that offer fabulous views of historic St. Theodosius Cathedral and the surrounding neighborhood."

Architect Dan Bickerstaff of Ubiquitous Design, Ltd. says the inclusion of angled walls is one feature that makes the particularly unique.

"The slanted front façade elements project 15 degrees from the base to the roof, so you have an alternating pattern moving from north to south," Bickerstaff says.



NEW ANGLE "Clarence Court offers stylish, contemporary design that is pushing the envelope of new construction housing in Cleveland," says Keith Brown, president of Progressive Urban Real Estate.

Clarence Court is currently under construction, and a model townhome is scheduled to be completed in late fall 2006. The development team completed the design of the townhomes with substantial community input.

No public or city subsidy was invested in the project, which shows the viability of private development within the revitalized Tremont neighborhood, according to Brown.

Clarence Court, which was conceptualized by Brown and then designed by Bickerstaff, features a one-car garage with carport, first floor bonus room with

acid-stained concrete floor, a kitchen with maple cabinets that opens up to a spacious great room with 10-foot ceilings, sliding glass doors leading to a second floor deck, two bedrooms, a master bath with tiled shower and Jacuzzi tub, and a fourth floor storage room/wet bar area leading to a generous fourth floor deck.

Green, energy-efficient features were included as well, such as Spider insulation, high-efficiency HVAC and mechanicals, and the use of Trex deck (recycled/composite) on the second floor decks. **P**

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Winning Designs

Akron AIA honors best area projects of 2006

By Ken Krych | Photos courtesy AIA Akron Chapter

The Akron chapter of the American Institute of Architects recently made its selections of the area's best projects from 2006. Although a formal award ceremony will be held on November 8 at the Sheraton Suites in Cuyahoga Falls, here's a preview of some of the award-winning projects. Following are selected photos and compiled comments from the Design & Excellence Awards juror selection committee:



Cuyahoga Valley Career Center

Cuyahoga Valley Career Center GPD Associates

Juror Comments: A very impressive project. Interiors, including furniture, give a very business-like appeal to a school – very appropriate given role as a center for job training.

The glass façade admirably performs two key functions. The transparency brings the outside in and expands the interior high volume space. On the outside the glass reflects the landscape so that the building is in harmony with its setting.



Leigh Hall

University of Akron, Leigh Hall TC Architects

Juror Comments: This is an impressive transformation from drab institutional look to classy education center through the use of color, material and task light-

ing. Excellent lighting throughout and nice color palette.

First Congregational Church of Akron Chambers, Murphy and Burge

Juror Comments: The architects' significant research, great attention to detail, and the discovery of artifacts lost in time provided the results of this very noteworthy preservation effort. It's a very competent restoration which combines authenticity and respect for the original design with certain contemporary touches executed in very good taste.



Aultman Hospital 2010 Expansion

Aultman Hospital 2010 Expansion Hasenstab Architects

Juror Comments: This is a signature building design that sets the image of Aultman Hospital as an institute of importance in the Canton community and region. Creative thought was given to the site in unison with the building design leading visitors to the main entry. The four-story interior open space with exterior glass wall at the entry pulls everything together.

Summa Health System's Ann and David Brennan Critical Care Center Hasenstab Architects

Juror Comments: The architect accomplished masterful placement of the building on a very small and difficult site. This is a striking building design that



Ann and David Brennan Critical Care Center

says, "corporate quality." It is appropriately in context with existing buildings, but presents a fresh forward-looking attitude that helps define the campus as a whole. The upscale restaurant inside has fashionable glitz that lifts the spirit. The handsome interior design is sensitive to old guard donors and new generation givers. (See full story on page 19.)



Crave Restaurant

Crave Restaurant Alan Burge Architecture

Juror Comments: Crave's inside sets the curve for collaboration of art and architecture. Experience the fusion of old building materials with new composed in proper juxtaposition. The creative spirit of this restaurant spins off activity outside and onto the street enlivening these historic buildings and district.

Crave is definitely a placemaker of urban life. Clean lines, spidery lighting fixtures and other modernistic touches are very inviting to the younger crowd, and to oldsters who think and feel young. While decidedly "new," a crumbling wall effect in one area suggests a bit of old Europe.



Cuyahoga Falls Recreation Center

Cuyahoga Falls Recreation Center Braun and Steidl Architects

Juror Comments: A complex solution – or series of solutions – to a complex proposal, unified by a meandering "walk-through" pattern and visual diversity at every turn. The constant movement of users through the connectors and viewing of use areas plays a central role in the building's excitement of making it feel like a giant pinball machine. The architect was thoughtful and playful with the placement and arrangement of a multitude of activity centers for all ages. **P**

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August Construction Climbs 3 Percent

At a seasonally adjusted annual rate of \$630.7 billion, new construction starts in August increased 3% compared to the previous month, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building rebounded from a sluggish July, regaining some of the upward momentum shown earlier in the year, and moderate growth was also reported for public works construction. Residential building in August was stable, following the declines of the prior three months that lowered the dollar amount for this sector more than 20% from its pace in early spring.

Over the first eight months of 2006, total construction on an unadjusted basis came in at \$460.6 billion, a 3% gain relative to the same period a year ago. The August statistics produced a reading of 133 for the Dodge Index (2000=100), up from a revised 130 for July. The Dodge Index had reached its most recent peak in April at 153, and then fell back through July.

"This year total construction has been dampened by the downturn for single-family housing, but it's also been supported by greater activity for non-residential building and public works," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "It remains to be seen

whether the decline for single-family housing will moderate as 2006 draws to a close. At the same time, both non-residential building and public works are on track this year to register their largest percentage growth since the late 1990s, as improved market fundamentals and more government financing have outweighed the constraint of higher materials prices."

Nonresidential building

Nonresidential building in August advanced 7% to \$192.6 billion (annual rate). New construction starts for hotels rebounded 73%, following a brief pause in July, as this structure type continues to have a banner year.

August featured groundbreaking for five hotel projects valued each in excess of \$100 million, located in Black Hawk, Colorado (\$145 million); Fort Worth, Texas (\$126 million); Atlantic City, New Jersey (\$125 million); Mount Pocono, Pennsylvania (\$110 million); and Detroit, Michigan (\$105 million). For the first eight months of 2006, hotel construction was up a substantial 119% compared to last year, led in particular by a number of very large hotel/casino projects in the Las Vegas, Nevada and Atlantic City, New Jersey markets. August also showed a sharp increase for warehouse construction, which climbed 84% compared to a very weak July. Amusement-related projects

in August jumped 55%, helped by the start of a \$100 million performing arts facility in Dallas, Texas. Church construction showed 17% growth in August, while healthcare facilities registered an 8% gain, lifted by groundbreaking for four major hospital projects located in Tennessee (\$120 million), Colorado (\$119 million), Indiana (\$105 million) and New York (\$100 million).

School construction, the largest non-residential category by dollar volume, slipped 2%, although its August pace was still 13% above the monthly average for the previous year. Also posting 2% declines in August were store construction and offices. The office category did include the start of a \$62 million project in the Bronx, New York and a \$55 million project in Bellevue, Washington, and Murray notes that "the broad trend for office construction this year is still upward."

The public building category fell 8% in August, despite the start of large detention facility projects in Texas (\$60 million), Georgia (\$55 million), and Illinois (\$50 million). Additional August declines were reported for transportation terminals (down 19%) and manufacturing plants (down 23%).

Nonbuilding construction

Nonbuilding construction, at \$128.9 billion (annual rate), grew 4% in August. Highway construction registered healthy 6% expansion, while bridges soared 50% with some of the push coming from the start of a \$147 million renovation

August 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	\$116,941,000	\$138,815,000	-16
Residential	\$113,021,000	\$149,446,000	-24
Total Building	\$229,962,000	\$288,261,000	-20

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

	2006	2005	Percent Change
Nonresidential	\$770,379,000	\$867,119,000	-11
Residential	\$859,856,000	\$1,012,299,000	-15
Total Building	\$1,630,235,000	\$1,879,418,000	-13

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

project on the Tappan Zee Bridge in New York. The site work and miscellaneous public works category advanced 87%, with the inclusion of two major projects as August construction starts – the \$510 million World Trade Center memorial site in lower Manhattan, and a \$200 million racetrack and stadium in Pennsylvania. Water supply construction in August climbed 21%, aided by the start of a \$212 million water tunnel project in the Bronx NY. Public works project types with August declines were river/harbor development, down 20%; and sewers, down 37%. Electric utility

construction in August dropped 47%, following especially strong contracting in July. The electric utility category is still on course for a noteworthy increase for 2006 as a whole, with contracting during the first eight months up 55% versus a year ago.

Residential building

Residential building in August was reported at \$309.2 billion (annual rate), essentially unchanged from July.

Single-family housing retreated 2%, marking the seventh decline in a row for this structure type. The 2% drop was not

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as steep as the 8% slide in July, but it still left the dollar amount for new single-family construction 22% below the pace at the outset of 2006. For the first eight months of 2006, single-family housing for the U.S. was down 6% from its dollar amount for the same period of 2005. By region, year-to-date declines were reported in the Midwest, down 16%; the West, down 13%; the Northeast, down 9%; and the South Atlantic, down 3%.

Running counter to the weaker activity was the South Central, which posted a 3% gain during the first eight months of 2006. The August decline for single-family housing at the U.S. level was consistent with the earlier increases in the cost of financing. However, long-term interest rates began to recede in August, as the 30-year fixed mortgage rate slipped to 6.5% from 6.8% in July, and September has seen this series settle back further to 6.4%.

"The retreat in the cost of financing may cushion the loss of momentum for single-family housing, but a turnaround for this structure type is at least several quarters away given the considerable inventory of unsold homes in many markets," Murray says.

Multifamily housing in August grew 10%, as this category continues to see numerous large projects reach groundbreaking even as concerns have mounted about the growing volume of unsold units. August included the start of eight multifamily projects valued each in excess of \$75 million, with the three largest located in New Rochelle, New York (\$171 million); Miami, Florida (\$140 million); and New York, New York (\$106 million).

The 3% increase for total construction during the first eight months of 2006, compared to last year, was the result of this performance by major sector – nonbuilding construction, up 14%; nonresidential building, up 13%; and residential building, down 5%. By geography, total construction in the January-August period of 2006 was as follows – the South Central, up 10%; the West, up 4%; the Northeast, up 3%; the Midwest, up 2%; and the South Atlantic, down 1%. 



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Do You Know Who's in Your Building?

The decision on whether or not to employ physical security measures in a building is no longer an option for most facilities. The security industry has been creative in responding to these needs with a host of solutions, including access control, video surveillance and intrusion detection. A key first line of defense continues to be visitor management – a security measure that has evolved and greatly benefited from new technologies.

Visitor management tries to balance two objectives – the safety and security of building occupants with efficient, convenient and professional tracking of a visitor's whereabouts. Systems can be deployed as stand-alone or integrated with existing systems such as access control and electronic surveillance to provide an overall security solution.

While simple sign-in is the oldest method used to control visitor entry, the implementation and focus on the efficiency of tracking visitors has become a high priority in these security-centric times. Today's new badging technologies are being implemented to provide the first line of defense at its most critical juncture – the front door.

Technology has elevated the "science" of badging from label-based stickers to smart badging that provides instant visual verification of visitor status. These products are fast and easy to use and deliver customized, professional looking and cost effective badges using conventional thermal, inkjet or laser printers. When used with visitor management solution software, the badges can clearly and instantly indicate clearance levels and access credentials provided from the access control database or pre-registration information, along with photo images scanned from a

driver's license or passport. Information can be stored in a database for later review in the event of an incident, or mined for traffic flow analysis.

Smart badging addresses issues of unauthorized extended stays or reusing lost, stolen or expired badges. One such patented product was developed by Temtec. The company's line of time-expiring badges is created using special dyes that are activated over time. This chemical reaction causes the badge to be visibly altered in its appearance via a color change (i.e., white to red) and thereby alerting any employee to the lapse in security. The badges can be engineered to expire within hours, or after a day, week or month making them

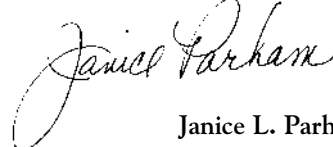


ideal for a wide range of visitor applications including vendors, temporary employees and contractors that may require repeated access over a designated period of time.

Expiring badges reduce costs by eliminating the need to re-issue badges daily. Contractors or temps need only be issued one badge for the duration of their stay, and use of plastic "Visitor" badges that are often not returned to security when a visitor leaves

can be eliminated.

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 Dean Langfitt. Langfitt is director of professional services for IPS-Integrated Precision Systems, Inc., a provider of security technologies and integration since 1985. Langfitt and IPS has been a member of BOMA Greater Cleveland since 2005.


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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Critical Updates

Summa Health System expands Akron City Hospital with new ICU center

By Mark Watt | Photos by Scott Pease

Hospitals across the United States are facing capacity issues in their critical care departments, largely due to an aging population with multiple and complex medical issues. Here in Northeast Ohio, a number of medical institutions have confronted this problem head-on throughout the past few years with new construction projects to expand their critical care capabilities. The most recently completed project of this kind in the area can be found just off of Route 8 in downtown Akron. This spring, Summa Health System's Akron City Hospital opened its new Ann and David Brennan Critical Care Center, a 136,000-square-foot, four-story facility concentrated on the treatment of coronary and intensive care patients.

The \$34.6-million medical building updates and expands the critical care resources for a hospital with one of Northeast Ohio's busiest emergency departments. Akron City Hospital's ED accommodates more than 100,000 visits, nearly 15,000 ambulance arrivals and more than 270 Life Flight helicopter arrivals.

Built as an expansion adjoining the hospital's existing North Building, the new facility allows Summa to treat more patients as it increases its number of critical care beds from 66 to 94. Each of the 78 newly built private rooms, which are situated along the exterior walls of the building to allow for maximum natural lighting, features lifesaving bedside tech-

nology and is designed to accommodate multiple family members and friends.

"The hospital recognized a need for not just more rooms, but larger rooms that could meet the technological equipment needs of today and would be more comfortable for patients," says Charles "Bud" Truax, executive director of the Summa's construction department.



WELCOME RETREAT In the entrance lobby, ceramic floors, contemporary chandeliers and cherry wood combine with soothing, earthy colors to create a warm first impression for visitors and a comfortable retreat for patients and their families and friends.

On each of the building's top three floors, the new patient rooms are supported by a spacious, transparent center core with soundproof workrooms and computer stations for medical staff. The facility's ground floor features an elegant entrance lobby with a grand piano, a water feature, a 120-seat full-service restaurant and a galleria space for future retail operations.

Open since this spring, the new critical care center has greatly expanded the abilities of the hospital to better serve 20 counties in Northeast Ohio, Truax says.

Setting a course

The project began in the late 1990s when the hospital identified a need for expanded space and updated technologies for critical care patients. Akron-based firm Hasenstab Architects began working with the hospital on preliminary designs, with the assistance of partner firm NBBJ, a Columbus-area

architectural firm specializing in medical facility design.

Although initial plans called for the new facility to be constructed at the same time as a new medical office building – the hospital's Centers of Excellence,

“As the project developed over time, it presented a challenge almost every day. Logistics made this one of the more challenging projects that we’ve done.”

***Gail Sipe
Turner Construction***

which opened on the campus in 2003 – the critical care expansion project went through a series of changes as its scope was redefined.

“When the project was picked back up, it was reprogrammed and took on a different life,” says Mark Ohlinger, president and principal of Hasenstab

Architects. “After looking at the project in a number of ways, it became natural that an entrance to the new building could become a front door for the hospital as a whole.”

Due to space constraints on the site, it was determined that this project would require re-routing of a key thoroughfare on the hospital's campus. The course of Arch Street, which served as a main artery of traffic, would be altered to allow space for new construction.

This work became the first step of the project for construction management company Turner Construction. This preliminary activity, which preceded the construction start date in September of 2004, also included relocating the hospital's heliport from a parking lot near its ED entrance to the roof of the adjoining North building.

“Developing a detour road around the site while maintaining wayfinding elements throughout the project was dif-

ficult at times,” says Gale Sipe, project executive with Turner Construction. “It was a work in progress as we constantly made modifications to meet the needs of people coming to the hospital – from patients and staff to contractors and materials delivery. We had to maintain access to the hospital, which is obviously open 24 hours a day. As the project developed over time, it presented a challenge almost every day. Logistics made this one of the more challenging projects that we’ve done.”

Efforts to manage the limited space included enforcement of just-in-time deliveries of material throughout the project.

The site's close proximity to the hospital's ED entrance presented additional challenges. With the Life Flight helipad relocated to the adjoining North building, construction was frequently interrupted as helicopters arrived and departed from the hospital. Working with Life Flight's regional captain, a crane management procedure was developed, and all crane work would stop when an incoming flight was reported. According to Sipe, approximately 850 Life Flights were accommodated throughout the construction period.

“The flights also caused debris, ice and snow to blow around, which had to be addressed in our project safety planning,” she says.

Looking in

Construction of the new critical care center was completed this spring and the finished project provides Akron City Hospital with expanded space and capabilities, and also an updated look overall. Designed as a new front door for the campus, the Ann and David Brennan Critical Care Center puts a new face on one of the region's leading hospitals.

A cast-in-place concrete structure, the new facility features aluminum/glass curtainwall systems, punched windows and a brick veneer – utilizing four different brick types – on masonry and structural metal studs.

“Any materials used for this building can be found somewhere else on campus,” says Amador Gonzalez, principal architect with Hasenstab Architects. “We just redefined how they are used to provide a more up-to-date, state-of-the-art look.”

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HEALTHY MEALS The new critical care facility includes a restaurant, called Virtues, that seats 120 diners and features mid- to high-end entrees.

Approached from the northwest, the new facility presents a welcoming entrance to the hospital's campus, gently curving from the ED entrance to the east toward the Centers of Excellence medical office building.

A pedestrian walkway leads into the building's two-floor entrance lobby. Inside, ceramic floors, contemporary chandeliers and cherry wood combine with soothing, earthy colors to create a warm first impression for visitors and a comfortable retreat for patients and their families and friends. A stairway

"It takes hundreds of people to put a building together, especially a building of this magnitude... and good working relationships."

Mark Ohlinger
Hasenstab Architects

rises past a six-foot grand piano, leading visitors to a walkway flanked by an open seating area to the north and an upscale restaurant to the south.

The restaurant, called Virtues, seats 120 diners and features mid- to high-end entrees.

"It's a real five-star restaurant that's used by doctors and visitors and it's a nice feature of the new building," Truax says.

The walkway continues to an elevator lobby, allowing access to the building's top three floors. Throughout the facility are three hydraulic elevators and four traction elevators, including two oversized elevators to comfortably



DINING IN "[Virtues] is a real five-star restaurant that's used by doctors and visitors and it's a nice feature of the new building," says Charles "Bud" Truax, executive director of the Summa's construction department.

accommodate a gurney and medical staff.

"All of the three top floors have the same basic configuration, with elevators at the core to help patients and family members orient themselves within the building," Gonzalez says. "By code, you need to have rooms along the perimeter to maximize natural light. Having nurse stations situated as hubs at the core of the building allowed us to create a curved design to reduce floor area and traveling distances for the nurses."

Nursing stations were designed to be open and largely barrier-free to provide medical staff with clear views of what's happening on the floor at all times. Meeting rooms in the center of the floors feature glass walls to maintain transparency.

Wallpaint colors, which vary by floor, were selected to minimize stress, says Renee Lanza, of Caldren Interiors, who handled the interior design throughout the facility.

"Certain colors are avoided in critical care areas, such as red or black, because they can have a negative impact on the healing process," she says. "Instead, we used colors that create a calming environment to keep patients and their loved ones in a positive state of mind."

The interior of the critical care center is joined to the existing North building by corridors on the basement and ground floors. This is due to new ceiling height

requirements that accommodate modern technologies located between floors.

All for one

Comfort and technology are key features in the design of the large, private patient rooms. Ample space is provided for patients' family and friends. Ergonomically designed, ceiling-mounted patient lifts reduce the need for staff to manually lift patients, minimizing risks

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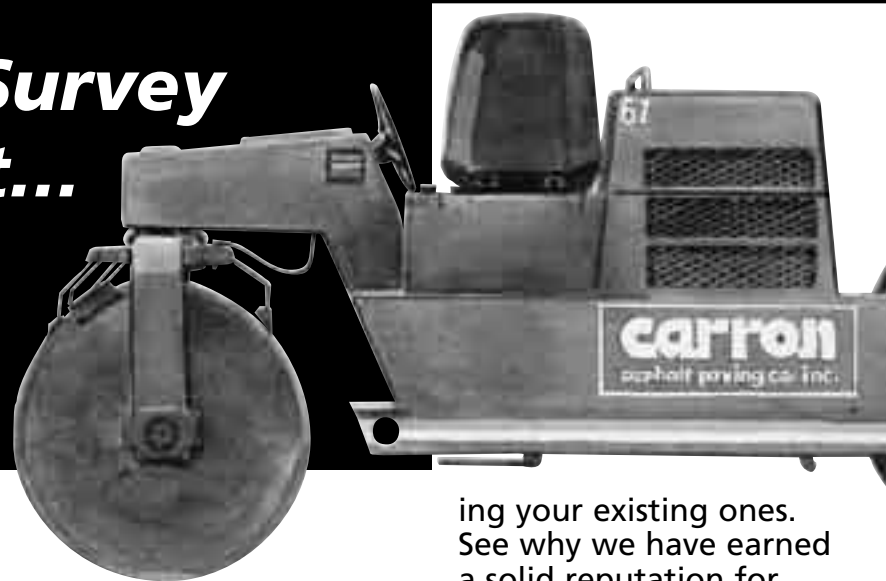
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SAFE SURROUND Nursing stations were designed to be open and largely barrier-free to provide medical staff with clear views of what's happening on the floor at all times.

of injury. Each of the 78 beds feature ten-foot-wide headwall areas, including 17 electrical outlets, 12 medical gas and vacuum outlets, a reverse osmosis water hook-up, nurse call equipment, medical monitors and lighting.

"Although many hospitals put these hook-ups in pre-fabricated, surface-mounted modular headwall units, we discovered that we could reduce costs by putting these systems in the wall itself," Sipe says. "It was complex to install but it works very well and provides a cleaner look."

Soundproofing was accommodated as well.

As primary activities taking place in the facility would be centered within patient rooms, the architectural team worked closely with hospital staff in determining layout choices and design detail.



"We actually built full-size patient rooms out of cardboard so nurses and other hospital staff could step inside to get a feeling of what finished rooms would be like," Ohlinger says. "This helped them to contribute ideas on the final design. We had a bed in these sample rooms and all of the gas outlets marked off. It helped us evaluate how we

could get our best value and provide the medical staff with a comfortable work environment."

As part of the process, the team kept a flip chart in sample rooms. If nurses had ideas, they could jot down notes. The design team could then sit down with the nurse manager and decide which ideas to incorporate.

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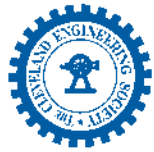
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OUT OF SIGHT Each bed features a ten-foot-wide headwall area, including electrical outlets, medical gas and vacuum outlets, a reverse osmosis water hook-up and nurse call equipment, all of which are built into the walls instead of being stored in common modular cabinets.

"There was a lot of input from the end users," Sipe says. "The decision-making party wasn't just four or five people – it was more like 40 people, which included the entire nursing staff."

While it may seem that having so many people involved in the process could make design work difficult, it worked well in this situation, Ohlinger says.

"You just need to have your visions and goals clearly defined," he says. "If you have a clearly defined goal, you can measure any suggestions or criticisms against that goal and still keep the decision-making process streamlined. That's not to say it doesn't get frustrating at times when a new idea is brought up late in the design process. As long as you're working toward meeting the client's needs, you can keep on track."

"The whole building process is like that. It takes hundreds of people to put a building together, especially a building of this magnitude. It takes a good working relationship between the owner, architect and builder to design and construct a building."

Strong support

As Sipe opens the door to enter the basement level of the new facility, the roaring hum of mechanical systems fills the air.

"This is the big thing for us," she says. "Everybody tends to look at the finishes when they're looking at a new building

project. For builders, this is what excites us – the guts of the building."

Understandably, the entire basement is filled with mechanical systems equipment. A 110,000-CFM air handling unit at the center of the space is "about the size of four construction trailers put together," Sipe says, and takes up much of the space in the basement.

"Every piece had to come down through an eight-foot-wide areaway, then be transported through a 10-foot by 10-foot opening into the basement," Sipe says. "That was another major challenge. It required that we order the equipment in certain sizes of pieces to fit through the opening and then it had to be assembled inside. All of the penetrations had to be carefully orchestrated to make sure that everything would fit and so you wouldn't need to go back and cut holes in the structure. It's all in the planning. If the pieces were brought into the basement in the wrong order, it would be a nightmare. But when you plan it right, people say, 'Hey, that was a piece of cake.'"

Also situated in the basement is the electrical distribution system.

The project entailed an entirely new emergency power system, which involved integrating two brand new generators with two existing generators.

"When generators go online they need to work together and carry the same characteristic of electricity," Truax says. "The logistics of making the transfer were

pretty complicated. It basically affected every outlet in the place."

Other major systems tie into some of the systems in the existing building, Sipe explains.

"For instance, the chilled water system and steam come from the main chiller plant and steam plant," she says. "So they wind two-thirds of the way through the ground floor of the existing hospital to the existing boiler room and back."

Additional work entailed replacing three four-foot diameter water tanks with two, small instantaneous water heaters, and tying into existing oxygen, vacuum, core medical gas systems and a reverse osmosis water plant.

"The fact that the hospital has its own reverse osmosis water plant is pretty unique," says Dennis Wessel, principal in charge of the project for Karpinski Engineering, which handled the mechanical systems design. "It's used to service dialysis systems. Generally, that's done using portable units, not one central system."

Fire protection in the new building comes from the main pump. The new facility was also tied into the pneumatic tube system.

"This was not just an addition on the end of the building," Truax says. "It was a matter of establishing new utility systems – utilizing much of the old systems but upgrading a lot of the old systems to work with the new systems. A lot of our problems were not just extending piping and wiring, but recommissioning new systems. It went deeper into the old building, and the impact of making the new systems work was more challenging than just letting water through into the piping of the new building."

In fact, a separate air-handling unit was required to service the restaurant in the new facility.

"Keeping the odors of the restaurant, which are pleasant enough in that respect, out of patient care areas required the two completely separate systems,"



COLORED FOR COMFORT Finishing colors were carefully chosen, says Renee Lanza, of Caldren Interiors. "They create a calming environment to keep patients and their loved ones in a positive state of mind," she says.

Truax says. "That was pretty tricky. We have open areas where you would think the atmosphere could drift across and intermingle but because of pressure control, that doesn't happen."

Mechanically, the critical care center was "a great project," according to Sipe.

"We didn't get bored at all," she says with a laugh.

Wrapping up

"This has turned out to be very successful," Gonzalez says, while reflecting on the completion of the new facility. "A project constantly evolves, and every day the team had to build and devise

solutions to potential challenges which were encountered. Overall, the communication levels were great and the project was very organized. The cooperation between the construction and design teams and the owner was outstanding."

While the Ann and David Brennan Critical Care Center has been operational since the spring, final aspects of the whole project are still currently wrapping up, he says.

Once patients and staff had moved into the new building earlier this year, the team began renovating the vacated space in the hospital's existing ICU for various purposes. That work, which includes space for administrative purposes, cardiology support and a 16-bed surgical cardiovascular intensive care unit (SCV ICU), should be completed by the end of 2006.

Future projects at the hospital include a new three-story cancer center, which is currently being designed by Hasenstab Architects and will be located at the northernmost end of the campus. **P**

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Protecting History

Early work begins on the Western Reserve Fire Museum and Education Center

By Nancy Loyan Schuemann | Photos courtesy WRFMC

The first fire engine in the City of Cleveland was purchased in 1829 for \$285 and the decision was viewed as an unnecessary and frivolous expense. Weren't citizen "bucket brigades" adequate? The trustees who voted for the purchase were soundly defeated for re-election as a result of the purchase. The new officials, though, reluctantly paid the bill. Early the next year, in 1830, a volunteer fire department was organized. The first fire engine was hand-drawn by 22 strong men and was hand-pumped, extracting water from wells and cisterns to fight fires. A structure was erected on Bank Street near Superior to house the apparatus, essentially becoming the City's first fire station.

Cleveland and the Western Reserve have a fascinating history of firefighting and firefighting equipment. The equipment may be ever-changing but the ability to efficiently and completely fight fires and educate the public as to fire safety is an on-going process.

In 1972, the 12 members of the Western Reserve Fire Buffs Association had the idea of creating a fire museum to preserve the area's fire history and to display exhibits. The organization joined forces with the International Fire Buffs Association and the Society for the Preservation & Appreciation of Antique Motor Fire Apparatus in America. During the next 20 years, membership increased to over 150 members. The group also established a close working relationship with the Cleveland Fire Department, beginning a history program for the department and assisting

the department with displays of antique fire apparatus for fire prevention activities. The group published a newsletter and prepared historical material for the Department's 1993 Commemorative History Book.

The Association hosted an international fire buffs convention in 1992 that represented over 50 organizations and 400 participants and culminated in a downtown Cleveland parade commemorating fallen firefighters. This event generated enough seed money to begin serious planning for a fire museum. Other Ohio cities, like Cincinnati, Columbus, Toledo, Mansfield, Lima and Erie, Pennsylvania, have fire museums. Cleveland needed a museum.

While the fire buffs association continued, a separate private, non-profit 501(c)3 Ohio Corporation was formed, creating the Western Reserve Fire Buffs

Foundation. The name later changed to the Western Reserve Fire Museum of Cleveland, Inc. (WRFMC).

During the next 10 years, much planning occurred. The idea of a fire museum with its preservation and displays of fire history with an education focus was determined.

A site selection committee was established and many locations were examined but none chosen.

On November 9, 1998 an agreement between the Cleveland Fire Department and the WRFMC was reached for the purpose of leasing unused space for museum purposes at Fire Station #28 at 310 Carnegie Avenue, at the foot of the Hope Memorial Bridge (at what was the old 326 Central Viaduct). Up until 1982, the building housed a fire station and continued to house the City's Central Alarm Dispatch Center. The



HOME FOR HISTORY The old Fire Station #28, at 310 Carnegie Avenue at the foot of the Hope Memorial Bridge, housed a fire station and continued to house the City's Central Alarm Dispatch Center until 1982. Soon it will be home to the new museum.

lease was made possible by a Cleveland City Council ordinance. This would provide space for storage and a sense of permanence.

In 2002, Fire Station #28 was completely vacated by the fire department when the fire alarm dispatch center on the second floor was moved to another City facility. The site committee determined that the fire station would be an ideal location for a permanent museum and serious negotiations began to acquire a long-term lease with the City.

At the time, there was talk of the building being razed for potential development and plans had been drawn for a hotel on the property. Due to the property's irregular shape and size and a downturn in the economy, these plans were dropped.

Through the efforts of then Cleveland Fire Chief Kevin Garrity,

then Safety Director James Draper and area Councilman Joe Cimperman, in November of 2003, a long-term (three 30-year terms) lease was granted for the facility to house a fire educational center and museum. The last City service, Cleveland's Safety Signal Department, vacated the building in February of 2004. The Museum now had a space to call its own.

An architect was hired and blueprints drawn for the renovation of the historical structure. Some original drawings and floorplans had been preserved, aiding in renovation.

"We began working with the Fire Museum three years ago," Chuck Miller, principal with Doty & Miller Architects, says. "We've had a long interest in green technology and historic preservation and are always looking into opportunities in these areas. We have an interest in the

cause, the building's preservation and the location in the Gateway District."

The firm was one of several architectural firms interviewed and was selected for the project, creating blueprints/working drawings and taking a hands-on approach.

Volunteers, mostly City fire fighters, have lent their time and talent in doing preliminary site preparation. From February of 2004 to Summer of 2006, demolition took place to bring the building back to its original state.

"The greatest challenge is that this cannot be executed like a normal project," Miller says. "It involves a lot of volunteers, union trades and craftsmen to make it happen. You have to adjust for the volunteer effort (and donations of materials and goods). We must coordinate for substitution of materials, and be flexible and hands-on with the construc-

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tion to get it executed properly. The goal is to honor firefighters and to save lives.”

The two-story building plus basement, constructed in 1926, is of modernistic, high-style, constructed of steel, concrete and taupe Berea Sandstone with a gray granite band at the bottom and is set on a footprint of around 7,500 square-feet. Minimal changes are planned for the exterior. A new roof has been installed and the building “buttoned up.” A new curved portico and entrance, in keeping with the historical time period, is planned.

Inside, the main entrance and a side bus group entrance will lead into a spacious lobby. An elevator is to be installed and the building brought up to code with a full sprinkler system and wiring for technology. Plans are for fire calls to be broadcast in via radio. The main apparatus bay, with its angled doors and steel embedded in concrete floors, is to display fire fighting machinery and historical exhibits. Two old blackened steel fire poles are to be added as per the era. Also on the first floor, the old alarm area is to be opened up for access (a firewall had divided the alarm center from the fire station) and turned into an education center and offices.

On the second floor, new restrooms are to be added and the original dorm room turned into exhibit and special event space with a mobile dormitory display. The alarm office with its intricate



TRAVELING BACK Among the items prepared for exhibit in the museum is the City of Cleveland’s first fire engine, which was hand-drawn by 22 strong men and was hand-pumped, extracting water from wells and cisterns to fight fires.

alarm and bell system and lightening strike board is to be restored with an added library, offices and a kitchen. The original skylights had been uncovered (hidden by drop ceilings) and new ones are to be installed for added illumination. The old battery room currently houses 3,000 historic fire journals, chronicling more than a century of Cleveland fire history.

The low crawl space beneath the second floor used to house the myriad of wires and cable for the alarm system. This space, now devoid of wires, is to serve as space for the new HVAC, electrical and technology systems.

An interesting piece of history being preserved is the attic hose tower. In the days when fire hoses were made of cotton, they had to be hung to dry after each use to prevent rot and a hose tower was in integral part of every fire station. The little door outside the building’s entrance connects to a pulley system, lifting yards of hose up the tower to dry.

The basement is to be used as a volunteer lounge with kitchen and additional storage and work space.

The Museum’s objective is to provide a first-class regional facility in Cleveland to educate adults and children in fire prevention and safety, working closely with the Cleveland Fire department. The Museum has already collected thousands of artifacts, including historic fire engines and gear, images and documents to be used in exhibits honoring firefighters and preserving their history.

“We see ourselves as partners in an effort to prevent fire tragedies, to do programming for children, adults and the elderly in a museum environment, offering more intensive learning through role playing and other kinds of interactive experiences against a backdrop of history,” says Scott A. Carpenter, project



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manager with The Western Reserve Fire Museum and Education Center. "Last year 20 Clevelanders were killed in fires and so far this year 18 more have died. According to 2004 statistics provided by the Fire Prevention Bureau of the Ohio Fire Marshal, Cuyahoga County suffered more fire losses than any other county in the state. I have not yet received the final draft of the Ohio Fire Marshal's 2005 statistics.

"With 14 deaths by fire, more than \$38 million in property damage, 6,000 fires and nearly 300 injuries, Cuyahoga County leads the state in fire losses. The Fire Museum's primary mission is to raise awareness for these losses and to help Cleveland and the communities of the Western Reserve prevent future fire tragedies. One important part of fire prevention is reaching specially targeted audiences with more effective safety programs. The facility will make this kind of programming possible."

Fund raising and planning sessions have become on-going tasks. Funding has included some grants, personal contributions, membership dues (from over 1,000 members), flea markets and a unique, ongoing payroll deduction/con-

tribution program utilized by more than 80% of Cleveland firefighters.

A budget plan calls for \$3 million to complete the project, with less than half needed for the first phase. The first phase involves using the working drawings (after having the City's Building Department approve the project) to complete the building's first floor.

"It's important to get the doors open and to start providing services," Carpenter adds. "This way we get our feet wet, operationally speaking, even before we complete the building project, and our programs will be helping save lives which will help us build credibility for our cause."

The entire project has been volunteer-driven, except for one paid project manager. The museum corporation is run by an elected board of five and an appointed executive director, historian and archivist. The Museum is an official affiliate with the Western Reserve Historical Society.

Interested parties can help establish The Western Reserve Fire Museum and Education Center in various ways. They

can become members of the museum, knowing that they are helping to fund the building's renovation. Financial gifts and in-kind contributions are welcome. Additionally, contractors and vending firms can donate labor, goods and services for the building's renovation. The museum is also accepting donations in the form of personal collections of images, artifacts and memorabilia adding to the history of firefighting on the Western Reserve. Volunteers are always needed

to aid with renovations, fundraising and education program development.

As Carpenter notes, interested individuals don't have to be firefighters to become involved. After all, fire affects all of us. **P**

For more info or to donate, contact The Western Reserve Fire Museum and Education Center at P.O. Box 39251, Cleveland, Ohio 44139-0251, visit its website at www.wrfmc.com or call 216.664.6312.



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The Best of Intent



ALEC J. PACELLA

This month, we will tackle the first of a two-part discussion of the legal side of documents related to real estate sales. The most common documents are the letter of intent (LOI) and the purchase contract, so this month we'll tackle the former and next month, the latter. But before we begin the discussion, I need to make a disclaimer. My intent is not to provide legal advice but rather transaction advice within the framework of a legal document. Although that last sentence sure sounded like attorney-speak, I am in fact a poor imitation for an attorney, with no formal legal training.

My first and last piece of advice for anyone entering into a formal contract is to get counsel from a competent attorney, as it is money well spent. With that

requisite disclaimer out of the way, on with the discussion.

An LOI is typically the first step in formally negotiating to purchase a property. It is provided by the potential buyer to the seller with the goal of reducing to writing the business terms by which the buyer is willing to purchase a property. LOIs are almost always non-binding, meaning that even if buyer and seller concur on all of the terms, neither is legally bound to them. It simply serves as a forum for negotiations and, if concurrence is reached, a framework for developing the purchase contract (which is a binding legal document). There is no standard form for an LOI; they can be as simple as one or two short sentences or as complicated as a multi-page document. But there are several

components that are typically addressed. These include:

Price

This is usually straightforward and simply states the proposed purchase price. If there are any nuances, such as the buyer assuming some existing financing or the seller providing financing, this is where that detail would be inserted.

Earnest deposit

This is a good-faith deposit that the buyer makes into an escrow account while the purchase contract is in effect. The two critical points concerning deposits are the amount and when they become non-refundable. Although it is somewhat customary for an initial deposit to be around one percent of the sale price, this can and will vary. An equally important item is when this money becomes non-refundable. Typically, it becomes "hard" upon the expiration

A letter of intent (LOI) is provided to reduce to writing the business terms by which the buyer is willing to purchase a property. LOIs are almost always non-binding, meaning that even if buyer and seller concur on all of the terms, neither is legally bound to them.

of due diligence (as defined below). However, the timing can vary, ranging from being "hard" immediately upon the signing of the contract (advantage to seller) all the way to not being "hard" until closing (advantage to buyer). It can also occur in stages. The most common structure is an initial deposit occurring at full contract execution followed by a secondary deposit occurring at the end of the due diligence period. One final note on earnest money deposits is that they are ordinarily held by an escrow agent, such as a title company.

Due diligence timing

This is sometimes called the "free look period" and represents the amount


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of time a buyer is requiring to conduct their evaluation of the property. It would include examining the physical and economic attributes of the property, such as environmental reports, review of structural and mechanical/building systems, analyzing historical income and expenses, reviewing current leases, etc. A buyer typically wants as much time and latitude as possible while a seller typically wants this to be as short and constrictive as possible. Normal timing ranges from 30 to 75 days, depending upon the complexity of the property and the motivations of the buyer and seller. The buyer can usually cancel the purchase contract any time during the due diligence period but once it elapses, they are contractually obligated to purchase the property.

Financing contingency

Although the time needed for a buyer to secure financing can be accommodated within the due diligence period, there are instances when it is appropriate to address this point specifically within

Heard Thru the Grubvine

The next phase Now that Duke Realty has sold all of its industrial assets, the focus has shifted to disposing their office assets. The higher quality, Class A assets will be offered first, likely as a package. These should be on the market by early 4th quarter and will likely include properties only in the Eastern submarkets.... **Flip that property** In an effort to capitalize on the continued frenzy for retail properties, the owners of Hilltop Plaza in Richmond Heights have put the property up for sale. The California-based tenant-in-common sponsor purchased the property in February 2005 for \$24 million. —AP

the LOI. Its inclusion puts the seller on notice that financing is an integral part of the proposed purchase and, in essence, introduces a third party to the transaction, that being the lender. Lenders have a whole host of studies and reports that they require, sometimes in addition to those required by the buyer. Raising this flag now can help avoid, or at least lessen, potential logjams down the road.

Closing timing

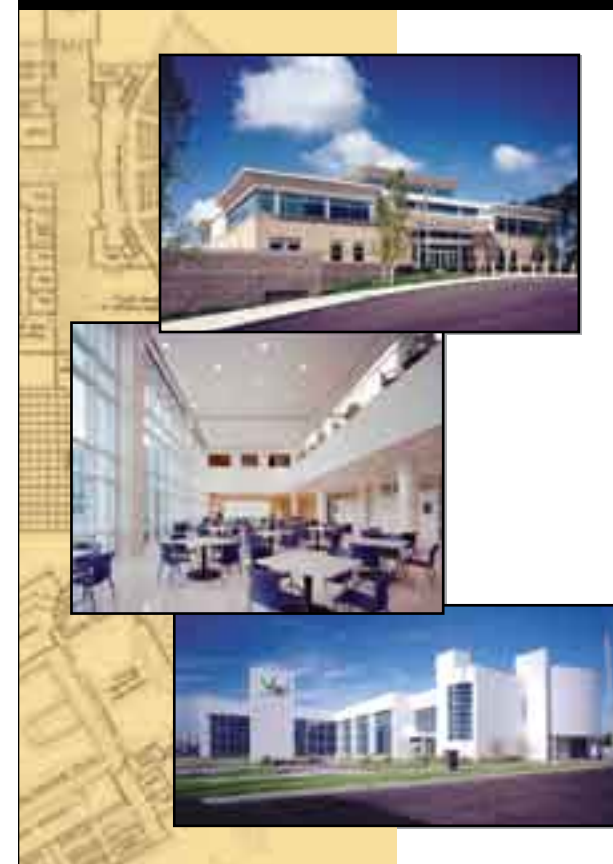
This sets the timeframe for the buyer to receive funding necessary to purchase the property and actually close the trans-

action. While this is the final step and would seem almost automatic, it can be a critical point. By this time, everyone is usually anxious to close the deal but the actually funding is sometimes in the hands of a third party, such as a lender, which can handcuff everyone involved. Typical timing ranges from 15 to 30 days but may include a buyer's right to extend.

While these are the primary business points, there can be a whole host of other items, such as brokerage disclaimers, closing cost pro-rations and confidentiality disclaimers. A key to an effective LOI is to only address items that are directly relevant and considered business terms and not to get bogged down in legal discussions at this point. There will be plenty of time for that in the next step, the purchase contract, which we will discuss next month. **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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Court Says Kelo is a "No Go" in Ohio



BRENT D. ROSENTHAL

It's a pity Suzette Kelo and her neighbors don't live in Ohio. You may recall that Suzette made the news in 2005 when the United States Supreme Court ruled that the City of New London, Connecticut could take her home and those of her neighbors and give them to private developers to build a typical suburban multi-use development, all in the name of urban redevelopment.

The Supremes were not swayed by the fact that the homeowners' property was not blighted. Nor did it bother them that after seizure by the government the property was to be given to another private entity for its own business purposes. The Court had long ago decided that the phrase "public use" in the Fifth Amendment of the U.S. Constitution actually meant "public purpose," and providing property to assist the economic revitalization of New London was

a sufficient enough public purpose to boot Suzette out of her house.

The Kelo decision seemed to draw the ire of the whole country. Here, at last, was an issue that both political parties could agree on. In Ohio, the General Assembly reacted by declaring a moratorium on the use of the power of eminent domain to seize property that is not blighted. The unanimous vote in both houses of the legislature limited the use of eminent domain through the

end of 2006, even when the use of that power could have raised much needed tax dollars for both local and state governments.

The moratorium accomplished two important political objectives. First, it made the legislature appear to be in touch with the public sentiment and gave legislators a proper forum to beat their collective chests and decry the runaway Supreme Court. Second, it gave them time to think through the situation, hoping that somehow they could

While the answer has not yet fallen from the sky, the Ohio Supreme Court did make life for the legislature a lot easier on July 26, 2006 when it handed down a landmark decision, which will dramatically limit the use of eminent domain in Ohio.

come up with an action plan that would address concerns of jittery (voting) homeowners yet leave cities with effective tools to attack economic downturns.

While the answer has not yet fallen from the sky, the Ohio Supreme Court did make life for the legislature a lot easier on July 26, 2006 when it handed down a landmark decision, which will dramatically limit the use of eminent domain in Ohio. The case of *Norwood v. Horney* essentially held the opposite of the Kelo decision. Unlike the U.S. Supreme Court's decision based on the U.S. Constitution, the Ohio Supreme Court unanimously ruled that, while economic factors may be considered in eminent domain proceedings, the fact that the taking would provide an economic benefit (increased tax revenue) to the community is not in itself enough to fulfill the public use requirement of Article 1, Section 19 of the Ohio Constitution.

The Court was quite blunt concerning what it saw as an abuse of eminent domain powers. The decision stated that eminent domain is a power only to be used as a last resort, and "not simply [as] a vehicle for cash-strapped municipalities to finance community improvements."



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As a result, cities will seemingly now be limited in their ability to use the power of eminent domain for economic revitalization. The city of Norwood, mired in an industrial slump and deeply in debt, had conducted a study that concluded the neighborhood to be taken was a "deteriorating area which would only continue to deteriorate over time." Even though the city gave all the proper notices and held required hearings before entering into a public-private joint venture for the redevelopment of the area, and although upheld by both the trial and appeals court, the Ohio Supreme put its foot down. No longer would the Court permit broad deference by courts to cities' determinations of "necessity" and "public use," especially where property to be taken would ultimately be transferred to a private entity.

The Court signaled that Ohio courts should henceforth take a more active, and less deferential, role in reviewing the eminent domain determinations of governmental units. This in itself signals a change for lawyers in eminent domain cases who have over the years largely given up on any hope of overturning a city's finding of necessity or public use absent the most egregious of circumstances.

The Norwood case is one of those rare decisions that has very wide sweeping impact not only on landowners but on businesses and municipal governments as well. And, as in every case, there are winners and losers. While homeowners may be rejoicing, those charged with the economic revitalization of Ohio's stressed urban areas now have a greater challenge before them.

The Ohio Supreme Court having now spoken, all eyes will turn to the General Assembly to see how it proposes to balance all of the touchy public policy issues. **P**

Brent D. Rosenthal, Esq. is a certified specialist in commercial, industrial and business real property law at Buckingham, Doolittle & Burroughs, LLP. The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact Rosenthal at brosenthal@bdblaw.com or 800.686.2825.



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JULY	AUGUST	SEPTEMBER
<p>INTERIOR DESIGN An inside look at the design and selection of furnishings, including windows, doors, appliances, lighting fixtures, paints & coatings, furniture, millwork, carpet and floor coverings.</p>	<p>HIGH END RESIDENTIAL Highlighting the people, products and services that make single- and multi-family residences safe, comfortable and luxurious.</p>	<p>GREEN BUILDING A special focus on the latest trends and proven methods of sustainable design in the commercial, institutional and residential markets.</p>
OCTOBER	NOVEMBER	DECEMBER
<p>SECURITY & FIRE PREVENTION Detailing the latest sprinkler systems, surveillance technologies and other products and services that keep facilities safe and secure.</p>	<p>PROFESSIONAL SERVICES An indepth look at the firms that work behind the scenes to make projects possible, from real estate lawyers and bonding insurers to title companies and lending institutions.</p>	<p>PLANNED BUILDING MAINTENANCE The critical elements, solutions and strategies of keeping real estate in prime condition.</p>



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AIA Ohio Award Recognizes Westlake Reed Leskosky

Cleveland-based architectural firm Westlake Reed Leskosky has been recognized by the American Institute of Architects (AIA) Ohio Chapter in the 2006 Design Awards program. The firm received two of the five design awards selected from across the state for new construction and/or restorations/renovations.



The Maltz Museum of Jewish Heritage

The Maltz Museum of Jewish Heritage, in Beachwood, was cited with the AIA Ohio Honor Award for design excellence and exemplifies new construction. The museum, celebrating the Jewish immigrant experience in Northeast Ohio, is designed as an iconic and textural geometric form, symbolically integrated in its landscape. The 24,000-square-foot building is clad primarily with Jerusalem limestone quarried in Israel, cut and tooled to evoke the texture of ancient city walls, while creating an endless play of light and shadow within a modern vocabulary.

The Howard M. Metzenbaum U.S. Courthouse, in Cleveland, was recognized with an AIA Ohio Merit Award and exemplifies design excellence in historic preservation and adaptive reuse. The \$51 million rehabilitation of the courthouse, one of the most significant buildings in Cleveland, is an exemplary model linking historic preservation with sustainability. The National Register Landmark is one of the first historic rehabilitation projects to receive Leadership in Energy and Environmental Design (LEED) certification in Ohio, and represents groundbreaking approach used integrating sustainability and preservation, and correlating LEED certification criteria with the Secretary of Interiors Standards for Rehabilitation.

R.E. Warner & Associates Named a 'Top 99 Firm to Work For' in NE Ohio

For the third year in a row, R.E. Warner & Associates, Inc. has made the list of the top 99 firms to work for in Northeast Ohio. The firm was selected by the Employers Resource Council (ERC) as one of the recipients of the NorthCoast 99 award, which identifies and recognizes 99 best-in-class employers in the 22-county Northeast Ohio region. The awards are the result of an annual, yearlong effort to identify the best places to work in Northeast Ohio, based on compensation and benefits, communication, community service, recruit-

ment and selection, training and development and workplace health and safety.

This award was presented at the dinner ceremony on September 13th at LaCentre in Westlake.

In other news at R.E. Warner & Associates, the firm recently announced it has hired Robert Johnson as senior structural engineer. Johnson was previously with Globex Corporation in Canfield, Ohio. Johnson also has worked at Continental Design and Management Group, J.R. Johnson Engineering Corporation, Middough Associates, Inc., and HWH Architects Engineers Planners. Johnson is a member of the American

Society of Professional Engineers and resides in Parma Heights, Ohio.

Additionally, R.E. Warner & Associates recently elected Jack Konrad, Gordon Mellen, Jeff Terschak and Jerry Yetzer as new shareholders of the firm.

Konrad, who has designed high, medium and low voltage power distribution systems, substations, emergency backup power systems and lighting and communication systems, has been with R.E. Warner since 2005 and is currently a senior electrical engineer.

Mellen has 25 years experience in structural design of complex steel, automotive and chemical production facilities. He has been with

R.E. Warner since 1978 and is currently a senior structural designer.

Terschak, with six years experience in electronic data processing, information systems, systems analysis and computer programming, provides training and technical assistance to system users and investigates and resolves computer hardware and software programs. He has been with R.E. Warner since 2000 and is currently Manager, Information Systems.

Yetzer has over 19 years experience in surveying and civil design. His experience includes directing field crews for construction staking, property, topographical and route surveys. He has been with R.E. Warner since 2004 and is currently a surveyor.

eBlueprint Names New Leaders, Plans Relocation to Downtown Cleveland

eBlueprint, a specialist in the copy and reproduction of large-format technical drawings for the architectural, engineering and construction industries, is pleased to announce the promotion of Andrew Ziegler to chief executive officer and Ron Groh to president, as well as the pending relocation of its Lorain Avenue headquarters to Carnegie Avenue.

Ziegler began his career in 1986 as a delivery driver with eBlueprint's predecessor company, Lakeside Blueprint. Eventually, he rose to the positions of production supervisor, Westlake office manager and vice president of operations before being named president in 2001. As CEO,

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Ziegler will plan and manage the company's strategic growth throughout Northeast Ohio while also maintaining oversight of its two offices in Denver, Colorado. Brett Scully, eBlueprint's CEO since 1991, will retain a majority interest in the company and remain active in its day-to-day financial management.

Groh joined Lakeside Blueprint in 1989 and has held various managerial and executive titles. In his role as president, Groh will oversee all aspects of eBlueprint's internal operations and customer-centric services while working to expand business opportunities and drive sales and revenue growth.

Additionally, the company, which currently is headquar-

tered at 4507 Lorain Ave. in Cleveland, will relocate to 19,000 square feet of open office and production space at 3666 Carnegie Ave. in Cleveland. eBlueprint began moving into the space in September and expects to be fully operational within it by December. According to Groh, the move allows eBlueprint to operate in a more efficient, open-plan facility. The new headquarters is designed to enable eBlueprint to increase its annual printing volume by 30%. The company's large-format color department also will be expanded to incorporate a variety of complex color work projects.



Avant la Pique, 1959, Pablo Picasso

Contessa Gallery Exhibits Picasso, Dalí, Miró Artwork

The Contessa Gallery, at Legacy Village in Cleveland, recently announced the opening of a new exhibition, "The Spanish Masters." The exhibit focuses on 20th century artists from the Catalan region of Spain, including

Joan Miró, Pablo Picasso and Salvador Dalí, whose works will be on view and for sale at the Contessa Gallery.

Considered the greatest painter and most innovative sculptor of the 20th century, Pablo Picasso was also its foremost printer. His graphic oeuvre spans more than seven decades, from 1899 to 1972. His published prints total approximately 2,000 different images pulled from metal, stone, wood, linoleum and celluloid. Picasso spent most of his life in France but his work often used imagery from his native country.

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Salvador Dalí is considered the greatest Surrealist artist, using bizarre dreamlike imagery to create unforgettable and unmistakable landscapes of his inner world. Dalí was a virtuoso master of drypoint, an Old Master technique used in most of his intaglio prints included in the exhibition. During his lifetime Dalí lived in Europe and the United States, but the scenes of his native Figueres, Spain can be found in many of his works.

Of the modern Spanish painters who remained in Spain, the most illustrious was Joan Miró. He spent a good deal of time in Paris but lived mainly in and around his native Barcelona, and later on the island of Majorca. An immensely pro-

lific and versatile artist, he created a distinctive and witty style blending Surrealism and abstraction.

Visiting the gallery at the opening receptions on Friday, October 20 and Saturday, October 21 (6-9 p.m. both days) is Eric Moulrot. He will give a lecture on the art of printmaking and a perspective on his grandfather's collaboration with these historic artists.

Soprema Opens Wadsworth R & D Facility

Roofing products manufacturer Soprema, Inc. recently opened a new research and development facility expansion in Wadsworth. Officially opened by Jim Renacci, mayor



Soprema opens new facility

of Wadsworth, and Gilbert Lorenzo, Soprema's vice president and general manager, the 1,800-square-foot facility expands the company's research efforts in the United States.

Three research chemists have been hired to operate out of the new facility, which specializes in new Polyurethane and waterproofing products development. For more info, visit www.soprema.us.

AIA Cleveland to Host Public Forum on Breuer Tower

It's a tough building to love, but is it wise to tear down one of only two Cleveland buildings designed by world renowned architect Marcel Breuer for a new County Administrative Center? The Cleveland chapter of the American Institute of Architects (AIA Cleveland) invites interested individuals to join design professionals, historians and other concerned citizens in a public discussion to learn more about the Breuer Tower and the pros and cons of renovating or razing it. The forum will take place on Thursday, October 26 (5:30 p.m. to 8:00 p.m.) at Glickman-Miller

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Breuer Tower

Hall's atrium at Cleveland State University's Maxine Goodman Levin College of Urban Affairs.

Built in 1971 for the Cleveland Trust Company, the 29-story Breuer Tower connects to the Neo-classi-

cal Rotunda (1905, George B. Post & Sons) at the corner of East 9th Street and Euclid Avenue. Marcel Breuer is recognized as one of the founders of the Modern Movement in architecture and was a leading proponent of the International Style. The tower is one of his few realized designs for a high-rise building and established a trend for other high-rises built across the United States.

Yet, many people think the building is downright ugly. Its Modernist façade has none of the ornate details or gilded interior spaces typically associated with historic buildings.

This forum is being hosted to encourage constructive community dialogue on this

major expenditure of public resources.

AIA Cleveland is hosting this forum in partnership with the Cleveland Restoration Society, Cleveland Green Building Coalition, and many others.

Mill Distributors Carries TCP Lighting Product Line

Mill Distributors, in Aurora, has recently been appointed to carry the complete line of Technical Consumer Products (TCP) energy efficient lighting products. TCP, also based in Aurora, features an extensive collection of products, including compact fluorescent lamps, cold cathode,



linear and high bay systems, exit and emergency lighting, HID, energy efficient fixtures, LED, halogen and incandescent lighting products/solutions. Many of these products carry the Energy Star approval.

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Commercial Real Estate Sector is Strong



JOLYN BROWN

Government regulations, if not properly set, could reduce the flow of capital to commercial real estate and weaken a robust commercial real estate market, according to testimony submitted by the National Association of Realtors to a House panel.

In a letter to the House Subcommittee on Financial Institutions and Consumer Credit of the Financial Services Committee, NAR expressed concern that the proposed Basel regulations and the proposed guidance on commercial real estate lending “underestimate the strength and stability of the commercial real estate market and do not sufficiently recognize the diverse performance traits of commercial real estate.”

“The combined effect of those two regulatory proposals may prompt banks

either to avoid making loans for sound real estate ventures or to increase the cost of capital required for commercial real estate transaction,” noted Thomas M. Stevens, president of NAR.

NAR believes that the regulations appear to tighten capital requirements more than appropriate considering the risk profile of commercial loans.

“We are pleased that several senior members of the committee expressed concerns and that it appears they will undertake a thorough review before making any changes,” said Stevens after learning that some prominent committee members voiced similar concerns during the hearing. “In a strong market with a strong forecast, the regulators need to rethink their approach and understand that 2006 is not the same environment

as the late 1980s. Our members will attest that the commercial real estate market is fundamentally strong.”

The goal of the regulators is to mitigate against potential economic fallout if the commercial real estate market significantly slows. The guidance recommends enhanced risk management practices that, if implemented, could potentially harm the flow of capital to the market. NAR, for the record, expressed concern that the “impact of overly restrictive risk management practices that do not fully recognize the unique character of commercial real estate lending could increase the cost of capital and dissuade financial institutions from making loans to sound commercial real estate ventures.”

NAR stated in its testimony that different classes of commercial real estate lending have different performance characteristics since not all commercial real estate is the same, and that financial institutions should be able to effectively manage risk through creating commercial real estate portfolios that are diverse. NAR warns that failure to recognize distinctions in classes of commercial real estate could have unintended consequences of driving down property values in all classes of commercial real estate.

NAR’s recent Commercial Real Estate Outlook notes the commercial market is “fundamentally solid” and expects tightening vacancy rates and rising rents, and the continuation of large investors pouring funds into the commercial sector. **P**

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

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What's New in Campus Security

By Lou Kren

The evolution of computer technology has spawned security equipment and systems outfitted with new capabilities that help make college and corporate campuses safer. That's the view from Joseph Wise, associate for technology at Karpinski Engineering, of Cleveland, which designs security systems and networks, and consults companies and developers on their implementation.

"Campus security networks are becoming more prevalent," he says, crediting the combination of cameras and digital video recorders (DVRs) linked to campus networks as fueling the growth. "It has really revolutionized campus security departments, giving them a lot more flexibility in terms of the security

and surveillance they provide."

With this technology, two approaches are common, according to Wise. The first is to route cameras back to a central command center via fiber optics, and then all of the DVRs are centralized at that command center. The second is to distribute DVRs, connect them via Ethernet and then monitor them using client software normally provided by the DVR manufacturer.

"This second approach has given security departments the ability to place cameras virtually anywhere on a campus



where before they might have been limited by cabling distance," he says.

The technology has filtered all the way down to the elementary-school level, and in Northeast Ohio is in use by most college campuses and several major hospitals, according to Wise.

Besides networking ability, cameras themselves have undergone a technology transformation. For example, smart cameras allow for monitoring only when they detect movement across the viewing area, letting the user set a range of motion and determine where motion must occur in order for the DVR to

begin recording what a camera sees. Also, newer cameras can operate in color during the day and switch to black-and-white at night, as black-and-white offers better nighttime resolution.

Technology follows policy

As impressive as newer surveillance technology is, it is only as effective as the security policy and procedures behind it.

"A good security design requires a good solid policy development, and then the technology supports those policies," Wise says. "In designing security networks we may deal with clients that don't have well-established security policies and procedures. They look for technology to be the catchall, to save them from anything that may happen on their campus or in their environment. That won't work."

So how can policy and technology mesh and afford the best protection?

"For example, a good established policy would be that all employees must wear ID badges, and the ID badges also will be used to access the facility via card readers," he explains. "Another policy might be that employees must enter the building one at a time to prevent piggybacking — where one person walks through the door and others follow close behind. Turnstiles or revolving doors may be a solution to ensure that only one person at a time enters the building. Access-control systems also provide the ability to limit employees to scheduled work times — not allowing them to enter on the weekends, for example.

"And now, technology allows integration of the access-control system with video surveillance," he continues. "Suppose someone tries to get in the door; the access control system provides an alarm and the video-surveillance system picks up on that alarm and then pans a camera to view the incident or has the monitor switch to the camera where the incident is occurring. A lot of the campuses in Northeast Ohio are integrating access-control and video-surveillance systems to that level." P

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A look at lightning protection and why you need it

By Bob Winovich

Lightning protection systems have changed drastically since Benjamin Franklin first invented lightning rods in 1752. Today's systems must protect modern appliances, electrical systems and building constructions – they have to keep up with the changing requirements of modern technology.

Underwriters Laboratories Inc. (UL) keeps up with these changes. Its experience in the safety-testing field has earned UL worldwide recognition and respect. Jurisdictional authorities, government agencies, insurance representatives and consumers alike have looked for the UL mark on products and systems for almost 100 years. When you see the mark, it means that the product or system on which it appears conforms with UL's



internationally recognized Standards for Safety.

In the lightning protection field, UL has been serving home and building owners since 1908. Today, UL has a large number of trained lightning protection field representatives located throughout the United States. UL inspects sites ranging from cow

barns to missile silos, front golf course shelters to high-rise building systems. In fact, some of the most famous buildings in the world are protected by UL Master Labeled lightning protection systems, including the White House, the Sears Tower and the Washington Monument.

The need for lightning protection

Lightning can strike anywhere on earth – even the North Pole and South Pole. In any U.S. geographical location, lightning storms occur as few as five times or as many as 100 times per year. The Northeast United States has the most violent thunderstorms in the country because of the area's extremely high earth resistivity. High earth resistivity (the earth's resistance to conduct

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current) increases the potential of a lightning strike. If struck, structures in these areas will generally sustain more damage when there is no lightning protection system present.

Each year, thousands of homes and other properties are damaged or destroyed by lightning. It accounts for more than a quarter billion dollars in property damage annually in the United States. Lightning is responsible for more deaths and property loss than tornadoes, hurricanes and floods combined, but of these violent forces of nature, lightning is the only one we can economically afford to protect ourselves against.

Some properties have a higher risk of lightning damage. When considering installation of a lightning protection

system, you may want to assess this risk. A risk assessment guide for determining lightning loss for all types of structures can be found in Appendix I of the National Fire Protection Association's Lightning Protection Code, NFPA 780. This guide takes into consideration the type of structure, type of construction, structure location, topography, occupancy, contents and lightning frequency. (Information may be obtained from National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269, 800.344.3555.)

How lightning protection works

Lightning is the visible discharge of static electricity within a cloud, between clouds or between tile earth and a cloud.

Scientists still do not fully understand what causes lightning, but most experts believe that different kinds of ice interact in a cloud.

Updrafts in the clouds separate charges so that positive charges end up at the top of the cloud while negative flow to the bottom. When the negative charge moves down, a "pilot leader" forms. This leader rushes toward the earth in 150-foot discrete steps, ionizing a path in the air. The final breakdown generally occurs to a high object the major part of the lightning discharge current is then carried in the return stroke, which flows along the ionized path.

A lightning protection system provides a means by which this discharge may enter or leave earth without passing through and damaging non-conducting parts of a structure, such as those made of wood, brick, tile or concrete.

A lightning protection system does not prevent lightning from striking; it provides a means for controlling it and preventing damage by providing a low resistance path for the discharge of lightning energy.

UL's role in lightning protection

UL's Master Label Program for lightning protection involves periodic factory testing and inspection of system components, along with field inspection components of completed installations. The program requires that all installers comply with UL's internationally recognized standards for lightning protection components and systems. UL's field representatives countercheck compliance with these standards.

As a home or building owner, you should make sure that your installed system complies with the UL requirements. Here's how:

Make certain that your installer is listed by UL and that a Master Label application is submitted to UL for your installation. When you request a Master Label for your system, your installer will ask you to sign the owner's statement on the Master Label application form. The fourth (yellow) copy of the application is for your records. This should be done

before the installer submits the Master Label application to UL for issuance of the Label. Make sure you receive the Master Label from the installer and place it on the protected structure as requested.

Buildings that are changed structurally or provided with additions can be re-examined under UL's Reconditioned Lightning Protection Program. Under this program, the entire system must comply with the current UL standards.

How you can protect your building

To protect your building, you should consider installing a UL Master Label Lightning Protection System that complies with current nationally recognized codes.

Lightning protection systems consist of air terminals (lightning rods) and associated fittings connected by heavy cables to grounding equipment, providing a path for lightning current to travel safely to ground.

Install UL listed surge arresters at your service and telephone equipment to prevent surges from entering the home or other buildings oil power or telephone lines. Surges are diverted to ground, and both wiring and appliances are protected.

Install UL listed transient voltage surge suppressors in receptacles to which computers and other electronic equipment are connected in order to limit the voltage to one-and-a-half times the normal (maximum for solid state devices).

Look for the UL mark. Remember, your lightning protection system may be installed using UL's requirements, but the system is not a Master Label system unless installed by one of UL's listed installers and a Master Label has been sent to you. Always look for the Master Label" on your lightning protection installation. **P**

Bob Winovich is general manager at Western Reserve Lightning Rod Co., based in Chagrin Falls. For more info, call 440.247.6727.

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An Overview of Automated Gate Emergency Access Systems

By Terry Shepherd

When an automated vehicular gate system is installed on a property in general access applications, there must be a method to allow emergency vehicles (fire, police, ambulance) access to the property without the gate hindering their entry. The access system must allow for entry through the vehicular gate under three different and unique situations:

1. The system is in service and under normal operation.
2. A power failure has occurred and battery powered convenience open systems are employed.
3. A power failure has occurred and the convenience open system has failed (dead or low charged battery).

Situation 1: Normal operation

Under normal operation, there are many devices that can be integrated with the vehicular gate system to allow emergency vehicles access to the prop-

erty. When any of these devices are activated, the vehicular gate(s) is commanded to open and remains open until the device is deactivated. Typically, the emergency vehicle access device will bypass the primary access control device (telephone entry system for example) and is wired directly to the gate operator open input. Some of these devices are listed below.

Click-2-Enter

This system consist of a special radio receiver that allows fire departments, police departments and ambulance companies to open the access gates by using two-way radios installed in their trucks/cars.

Special keys and key switches

With this system, emergency vehicles each have a special access key that activates an emergency override key switch. These key switches are typically labeled "Fire Dept." and are installed in a location at the gate that is visible and easily accessible.

Lock boxes

Lock boxes are essentially the same as the key switch option in that a special padlock (that only emergency vehicles have a key too) is placed on the lock box to lock it shut. When the padlock is removed (or cut off), the lock box automatically commands the gate to open and will hold the gate open until the lock box is re-closed and locked. Lock boxes are typically labeled "Fire Dept." and are installed in a location that is easily visible and easily accessible.

Siren sensors

These devices detect the "yelp" mode from an emergency vehicles siren. When the yelp is detected, the gate will open.

Strobe light sensors

These devices respond to the flashing strobe light from the emergency vehicle. When the strobe light is sensed, the gate will open.

Wireless transmitters

Like garage door openers, wireless transmitters open the gate from a distance of 75 to 100 feet. These trans-

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mitters are specially encoded with a code that is unique to emergency vehicles.

Because of the many different devices available, the city building department should be consulted to determine which method of entry is preferred by the local authorities.

Situation 2: Power failure with battery-powered open system

Many manufacturers of vehicular gate operators now offer battery-powered convenience open systems that provide a method to open the gate when primary (AC) power is removed. DKS offers this type system in many of its gate operator products. This type of system is completely self-contained in the operator and is completely independent from the primary drive system. In essence, this provides a redundant drive system when the primary AC power is removed. (Note: If your operator does not employ a battery back-up system, please refer to Situation 3 below.)

Operators equipped with a battery powered convenience open system typically operate in one of two different methods: 1) When a power failure occurs, the system immediately commands the gate to open and remain open, or 2) when a power failure occurs, the system remains in a stand-by mode until a command from either a wireless transmitter or manual switch is received to open the gate. In the second option, it is important to note that the radio receiver is powered from the batteries, which allows the receiver to remain in operation during a power failure. This design feature assures that any emergency vehicle using the wireless transmitter method of entry will be capable of commanding the gate open even during power outages.

Battery-powered convenience open systems in vehicular gate operators provide a trickle charge to the batteries during normal operation. It is advisable that maintenance personnel and property managers check these systems on a monthly basis to assure that the batteries are in good condition and have enough power to open the gate. Batteries in

these systems are good, on average, for about two years before they will need to be replaced.

Situation 3: Power failure and battery-powered system failure

This is the "worst case" scenario that must be addressed during the design of the vehicular gate access system. In other words, system designers and installers must assume that at some point

System designers and installers of access systems must assume that at some point in time there will be a primary power failure and the battery powered convenience open system will fail to open the gate because of some component failure.

in time there will be a primary power failure and the battery powered convenience open system will fail to open the gate because of dead or low charged batteries or because of some other system component failure. Under these circumstances, the gate operator must assume a "fail-safe" mode. Simply stated, the operator "fails" in a safe condition allow-

ing the gate to be manually pushed open without the need for any keys, cranks, or other mechanical devices. This is an essential feature for both emergency and non-emergency vehicles. Obviously, emergency vehicle personnel cannot waste time looking for keys, cranks or attempting to force the gate open with bolt cutters, the "jaws of life" or other mechanical devices. They also cannot wait for maintenance personnel to arrive to activate gate release mechanisms that are typically located on the inside of the gate. Likewise, apartment and gated communities cannot allow a situation to develop where residents are "locked" out of their homes. Many fire department regulations require that "fail-safe" gate operators be installed to allow emergency vehicle access during power outages. **P**

Terry Shepherd is general manager at Signature Control Systems LLC (330.963.3355). The company was founded in 1987 and specializes in the distribution, installation and support of advanced Vehicle Access Control Systems. The company's customers include airports, professional parking operators, public parking facilities, colleges and universities, hospitals, industrial users, municipalities, storage facilities, private communities and single-family residences.



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Simply Cameras

Com-One Sound provides security solutions for area property owners

By Andrea Keener | Photo courtesy Com-One Sound

Now more than ever, building security systems play a vital role in property management. Will Needham of Com-One Sound, based in Cleveland, says that “taking control of who enters and exits your building decreases vandalism and theft while allowing a tenant to feel safe and secure.”

For over 13 years Com-One Sound has been providing property management companies with solutions to improve building security. Technology in cameras, intercoms and access control equipment has made building upgrades and renovations more affordable.

Recently, Needham had an opportunity to meet with the new property owner of Indian Hills Apartments in Euclid. What started initially as a security service issue with the intercom system quickly evolved into the second largest camera installation project in Northeast Ohio. More than 400 cameras and 50,000 feet of cable were installed, taking three technicians over four months to complete.

Indian Hills, the largest apartment complex in Ohio, consist of 10 buildings over four city blocks. Forty cameras at each building monitor traffic starting from the outdoor parking lots, door entry point, elevator floor level and back hallway wing. Other focal points like laundry, community and fitness rooms are also monitored. All cameras are connected to a building security point and recorded on multiple channel digital video recorders (DVRs). Cameras and monitors were not concealed for the purpose of letting both guest and tenants know they are being recorded.

The owner hopes to prevent vandalism to his major renovation investment and give the tenants a safe place to live.

“I will definitely continue to use Com-One Sound,” says Property Owner Michael Niedhurst. “Their expertise, competitive pricing remains unmatched.”



FIRST LOOK (Standing, from left) Mike Thompson, Randy Henry, Will Needham, (sitting, from left) Ed Vetalice, Tim Larbig and Brian Donahue, of Com-One Sound, look over plans for a recent project.

Needham says that he employs “the best qualified and experienced technicians.”

With that in mind he thanks one of his newest customers, Niedherst Management, for the opportunity to secure its properties.

“We concentrate on doing what we do best and that’s with one product – door security systems,” Needham says. “It’s a lifetime investment and with these systems you can’t go wrong.”

Com-One Sound was founded in 1989 by Will Needham and provides security products throughout the Cleveland area.

For more information regarding camera installations, access control and intercoms, please visit their website at comonesound@aol.com or call 216.485.1555

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Extinguishing Danger

If fire strikes, will you be a survivor? Or a fatality?

By Richard Watson

Every year there are over 3,500 lives lost in the United States due to fires. Annually there are over 1.6 million fires reported in the United States, about 80% of these fires are residential. On an annual basis, more than \$10.7 billion in damages are caused.

The U.S. has the worst fire death rate in the industrialized world. For instance, New York City has more fires than the country of Japan. In 2005 alone, there were 3,676 fire deaths and 17,925 fire injuries nationally.

Statistics show us that most fatalities happen at night between the hours of 11 p.m. and 6 a.m. The National Fire Protection Association categorizes these fires into two types, industrial and residential.

The top 10 causes of fires are as follows:

Industrial:

1. Equipment malfunction
2. Arson
3. Open flames
4. Welding, grinding and friction
5. Electrical
6. Smoking
7. Flammable liquid spills
8. Heating equipment
9. Air conditioning equipment
10. Spontaneous ignition/combustion

Residential:

1. Unattended cooking
2. Electrical
3. Fireplaces and wood-burning stoves/chimneys
4. Heating equipment
5. Kerosene space heaters
6. Smoking
7. Wild fires/forest fires
8. Children playing with matches and/or cigarette lighters
9. Candles
10. Extension cords

Other Fire Facts:

- Most fires double in size every 30 seconds
- 60% of businesses that lose their records to fire never reopen
- In a lifetime, the average household will have two fires that are serious enough to call the fire department
- Every three seconds a fire is reported in the U.S.
- 97% of all fires are put out with portable fire extinguishers
- The other 3% are put out by sprinkler systems, suppression systems and the fire departments

The National Fire Protection Association tells us that many lives and/or properties could have been saved if a fire safety or evacuation program had been in place.

1 **Have a fire evacuation plan.** Include fire drills using your fire alarm system to evacuate all employees from your building. Time your employees to see how fast they get out. Two minutes or less is good for a two-story building; for buildings three stories or higher, add 30 seconds per floor. Always use the stairwell and never use the elevators. When evacuating from your building, always close the doors in back of you to stop smoke, heat and toxic fumes from spreading. This also cuts down the flow of fresh air, which fire needs to grow.


2 **Know where your fire extinguishers are located and know how to use them.** Almost all fires start small and can be extinguished



with in a few seconds. In most cases you have 15 seconds to extinguish a fire, if the fire is still not extinguished, evacuate to the nearest exit.

3 **Where smoke is present, stay low and crawl.** In most fires smoke, heat and toxic fumes rise, forcing the oxygen down close to the floor where you can breathe fresh air.

4 **At home, make sure you have a fire extinguisher, smoke detectors and a fire evacuation plan as well.** Check and change the batteries in your smoke detectors every six months. When installing a smoke detector, install one per floor and in the hallway outside the bedrooms. Keep lighters and matches away from children. Always keep your bedroom door closed at night for extra protection from smoke and fire. Try and have two ways out of your home. Have a fire drill with your family at least once a year. Designate a meeting place outside of your home for family members to meet. Remember, always call the fire department from outside of the fire area, give them your name, address, phone number and describe the type of fire if possible. Advise your neighbors and never re-enter a burning building.

5 **Make sure your building fire alarm, sprinkler system and fire extinguishers have been serviced and certified by a factory-approved fire protection company.** This equipment could save your life, so be sure that it is certified and in working condition. 

If you have any questions regarding this article, or need help creating a safety plan, please contact Richard Watson at ABC Fire, Inc. 440.237.6677.



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Are You at Risk?

Ensure safety, security on your properties before it's too late

By Tom Lekan | Photo courtesy Atlantis Company

"Am I at risk?" Building owners and managers often ask themselves this question. And variations of this question are asked by corporate, legal, security, insurance executives and others. "Are we at risk?" It's easy to understand why this question continues to nag us. Many of us have been through litigation after something terrible or tragic happened at a place or property we were responsible for. Looking back on the incident, we added up the cost for lawyers, settlements, the time we spent giving statements and depositions, et cetera. Only then did we realize it would have been far less expensive if we would have hardened our defenses in the first place. Many times it is not that we neglected to install a secu-

urity or safety feature, only that we didn't make sure it worked or was installed correctly or was still working. These cases are numerous. All too often someone changed or "modified" a device for the sake of convenience, a change that the owner or manager was unaware of until the tragedy happened. Too late.

Reading this, you might find yourself saying, "I've been there." If so, you also may have sworn that you would never let that happen again, and meant it when you said it. Then time goes by, you have a multitude of things to deal with, and pressing issues force your attention elsewhere. It's at this very point that you again become vulnerable, exposed to liability and your assets at great risk, which you never intended.

Certainly you want safety and security methods and procedures in place for many good reasons, and there are benefits. However, we are all subject to the same constraints about money, and the ability to do the things people tell us that will help make our property safer. But we also shudder when we think of how much money was spent after a tragedy. The loss can be huge and devastating. Just thinking of it sometimes is like opening a wound or a flood-gate, the image of precious dollars and resources floating away in a judgment to a plaintiff. Sometimes these losses are so extreme they can cost a person their job, or you can find yourself in court charged with negligence and possibly a criminal offense. It's a nightmare.



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- ◆ When was your last assessment of security and life safety risks by a certified, credentialed, security pro?
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TAKING CONTROL "We have responsibility for the safety and security of the people at our properties," says Tom Lekan, of Atlantis Company. "With responsibility comes accountability – the buck stops with you."

Stop! This is a depressing picture. Is there a bright side? Are there good solutions to mitigate risk, to worry less, sleep better, while you get more mileage from the money you're spending on security and safety? Yes.

Here are some basic methods you can use to protect yourself and reduce your exposure to risk:

Risk assessment

Perform a risk assessment with the same mindset as you would perform a financial audit – complete, detailed and accurate. You can perform these audits and assessments yourself, with a team, or with outside or professional help. Just do them.

Schedule audits regularly

A key is to perform security audits regularly and completely. Put them into the calendar and the schedule. Regular performance without fail is itself a protection. Document them.

Record functions & performance

During your assessment make sure every device, procedure or function is doing what it was intended for. Document performance. For example, I have seen far too many closed circuit TV camera installations that had the best of intentions, but the cameras "looked" at the wrong areas, the picture too far away



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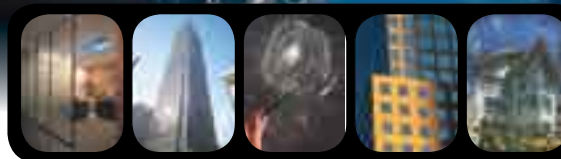
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or not wide enough, or sometimes they were never “aimed” in the first place. Procedures that are out of date or incorrect are most damaging; they can make the difference in winning or losing a case. Procedures that are in place but not followed are the same.

Actively plan & budget

Plan for correcting any of your negative findings through your capital budgeting process so that you are progressing with security and safety matters. You shouldn't go bankrupt in order to cover every potential hazard. Documenting your plan and intentions are therefore important. And it is important for you to utilize precious dollars wisely like an investment. What I find more often than not is that good money was spent for inadequate or oversold countermeasures. Having a solid plan for the right security and safety measures after a complete assessment can make your capital go further. In some cases you will find a good procedure can be better than a hardware device, and in some cases a strategically placed camera can replace a person permanently.

Staff training

Train your staff in the latest and best practices in security and safety, document the training, and survey and measure it. At one of my prior security positions the

turnover was heavy, but fire safety and security was paramount, I had my security staff do one-on-one audits with staff – they did these “on the fly” and documented them. Simple questions like, “What would you do if you saw smoke? A fire? If you saw someone acting suspiciously or looked like they didn't belong here?” The results of these were tallied, and the results let us know when, where and with whom training was needed. The cost was simply the form used to document the training. Is this important? “What training do you provide...?” will be one of the first questions asked by your attorney when something goes wrong. You just can't say that you did it or that training was provided. It must be documented thoroughly, undeniably.

In summary, we all have responsibility for the safety and security of the people at our properties. With responsibility comes accountability – the buck stops with you. Many of you have felt the sting when things have gone wrong in the past, and the desire never to feel such a terrible sting again. Use the basic methods listed above as a solid beginning, and treat the implementation of these as seriously as you would the details of financial matters. Because they are. If you have uncertainties in different or difficult areas, or feel the need for assistance in designing a program or obtaining the right training, seek the help of a well-qualified security professional. Going home at the end of the day with the thought, but also with the reality, that you are doing the right thing for the safety and security for your people is a good feeling. It's also good business that pays solid dividends. **P**

Tom Lekan, C.P.P., is the senior vice president for security consulting, risk management and investigations with the Atlantis Company, Security Management Services, and a full service security firm. Previously he was director of security for KeyBank N. A. for many years, and was also the director of security and safety for Nestlé's U.S. operations for 13 years. He is board certified and is known locally and nationally in the professional security community. For additional background, visit www.AtlantisSecurity.com.

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Cross Training for Glazing

Fire-rated products fill many purposes

By Jerry Razwick

Back in the early 1990s, sports fans watched a phenomenon named Bo Jackson become the first athlete to compete in All Star games for both professional football and professional baseball. His ability to do so well in two sports was unprecedented. He became the definition of a “cross-trainer,” and was equally at home in two different arenas. The infamous “Bo Knows” ad campaign for Nike played up Jackson’s mastery of multiple sports and introduced a new kind of shoe that could be worn for more than one type of activity.

A significant amount of “cross-training” has also been taking place in the glass industry, particularly in products related to life safety. Materials that were

once categorized as fire-rated only have now crossed over to perform equally well in other areas. That means that a single product can now pull double duty, giving greater design freedom than ever before.

So just what is possible today? Continuing with the cross-training analogy, if Bo knows his sports, what does today’s fire glass “know” that is changing the industry?

Fire glass knows impact.

It is somewhat ironic that the vast majority of glass installed in America to provide fire protection offers little protection against human impact. Traditional polished wired glass performs very well in a fire but cannot withstand

much physical abuse. This posed a real dilemma for years, since wired glass was the only glazing product available that could offer any degree of fire protection. In hazardous locations, such as doors and sidelights, something had to be compromised. Either a true impact safety product had to be installed that couldn’t offer fire safety, or vice versa.

Building standards were written to accommodate the shortcomings of wired glass. Since fire was deemed a greater threat than injury due to broken glass, the decision was made to exempt wired glass from meeting impact safety requirements. In that way, wired glass could still be used in openings where fire protection was critical. The exemption was originally intended to be a stop-gap

measure until a better solution could be found. At issue was the fact that not only was wired glass fairly easy to break, but also when broken the wires created additional dangers since they tend to snag and cause further injuries. Incidents began to mount, to the point where one study estimated that there are now 2,500 wired glass injuries a year on average.

Clearly, there was a need for a cross-trained product, offering both a fire rating and a high impact safety rating. Manufacturers responded to the need by developing several products. Now there are many alternatives to wired glass that can meet the highest standard for safety glass: CPSC 16 CFR 1201 (Category II). Generally speaking, these wireless alternatives also offer higher fire ratings than wired glass and can be specified in much larger sizes. For example, laminated ceramic products carry fire ratings up to 90 minutes in some applications and can be installed in sizes up to 2,627 square inches at that rating. That’s more than twice the size allowed for wired glass rated for just 45 minutes.

With the 2003 changes to the IBC, the exemption for wired glass was removed in K-12 schools, daycare centers and athletic facilities. As a result, there has also been a new wave of innovation in wired glass itself, with several experiments to strengthen the product. Ideas have included adding a film to wired glass, laminating it or using thicker wires. While these modified wired products hold promise for certain applications, the ability to now have clear, “wire free” openings that offer such great performance suggests that the future will see a shrinking demand for traditional wired glass where impact safety is concerned.

Fire glass knows heat transfer resistance.

All fire-rated glass has a tremendous ability to tolerate high temperatures. It has to. The testing procedure requires glass to experience temperatures in excess of 1600° F. By way of comparison, standard float glass cannot withstand heat above 250° F. That can lead to the misunderstanding that all fire-rated glass

acts as a barrier to heat transfer, which is not correct. Most fire-rated glass is intended to contain flames, smoke and gases, yet heat will pass from one side to the other. In some applications, such as stairwells or computer rooms, heat poses a significant danger. Even if a fire can be kept out, heat can quickly make a stairwell unlivable. In tall buildings where people could be trapped in a stairwell for an extended period of time, the risks posed by heat become great.


Again, an opportunity for a cross-trained solution presented itself. A new breed of product emerged known as “glass fire walls.” Some of the most advanced technology available has gone into the development of these products. Interlayers composed of clear, intumescent materials are sandwiched between

layers of glass. In a fire situation, the interlayers foam up, blocking heat. A fire could be raging on one side of a window and someone could still touch the opposite surface without being burned.

These specialized glass products are classified as walls and are tested to ASTM E119 in the same way a solid barrier wall would be. Unlike thinner fire-rated glazing materials, use of these products is not restricted to a certain percentage of a wall, and therefore glass fire walls can be specified from floor-to-ceiling and wall-to-wall.

Fire glass knows security.

Since September 11, much attention has been devoted to enhancing building security. Protective glazing is a promi-



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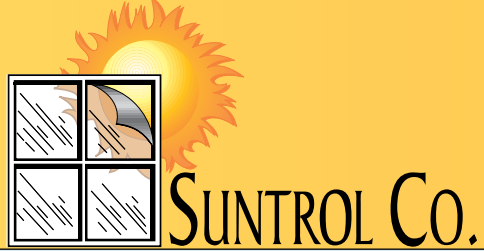
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ment topic, whether the discussion is about bullets or bomb blasts.

What hasn't attracted much attention is the fact that the typical glazing materials used to offer those types of protection can be highly flammable. As with wired glass, it is possible to take care of one problem only to create another.

Recently, a test was conducted at an independent laboratory to determine how glass clad polycarbonate would react in a fire, since it is one of the primary choices for bullet resistant glazing. Within minutes, the glass burst into flames and vacated the opening. It was a telling demonstration of the need for cross training in yet another category of glass. Fortunately, the glass fire walls mentioned earlier have now been tested for bullet resistance. Current products have earned a Level 3 bullet resistance rating (able to stop a .44 Magnum bullet). That rating can be increased to Level 8 (7.62mm rifle) when the glass fire wall is in an insulated glass unit (IGU).

Fire glass knows exteriors.

In 1988, Los Angeles fire fighters battled one of the most devastating high-rise fires in American history in the 62-story First Interstate Bank building. The fire began on the 12th floor, and then spread to five floors above, causing enormous damage before it was able to be contained. What surprised many people was the manner in which the fire spread upward. With the fire on the interior of the building, the flames burst through the exterior windows and climbed the outer envelope of the building, penetrating behind the spandrel panels and sneaking around the end of the floor panels.

The tragic event brought into focus the need to consider fire safety in exterior applications. Normally, fire-rated glazing is thought of as an interior product. It is there to keep a fire from jumping room to room. By and large, there has not been much call for stopping a fire at the perimeter of a building and limiting its spread from floor to floor.

However, when construction is close to property lines and large multi-story proj-

ects are being built, there is an increasing need for exterior fire-rated products. This requires a different set of performance capabilities, since it introduces the need for energy code compliance, etc.

In this case, both fire-rated glass and fire-rated framing have been cross-trained. Fire-rated IGU products are able to meet energy codes and can combine fire-rated glazing with tinted or mirrored glass as an application demands. What's more, steel fire-rated framing is now available as a curtainwall rated up to two hours. Large pieces of glass can be used to span multiple stories without compromising fire safety.

Fire glass knows fire.

With all the additional features now being offered, it's easy to forget just how extraordinary the fire protection offered by fire-rated glass really is. There is a disturbing trend in some building codes that undervalues the role of fire-rated glazing. Increasingly, model codes across the country are allowing sprinkler trade-offs. Where architects would normally be required to specify fire-rated construction materials, they are at times being allowed to use specialty deluge sprinklers instead.

Yet statistics show that sprinklers fail to operate approximately 16% of the time. Even when they do function properly, if the glass near them is not fire-rated, the sprinklers may cause the glass to fail (due to thermal shock), creating an opening for the fire to spread.

With more to offer than ever before, fire-rated glazing continues to play a critical part in building construction. As market demands and codes keep evolving, we can anticipate the need for cross-trained products will only grow. **P**

Jerry Razwick is founder and president of Technical Glass Products (TGP), a distributor of specialty glass and framing as well as architectural products. He has been a glass factory agent in foreign and domestic markets for over 25 years. Razwick has served on the Industry Advisory Committee for Underwriters Laboratories, Inc. and is an active member of AIA, CSI, NGA and GANA.

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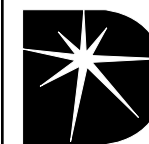
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Clear Choice

Planning for disasters should include installing security window film

By Marty Watts | Photos courtesy V-Kool, Inc.

The best disaster recovery plans are made easier to carry out if facilities have implemented a comprehensive pre-disaster evaluation to enhance physical security prior to a disaster event – not after.

In addition to the installation of access controls, alarms and security cameras, the single most cost effective action that can be taken to ensure the safety and security of building occupants is the installation of security window film on existing windows, glass doors and fixed glass. Subject to extreme stress, existing glass can break, endangering building occupants.

If a window with security window film breaks, the film holds the glass intact preventing shards from becoming lethal projectiles. The glass may shatter but will remain in or close to its frame.

Most injury from glass is caused by accidental impact. However, the force of a tornado can project an object through a window causing glass shards to strike occupants. An explosion creates a shock wave that may atomize glass particles



CATCHING A BREAK If a window with security window film breaks, the film holds the glass intact preventing shards from becoming lethal projectiles. The glass may shatter but will remain in or close to its frame.

that are breathed by building occupants often resulting in death.

Security window film is strengthened when attached to the frame. Retrofit film attachment mechanisms for securing security film to the window frame are available. Both laminated glass and security window film may mitigate the impact of stress on glass. Tests verify that many security window films provide equivalent, sometimes superior, performance compared to laminated glass.

The cost of laminated glass installed is approximately \$20 a square foot in addition to the cost of removing existing glass. The cost of security window film applied to the interior surface of existing glass is approximately \$5 to \$8 a square foot, though the most energy efficient security films cost from \$10 to \$13 a square foot installed. For extra protection, a system to physically attach the film to the window frames would cost approximately \$6 to \$16 a square foot.

The optimum security window film may reduce energy consumption by blocking solar heat. The cost of disruptions to business in replacing existing glass compared to applying security window film should be taken into account.

In developing a comprehensive disaster plan the following items should be considered:

- the installation of propane or diesel emergency electrical generators

- the storage of food, water, first aid supplies, sleeping bags, unisex coveralls, protective shoe coverings and portable toilets for extended on-site use by staff
- the implementation of quarterly staff training in the use of safety equipment and what to do or not do after a disaster strikes

The ability to integrate security measures into facility upgrades reduces cost and shortens payback periods. In addition, taking such steps will reassure building occupants that management is doing all that is necessary for their protection and well being in the event that disaster strikes. **P**

Marty Watts is president/CEO of V-Kool, Inc., a Texas-based firm that distributes security and heat-blocking window films. For more information, contact V-Kool, Inc., at 800.217.7046 or visit www.v-kool-usa.com.

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CONSTRUCTION PROGRESS REPORT

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PN-Q1102025

SPEC BUILDING

Cleveland Enterprise Park

Highland Hills, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$6,700,000

CONTRACTING METHOD: D/B Subcontracts

UPDATE: Planning is underway; bidding possible October 2006.

DESIGN/BUILDER: Project & Construction Services
3135 Euclid Ave. #200
Cleveland, OH 44115
(216) 619-1700 FAX (216) 619-1770

DETAILS: 67,000 SF, three-story building; sitework; concrete; landscaping; masonry; structural steel; wood and plastics; metal studs; miscellaneous metal; roofing; insulation; drywall; painting; fire suppression equipment; electrical; lighting; plumbing; plumbing fixtures; HVAC.

dential portion will be done by an outside builder.

DEVELOPER: The King Group
23625 Commerce Park Rd.
Beachwood, OH 44122
(216) 831-9330

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

DETAILS: 83 acres zoned for office space and 20 acres for residential use; buildings could range in size from 30,000 to 200,000 SF and be single or multi-tenant; sitework; utilities; roads; curbs; concrete; water retention; electrical; mechanical; plumbing; residential portion will be of wood frame construction; asphalt shingle roof; siding; vinyl windows; rough carpentry; finish carpentry; drywall; painting; landscaping.

UPDATE: C.M. services RFQs due to owner October 2, 2006.

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

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

DETAILS: Student Center Phase 1B-Main Classroom Building, Plaza Level Build-out-\$14,925,000. Approx. 60,000 SF build-out located primarily on the Plaza level of MC; the area being constructed will house administrative and/or student activity space, as well as the renovation of an existing auditorium and restrooms. Student Center Phase II-New building and demolition of existing building-\$42,500,000 Demolition of the existing University Center Building and construction of new smaller Student Center on the site; demo-

lition will include the bridge to the Main Classroom Building on the east side of the structure and partial demolition of the bridge to the Music and Communications Building to the west which will be re-used; approx. 120,000 SF Student Center Building to include full service kitchen, servery and dining areas, street side pub, bookstore, atrium and new offices and meeting rooms for Student Life Programs; the new construction will include a new bridge and associated building modifications to the Main Classroom Building, re-work of the existing bridge to the Music and Communication Building and connections to the newly renovated plazas to the north and east; the project will be designed with respect to the CSU Campus Master Plan and integrated with the Euclid Corridor Project.

PN-R0913002

TRANSIT STATION

Cleveland, OH (Cuyahoga Co.) East 120th Street

CONTRACTING METHOD: Public Bids

STATUS: Architectural RFPs due to owner October 5, 2006.

OWNER: Greater Cleveland Regional Transit Authority
1240 West 6th Street, 5th Floor
Cleveland, OH 44113
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PN-Q1213031

OFFICE PARK

Brecksville, OH (Cuyahoga Co.) 5914 Miller Road

CONTRACTING METHOD: D/B Subcontracts

UPDATE: A September 21, 2006 public hearing will be held to consider plan approval; resi-

PN-R0120011

STUDENT CENTER

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids



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DETAILS: SF to be determined; transit station shell, bus loop, and parking area; ADA accessible; concrete; masonry; paving; structural steel; roofing; metal doors/hardware; painting; HVAC; plumbing; electrical; lighting.

PN-R0912039

EDUCATIONAL & PROFESSIONAL CENTER

Brunswick, OH (Medina Co.)

ESTIMATED AMOUNT: \$8,000,000-12,000,000

CONTRACTING METHOD: Public Bids

STATUS: Architectural & engineering services SOQs due October 3, 2006.

OWNER: City of Brunswick
4095 Center Road
Brunswick, OH 44212

DETAILS: (330) 225-9144 FAX (330) 273-8023
50,000-60,000 SF, three-story, state-of-the-art facility; sitework; landscaping; paving; concrete; masonry; structural steel; wood and plastics; roofing; doors and windows; painting; finishes; HVAC; plumbing; electrical; lighting.

PN-Q0221024

MUSEUM

Lorain, OH (Lorain Co.)

ESTIMATED AMOUNT: \$9,000,000

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

UPDATE: Announcing estimated amount; owner is fundraising; planning is preliminary.

OWNER: Inland Seas Museum

480 Main Street
Vermilion, OH 44089
(440) 967-3467

ARCHITECT: Not yet selected

DETAILS: 40,000 SF; site of proposed waterfront museum on the Black River; sitework; site utilities; concrete; masonry; structural steel; miscellaneous metal; wood & plastics; roofing; insulation; caulking; glass & glazing; drywall; painting; mechanical; plumbing; electrical; lighting.

PN-R0911006

CAMPUS EXPANSION

Cleveland, OH (Cuyahoga Co.) West 32nd Street

ESTIMATED AMOUNT: \$15,000,000

CONTRACTING METHOD: To Be Announced

STATUS: Project is conceptual at this time; owner is currently fundraising; no construction schedule has been determined.

OWNER: Providence House, Inc.
2037 West 32nd Street
Cleveland, OH 441134017
(216) 651-5982 FAX (216) 651-0112

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

DETAILS: Four connected homes to be linked to a child-care center with classrooms and playrooms; convert one of the existing buildings to an education center; build a

secure playground behind the two houses; add underground storage for donations; sitework; framing; excavation; plumbing; electrical; HVAC.

PN-M1104047

FIRE STATION

Solon, OH (Cuyahoga Co.) Bainbridge between SOM & Solon Road

ESTIMATED AMOUNT: \$4,200,000-4,700,000

CONTRACTING METHOD: Public Bids

UPDATE: Planning underway; bidding to advance in January; groundbreaking in April 2007.

OWNER: City of Solon
34200 Bainbridge Road
Solon, OH 44139
(440) 248-1155

ARCHITECT: Brandstetter/Carroll/Zofcin - Cleveland
820 W. Superior Avenue, Suite 800
Cleveland, OH 44113

www.brandstettercarroll.com
(216) 241-4480 FAX (216) 738-7155

AGENT: Solon Fire Department
5595 Harper Rd.
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5885 Landerbrook Drive #110
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26285 Broadway Road, Bldg B, Oakwood Village, OH 44146

Akron, OH 44311
(330) 572-2100 FAX (330) 572-2101

DETAILS: 16,556 SF, two-story brick building with four-bays; concrete; brick; masonry; electrical; plumbing; fire protection equipment; HVAC; glass & glazing; toilet compartments/accessories; asphalt.

PN-R0907009

BANK BRANCH

Wadsworth, OH (Medina Co.) Williams Reserve Boulevard

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

STATUS: Plans have been approved by the planning commission.

OWNER: First Merit Bank

106 S. Main Street
Akron, OH 44308
(330) 384-8000

ARCHITECT: Domokur Robinson Edwards Architects

4651 Medina Road
Akron, OH 44321
www.dre-inc.com
staff@dre-inc.com

(330) 666-7878 FAX (330) 666-6061

DETAILS: 4,200 SF; single story; five drive-thru lanes; ATM; sitework; concrete slab; masonry; shingle roof; wood and plastics; counter tops; lighting; metals; HVAC; doors and hardware; electrical; painting; plumbing; mechanical; glass and glazing; finishes; floor coverings.

PN-R0721079

SENIOR APARTMENTS

Garfield Heights, OH (Cuyahoga Co.) Cranwood Drive

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

UPDATE: Bidding possible October 2006.

OWNER: St. Timothy's Church
4341 E. 131st St.
Cleveland, OH 44105
(216) 581-9856

ARCHITECT: Berardi Partners Inc.

369 E. Livingston Avenue
Columbus, OH 43215
www.bpiarch.com

(614) 221-1110 FAX (614) 221-0831

DETAILS: Three stories; 40-unit apartment building; 34,000 SF; concrete; sitework; drywall; masonry; wood; plastics; glass and glazing; wood doors and hardware; painting; electrical; HVAC; plumbing; fire protection; elevator equipment; carpet; tile.

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